



PLAN AND ZONING COMMISSION

Meeting Agenda Wednesday, September 3, 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 September 3, 2025 Agenda

Consider MOTION to approve and accept the September 3, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the August 19, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the August 19, 2025 minutes of the Plan and Zoning Commission meeting.

2. 2135 NE 36th Street - Casey's Store #5142 Site Plan

Consider MOTION to approve the site plan for 2135 NE 36th Street, Casey's Store #5142, subject to approval of the required COESCO permit and fee; and approval of the SWPPP document.

3. 1980 NW Briargate Drive - Triad Kids Gym Site Plan

Consider MOTION to approve the site plan for 1980 NW Briargate Drive, Triad Kids Gym, subject to approval of the required Storm Water Management easements and the required Public Water Main easement.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

- 4. Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.**

Consider MOTION to close the public hearing, and receive and file documents.

H. REPORTS:

Director and Commissioner Reports

1. September 2, 2025, City Council Report
2. Tentative Agenda items for Tuesday, September 16, 2025
3. August 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

September 3, 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 September 3, 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 September 3, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 3, 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 August 19, 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 August 19, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-08-19

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 19, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 19, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the August 19, 2025 agenda without amendments. Second by T.Flack. All voted aye. Motion carried 7 – 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 August 5, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the August 5, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. Darling Acres Plat 1 Preliminary Plat (County)

Motion to recommend City Council approval of Darling Acres Plat 1 Preliminary Plat.

Item #3. 2006 South Ankeny Boulevard - DMACC Industrial Trades Site Plan

Motion to approve the site plan for 2006 South Ankeny Boulevard, DMACC Industrial Trades Site Plan.

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

REPORTS

City Council Meeting

E.Jensen reported on the August 18, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, September 3, 2025 Plan and Zoning Commission meeting. He shared that there will be a public hearing on a request to amend the Corporate Woods Business Park PUD for property owned by Knapp-Elwell, LC.

Commissioner's Reports

T.Flack thanked staff for following up on the sidewalk gap on NW Weigel Drive. A sidewalk has been installed. T.Rapp shared that it seems like construction activity has resumed on N Ankeny Boulevard.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:34 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 3, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

2135 NE 36th Street - Casey's Store #5142 Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

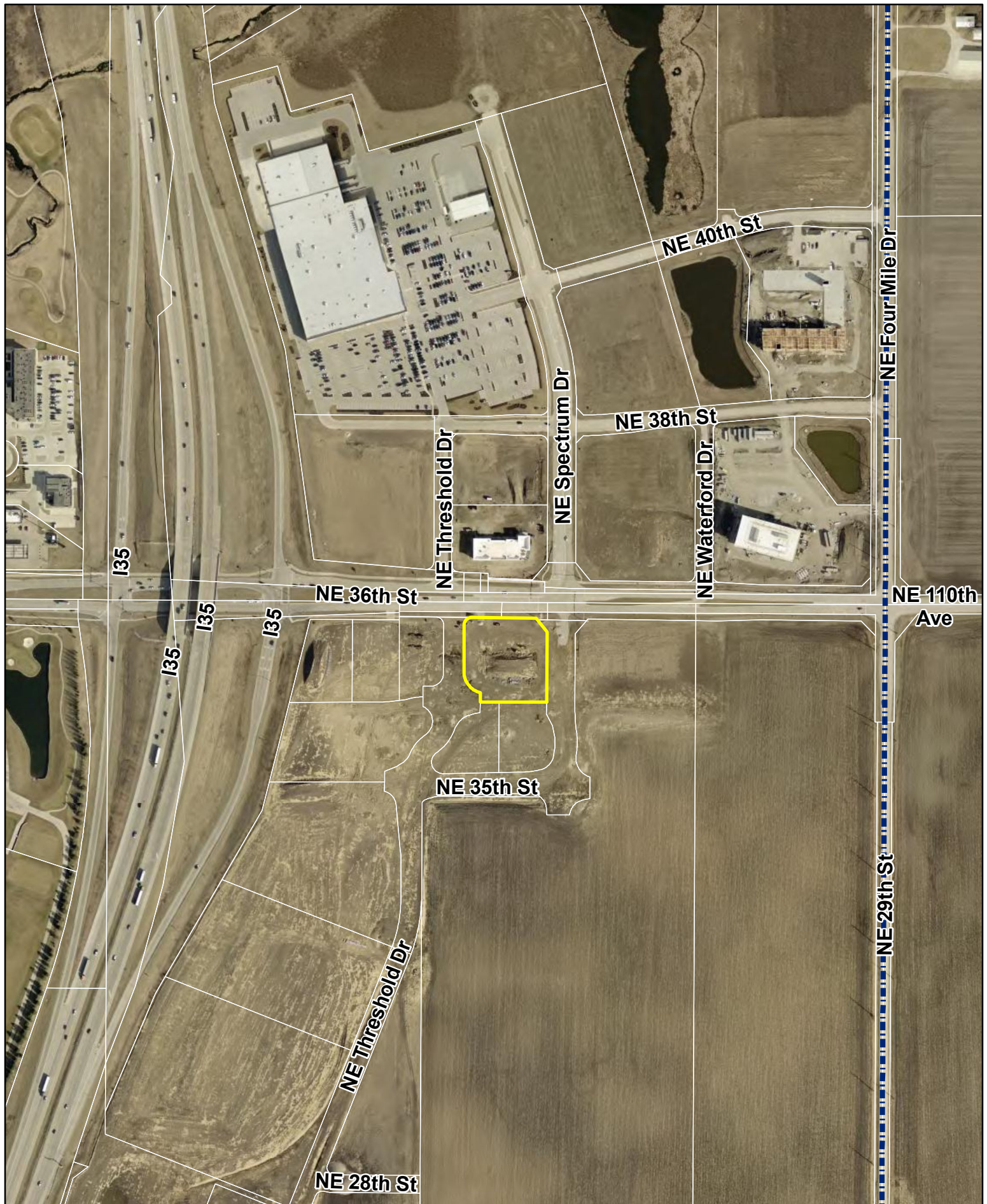
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 2135 NE 36th Street, Casey's Store #5142, subject to approval of the required COSESCO permit and fee; and approval of the SWPPP document.

ATTACHMENTS

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



Agenda Item: 2135 NE 36th Street – Casey’s Store #5142 Site Plan

Report Date: August 27, 2025

Prepared by: Laura Hutzell
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 2135 NE 36th Street, Casey’s subject to approval of the required COSESCO permit and fee and approval of the SWPPP document.

Project Summary:

The subject property is located on Lot 1 of Plaza 36 Plat 1 at 2135 NE 36th Street and is generally located south of NE 36th Street and east of Interstate 35 between NE Spectrum Drive and NE Threshold Drive. The site and adjacent sites in all directions, are zoned PUD, Planned Unit Development, specifically known as The Otter Creek PUD. The proposed development includes a 4,562 square foot convenience store, a gas canopy with 10 fueling stations, a 3,163 square foot car wash, parking, utility service connections, berming/landscaping and associated site improvements.

The proposed site will be accessed from the south via two private drive entrances providing access to NE Spectrum to the east and NE Threshold to the west. Parking for the site requires 1 space per 200 sf of gross floor area including sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 29 total parking stalls. As previously noted, the site includes a car wash with two drive aisles to the north of the building leading to a single drive through lane exiting to the south thus providing adequate circulation away from the proposed parking in front of the convenience store building.

The proposed single-story 4,562 sf convenience store is 21’4” in height at its uppermost point. The proposed car wash is 17’ 10”. Both buildings will be constructed of red brick with grey stone columns, the car wash will have three windows on the west side of the building to enhance the architecture along NE Threshold Drive. The proposed gas canopy has a height of 16’ 6” with red brick columns to match that of the buildings on site. The proposed building materials conform to Section 192.02.3.B and the specific requirements of the Otter Creek PUD, which suggests that all buildings be designed to ensure their individual attractiveness. The standards listed in the PUD are intended to provide a quality and permanence of materials and less to dictate a particular style of architecture. The proposed buildings exceed the City’s building material standards and meets that of what is required in the PUD.

The landscaping on the proposed site plan complies with applicable regulations including the required berming per the Otter Creek PUD along the major arterial street (NE 36th) and the collector (NE Spectrum Drive).

New utility service connections will be installed with this development. A 2” domestic water line will run from the existing 6-inch water line stub to the proposed Casey’s building and car wash building.

This project is located on Lot 1 Plaza 36 Plat 1. This site and others, is served by the Otter Creek trunk sewer line. There is an existing 8-inch sanitary sewer main onsite that will connect to a proposed 6-inch line running through the site.

A comprehensive stormwater management plan was prepared for the area encompassing Plaza 36 Plat 1. Stormwater treatment for this site and the others in Plaza 36 Plat 1 is provided by a retention basin southeast of the proposed site.

Site Plan Worksheet
2135 NE 36th Street – Casey's – 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 primary building façade faces east and is visible from all four sides as this particular lot has street frontage on all sides. The site has two proposed accesses, both via the private drive to the south providing access to NE Threshold Drive to the west and NE Spectrum Drive to the east. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area and fulfil the requirements of the Otter Creek PUD.

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

The site plan complies with the landscaping and parking lot requirements of the code. Since this site is part of the Otter Creek PUD, it is required to meet additional landscape standards. This site fronts an arterial street on the north side (NE 36th) and a collector on the east side (NE Spectrum). The PUD requires buffering and screening from arterial and collector streets. The site plan meets this requirement via a minimum three-foot earthen landscaped berm along NE Spectrum Dr and NE 36th Street.

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

The site provides for adequate parking and circulation. Parking for the site requires 1 space per 200 sf of gross floor area including sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 29 total parking stalls. The site also provides improvements for safe pedestrian and bicycle access around and through the site.

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.**

The proposed site will have two access points along the south side of the site accessing the private drive that provides access to NE Spectrum Drive to the east and NE Threshold Drive to the west.

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.**

The primary parking for the site is located on the east side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening in the form of a 3' berm with landscaping was added to the site along NE 36th Street and NE Spectrum Drive.

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.**

The site does propose an outdoor trash enclosure that utilizes the same brick as the main building.

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.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

A comprehensive stormwater management plan was prepared for the area encompassing Plaza 36 Plat 1. Stormwater treatment for this site and the others in Plaza 36 Plat 1 is provided by a retention basin southeast of the proposed 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.**

New utility service connections will be installed with this development. A 2" domestic water line will run from the existing 6-inch water line stub to the proposed Casey's building and car wash building.

This project is located on Lot 1 Plaza 36 Plat 1, this site and others, is served by the Otter Creek trunk sewer line. There is an existing 8-inch sanitary sewer main onsite that will connect to a proposed 6-inch line running through the site.

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.

The site meets open space requirements, with the majority of the open space along the perimeter of the site.

12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. The Otter Creek PUD requires additional buffering requirements along NE 36th Street and NE Spectrum Drive, which have been met.

B. Building Design

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

The proposed single-story 4,562 sf convenience store is 21'4" in height at its uppermost point. The proposed car wash totals approximately 3,163 square feet and is 17' 10" in height. Both buildings will be constructed of red brick with grey stone columns. The car wash will have three windows on the west side of the building to enhance the architecture along NE Threshold Drive. The proposed gas canopy has a height of 16' 6" with red brick columns to match that of the buildings on site. The proposed building materials conform to Section 192.02.3.B and the specific requirements of the Otter Creek PUD.

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

The proposed buildings materials consist of red brick with grey stone accents. The Otter Creek PUD suggests that all buildings shall be designed to ensure their individual attractiveness. The standards listed in the PUD are intended to provide a quality and permanence of materials and less to dictate a particular style of architecture. The proposed building exceeds the City's building material standards and meets that of what is required in the PUD.

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.

All of the proposed rooftop mechanical equipment is screened from public view by the roof's parapet and additional screens where necessary.

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

There are two buildings and a gas canopy on this site. All are compatible and complementary with adjacent development in design and materials.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances 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 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 building meets all setbacks required by the PUD, and is complementary to adjacent development.

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

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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

The proposed single-story 4,562 sf convenience store is 21'4" in height at its uppermost point. The proposed car wash totals approximately 3,163 square feet and is 17' 10" in height. Both buildings will be constructed of red brick with grey stone columns. The car wash will have three windows on the west side of the building to enhance the architecture along NE Threshold Drive. The proposed gas canopy has a height of 16' 6" with red brick columns to match that of the buildings on site. The proposed building materials conform to Section 192.02.3.B and the specific requirements of the Otter Creek PUD

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

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



Aug 5, 2025

RE: Casey's Store #5142
36th Street & Spectrum

RE: Submittal for Approval by Planning & Zoning and City Council

Casey's intends to construct a new store at the corner of 36th & Spectrum in Ankeny, IA. The store will be our newest store model, U5 Rear Door, with 6 Head In Pumps. This site will also include a carwash. We ask that the site plans be reviewed and approved by the City and we look forward to continued growth in the Ankeny community.

Thank you,

Sarah Phillippi

Sarah Phillippi – Site Development Manager

Sarah.phillippi@caseys.com

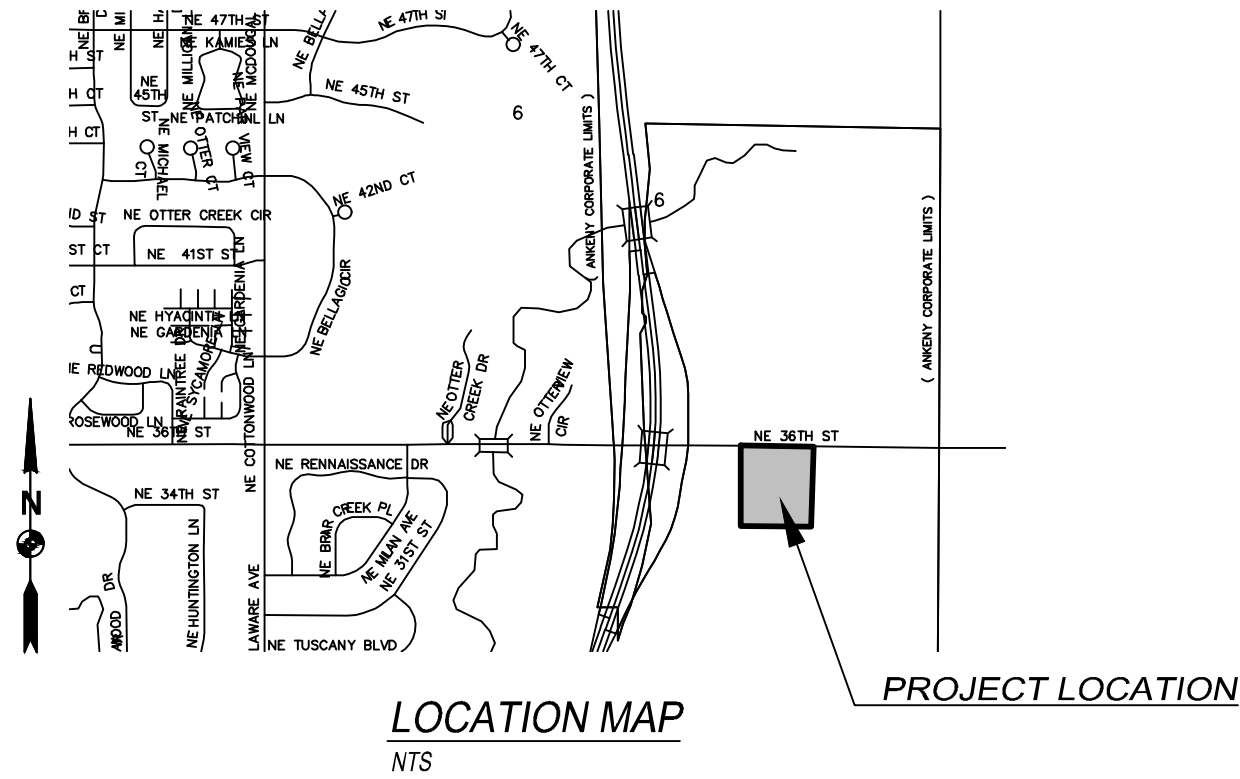
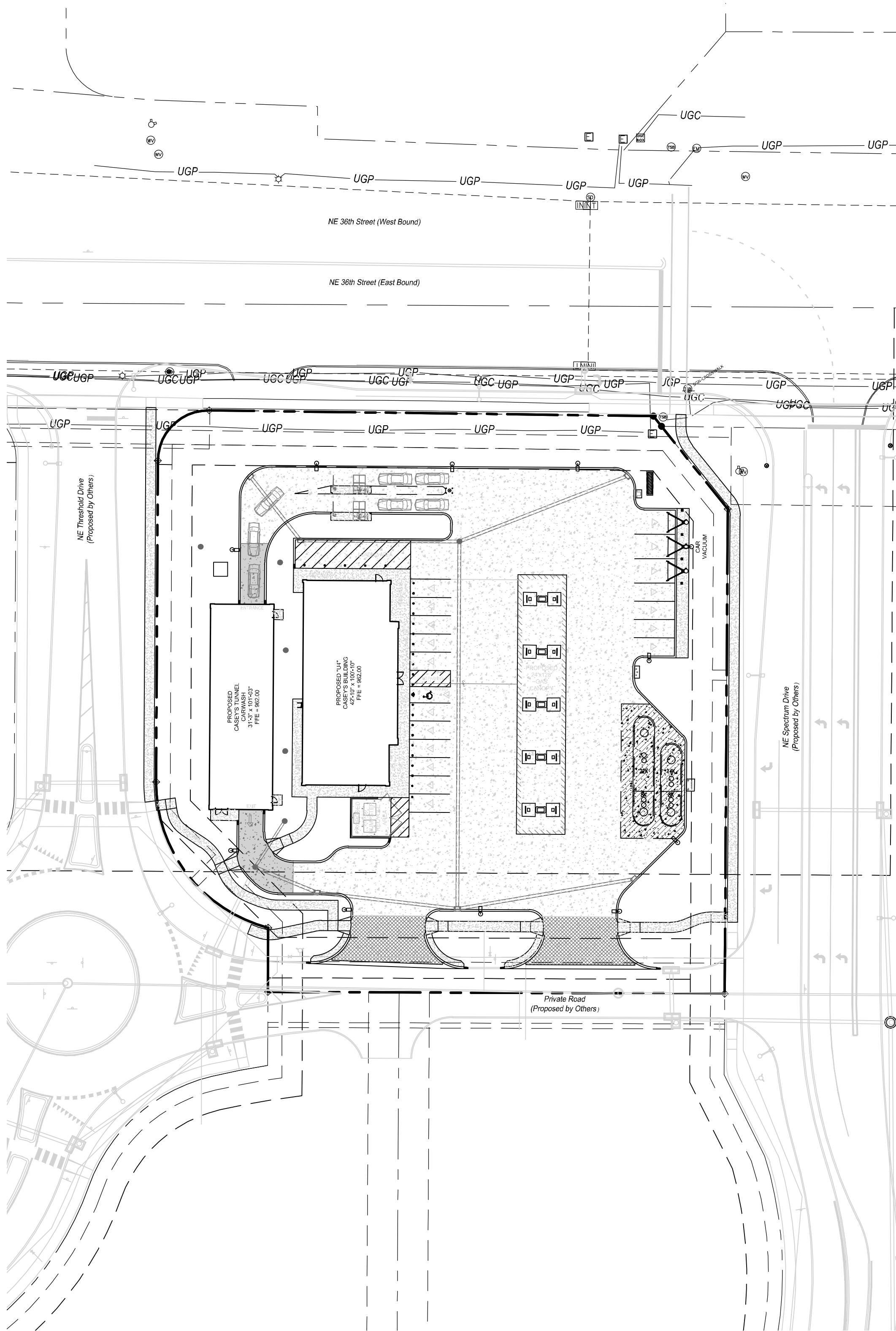
SITE PLAN REVIEW
FOR
CASEY'S GENERAL STORE #5142
2135 NE 36th Street
ANKENY, IOWA 50021

IOWA ONE-CALL:
1-800-DIG-RITE
(1-800-292-8989)



GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2025 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF ANKENY, IOWA.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.



INDEX OF SHEETS

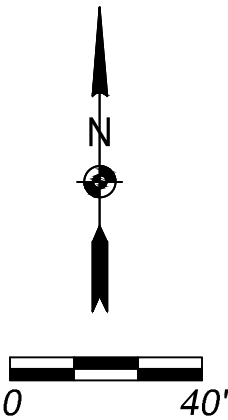
SHEET	TITLE
C-001	COVER SHEET
C-101	SITE PLAN
C-201	OVERALL GRADING PLAN
C-202 - C-203	SPOT GRADING PLAN
C-301 - C-302	UTILITY PLAN
C-303	PROPOSED DRAINAGE MAP
C-401	EROSION CONTROL PLAN
C-402	EROSION CONTROL DETAILS
C-601 - C-605	STANDARD DETAILS
C-701	LANDSCAPE PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
AL-201	CANOPY ELEVATIONS
AL-401	DUMPSTER ENCLOSURE
CAR WASH A-201	CAR WASH ELEVATIONS
CAR WASH A-202	CAR WASH ELEVATIONS
LO-162601-1	LIGHTING PLAN

PROJECT CONTACT INFORMATION:

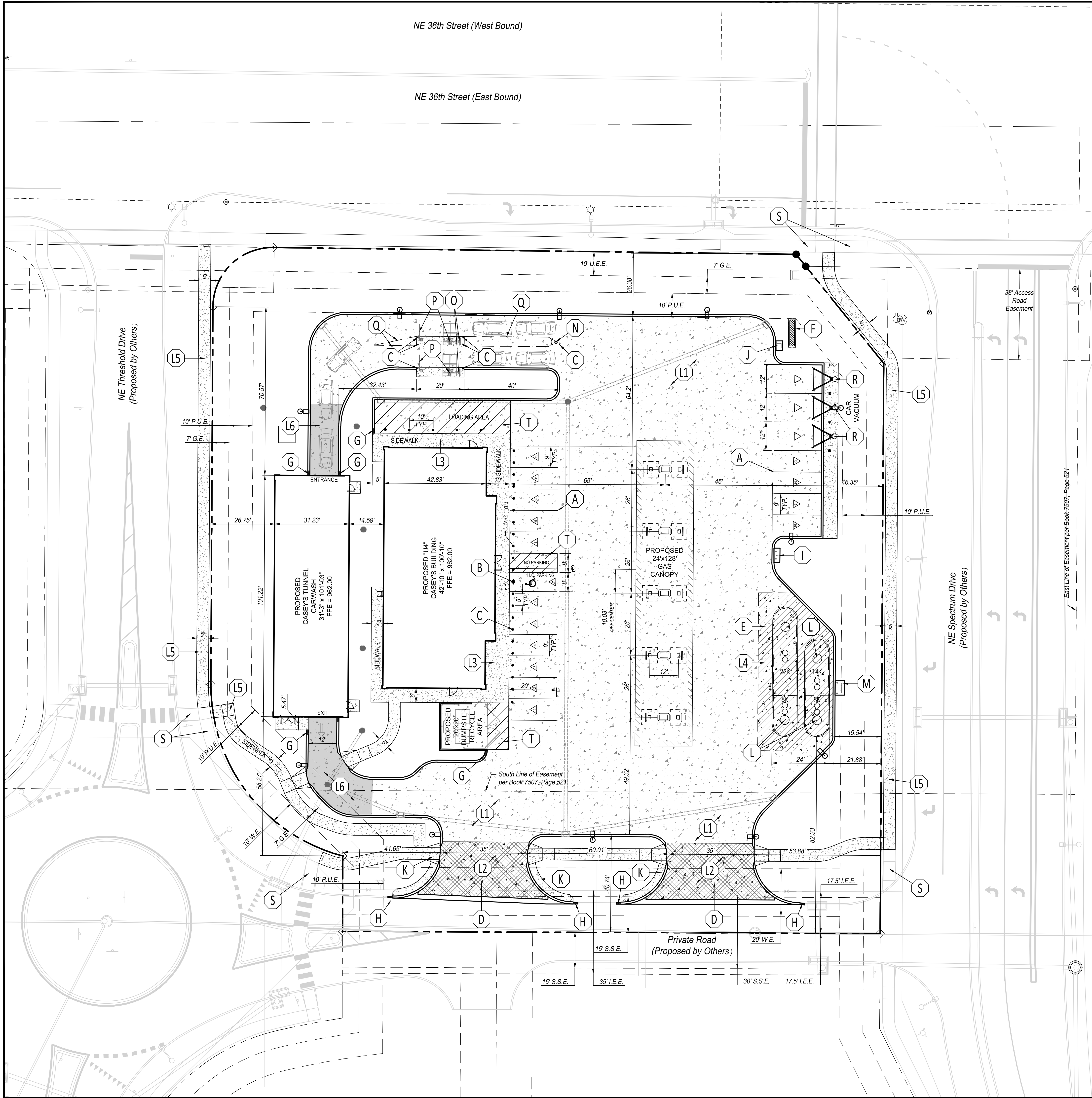
OWNER: DRA PROPERTIES LC
1515 NE 36TH STREET
ANKENY, IA 50021
ATTN: TARA MEREDITH
PHONE: 515-965-5292

BUYER/DEVELOPER: CASEY'S MARKETING COMPANY
ONE SE CONVENIENCE BLVD
ANKENY, IA 50021
ATTN: SARAH PHILLIPPI, email: sarah.phillippi@caseys.com
PHONE: 515-601-6459

ENGINEER: SBB ENGINEERING, LLC
101 SOUTH KANSAS AVENUE
TOPEKA, KS 66603
ATTN: JEFF LAUBACH, PE email: jeff.laubach@sbbeng.com
PHONE: 785-215-8630



SBB Proj. No. 24-189		
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100		
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25 REVISED ON:	DRAWING INFORMATION COVER SHEET
DRAWING INFORMATION CONSTRUCTION DIVISION	DRAWN BY:	CHECKED BY:
		C-001



GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2025 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
- ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.

SITE PLAN KEY NOTES:

- | | |
|--|--|
| <p>A PLACE PAVEMENT MARKING, 4" PAINTED, YELLOW, 90° TO SIDEWALK (TYP.) OR CURB.</p> <p>B INSTALL HANDICAP SIGN IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PLACE PAVEMENT MARKING, ACCESSIBLE PARKING SYMBOL, WHITE. REFER TO DETAILS 11 & 12 ON SHEET C-601.</p> <p>C INSTALL BOLLARD (TYP.). REFER TO ARCHITECTURAL PLANS AND DETAIL 1 ON SHEET C-601. (NOTE: BOLLARD DETAIL SHOWN ON DETAIL 1 ON SHEET C-601 SHALL ALSO BE USED FOR THE BOLLARDS AT THE CAR WASH ISLAND).</p> <p>D CONSTRUCT DRIVEWAY, TYPE A. REFER 2025 EDITION OF SUDAS AND SHEET C-203 FOR CONSTRUCTION OF ENTRANCE.</p> <p>E PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS. REFER TO DETAIL 4 ON SHEET C-602.</p> <p>F INSTALL SIGN. REFER TO SIGN PACKAGE.</p> <p>G 2" CURB TRANSITION. (FULL HEIGHT TO ZERO HEIGHT)</p> <p>H CURB TRANSITION. (FULL HEIGHT TO EXISTING CURB)</p> <p>I FUEL DISPENSER EMERGENCY SHUT-OFF SWITCH. REFER TO DETAIL 8 ON SHEET C-601.</p> | <p>J AIR COMPRESSOR BOX. REFER TO DETAIL 7 ON SHEET C-601.</p> <p>K LANDSCAPE PROTECTOR. REFER TO DETAIL 4 ON SHEET C-601.</p> <p>L UGST MANHOLE. REFER TO DETAIL 6 ON SHEET C-602.</p> <p>M TANK VENTS MOUNTED TO STAND ON 4' x 6' CONCRETE PAD.</p> <p>N INSTALL CAR WASH ENTRY SIGN. REFER TO ARCHITECTURAL PLANS.</p> <p>O INSTALL MENU BOARD. REFER TO ARCHITECTURAL PLANS.</p> <p>P INSTALL PAY STATION / CANOPY / GATE. REFER TO ARCHITECTURAL PLANS.</p> <p>Q PLACE PAVEMENT MARKING, 4" PAINTED, BROKEN WHITE.</p> <p>R INSTALL CAR VACUUM (TYP.). REFER TO ARCHITECTURAL PLANS.</p> <p>S PUBLIC SIDEWALK AND SIDEWALK RAMPS TO BE CONSTRUCTED BY OTHERS (PLAZA 36 PLAT 1, ANKENY, IOWA - PLANS FOR PUBLIC IMPROVEMENTS NAI #24029)</p> <p>T PLACE PAVEMENT MARKING, 4" PAINTED, YELLOW, AT 45° WITH 4' SPACING.</p> |
|--|--|

LEGEND:

- | | |
|---|---|
| <p>L1 6" CONCRETE PAVEMENT. REFER TO DETAIL 2 ON SHEET C-601 FOR CONCRETE PAVING.</p> <p>L2 7" CONCRETE PAVEMENT WITHIN DRIVEWAY, TYPE A. REFER 2025 EDITION OF SUDAS.</p> <p>L3 6" CONCRETE SIDEWALK. REFER TO DETAIL 1 ON SHEET C-601 FOR TYPICAL BUILDING SIDEWALK AND BOLLARD.</p> <p>L4 8" REINFORCED CONCRETE PAVEMENT. REFER TO DETAIL 4 ON SHEET C-602 FOR PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS</p> <p>L5 5" CONCRETE PUBLIC AND PRIVATE SIDEWALKS. REFER 2025 EDITION OF SUDAS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS</p> <p>L6 6" CONCRETE PAVEMENT HEATED.</p> | <p>— (CURB (MONOLITHIC). REFER TO DETAIL 2 ON SHEET C-601 FOR CURB.</p> <p>□ PARKING LOT LIGHT. REFER TO DETAIL 8 ON SHEET C-603.</p> |
|---|---|

LEGAL DESCRIPTION

LOT 1 IN PLAZA 36 PLAT 1, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

TANK BALLAST NOTE:

CITY REQUIRES THE BALLAST WATER TO BE DISCHARGED TO SANITARY SEWER. CONTRACTOR SHALL CONTACT PAUL EBERT, REGULATORY COMPLIANCE MANAGER WITH THE WATER RECLAMATION AUTHORITY (WRA). PHONE 515-232-8133. EMAIL: PCEBERT@OMGOV.ORG. CONTRACTOR SHALL CONTACT THE CITY FOR FEES.

PROJECT DATA:

TOTAL AREA OF LOT = 1.76 ACRES. ZONING = OTTER CREEK PUD
OTTER CREEK PUD FOR COMMERCIAL PRECINCTS REQUIRES THE BELOW MINIMUM SETBACKS AND MAXIMUM HEIGHTS
- FRONT SETBACK = 15 FEET SIDE SETBACK = 25 FEET REAR SETBACK = 35 FEET MAX BLDG HEIGHT = 80 FEET
CURRENT USE - VACANT
PROPOSED USE - CONVENIENCE STORE WITH FUEL SALES AND CAR WASH

STRUCTURE DATA: SINGLE-STORY BUILDING
CONVENIENCE STORE - GROSS BUILDING SQUARE FOOTAGE = 4,562 S.F.
CAR WASH - GROSS BUILDING SQUARE FOOTAGE = 3,163 SF

PARKING CALCULATIONS:

REQUIRED PARKING = 1 SPACE PER 200 SF OF GROSS FLOOR AREA

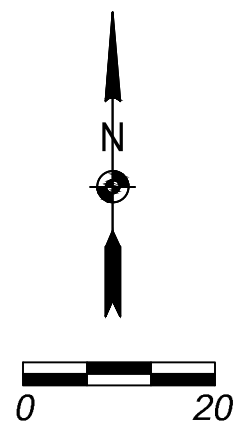
REQUIRED PARKING = NET FLOOR AREA 4,562 SF / 200 SF = 23 SPACES

PARKING SPACES PROVIDED: 12 SPACES AT FRONT OF BUILDING + 10 SPACES AT FUELING POSITIONS
+ 3 SPACES AT VACUUMS + 4 SPACES ADJACENT TO VACUUMS = 29 PARKING SPACES

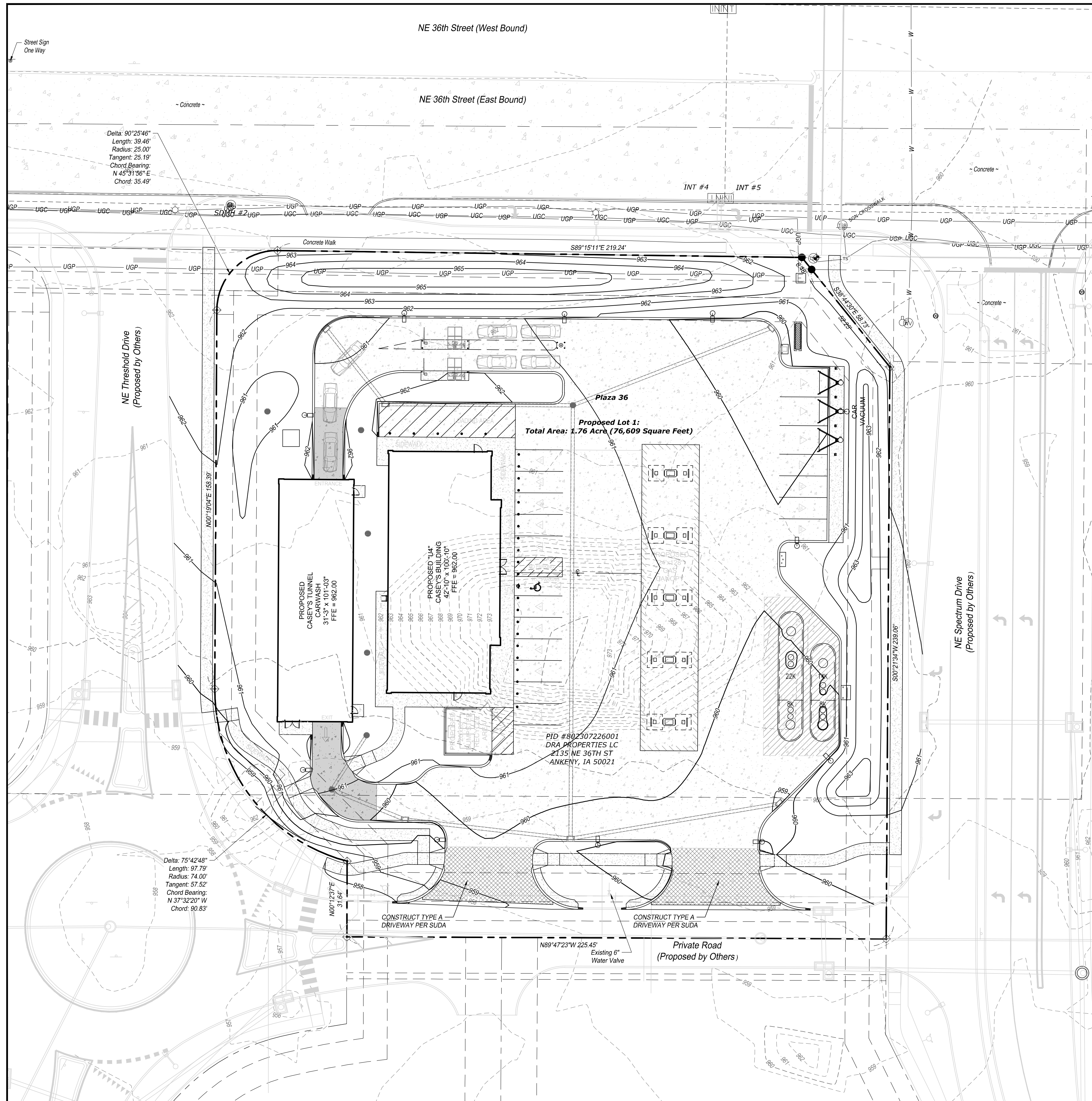
ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACES, 1 SPACES PROVIDED.

IMPERVIOUS AREA CALCULATION:

PROPOSED IMPERVIOUS AREA = 51,011 SF OR 13 ERUS (51,011 SF / 4,000 SF = 12.8)
PROPOSED PERVIOUS AREA = 25,598 SF (33%)



SBB Proj. No. 24-189	
Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25 REVISED ON:
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWING INFORMATION: SITE PLAN
DRAWN BY:	CHECKED BY:
C-101	

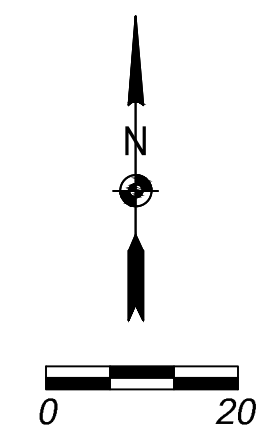


GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2025 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF ANKENY, IOWA.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.

LEGEND:

——— 960 ——— PROPOSED CONTOURS
 ——— 961 ———
 - - - 960 - - - EXISTING CONTOURS
 - - - 961 - - -

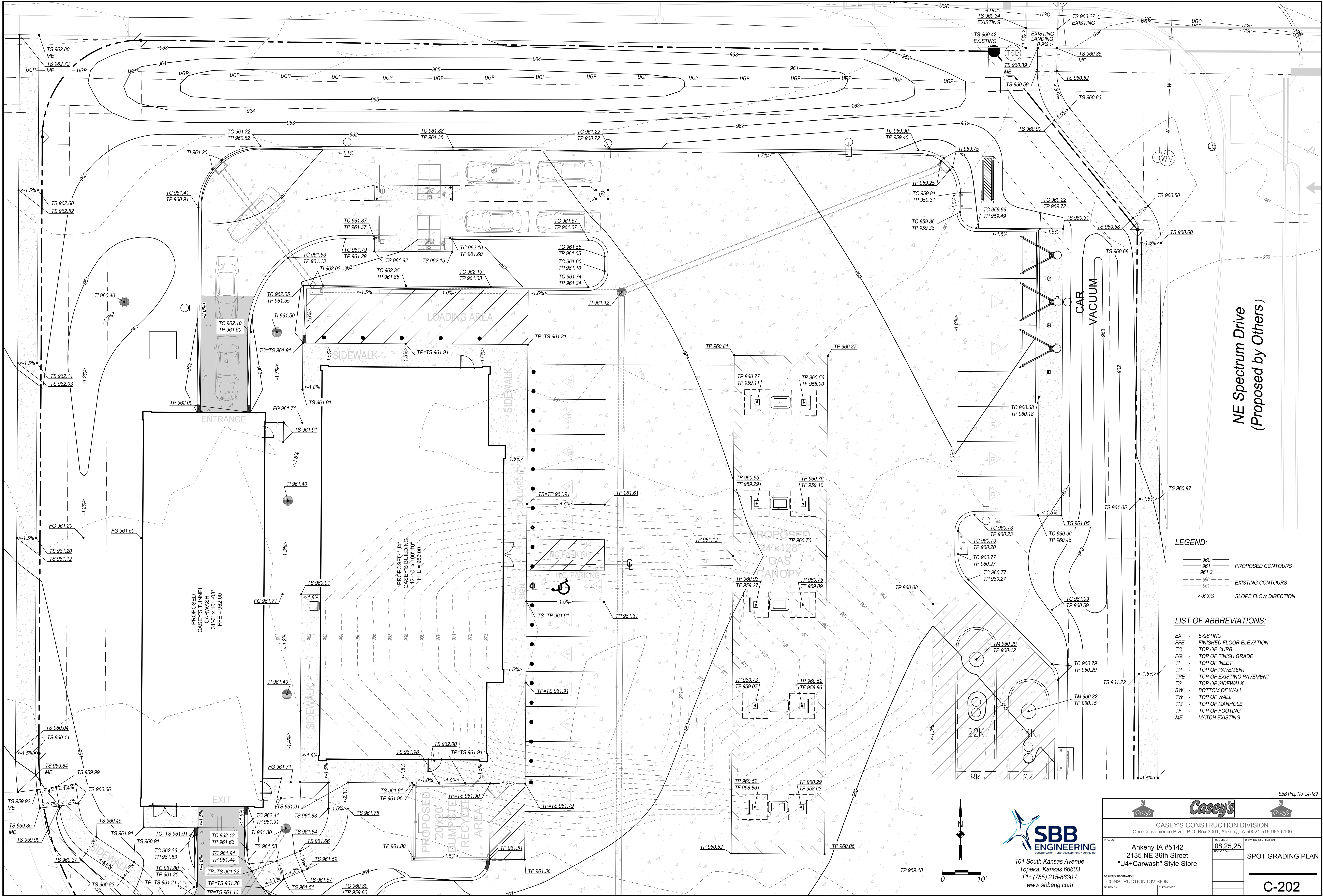


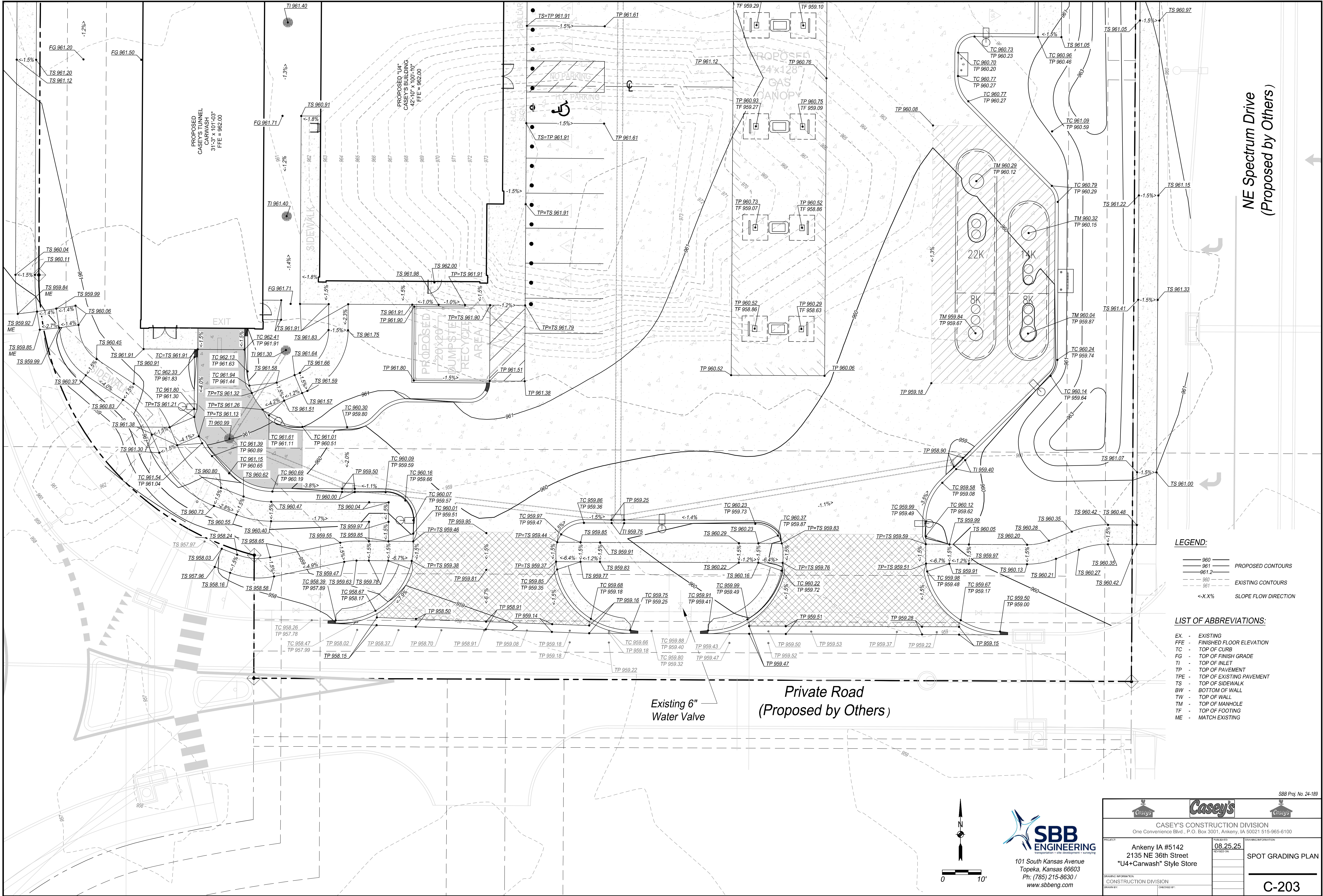
SBB Proj. No. 24-118

	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PERMITS 08.25.25 REVISED ON:
DRAWING INFORMATION CONSTRUCTION DIVISION	
DRAWN BY:	CHECKED BY:

**OVERALL
GRADING PLAN**

C-201





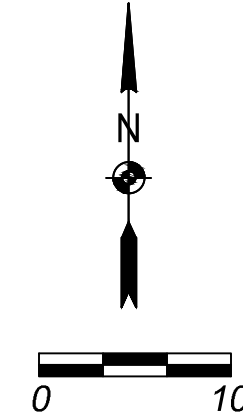
NE Spectrum Drive
(Proposed by Others)

LEGEND:

- 960 PROPOSED CONTOURS
- 961 PROPOSED CONTOURS
- 960 EXISTING CONTOURS
- 961 EXISTING CONTOURS
- <-X.X%> SLOPE FLOW DIRECTION

LIST OF ABBREVIATIONS:

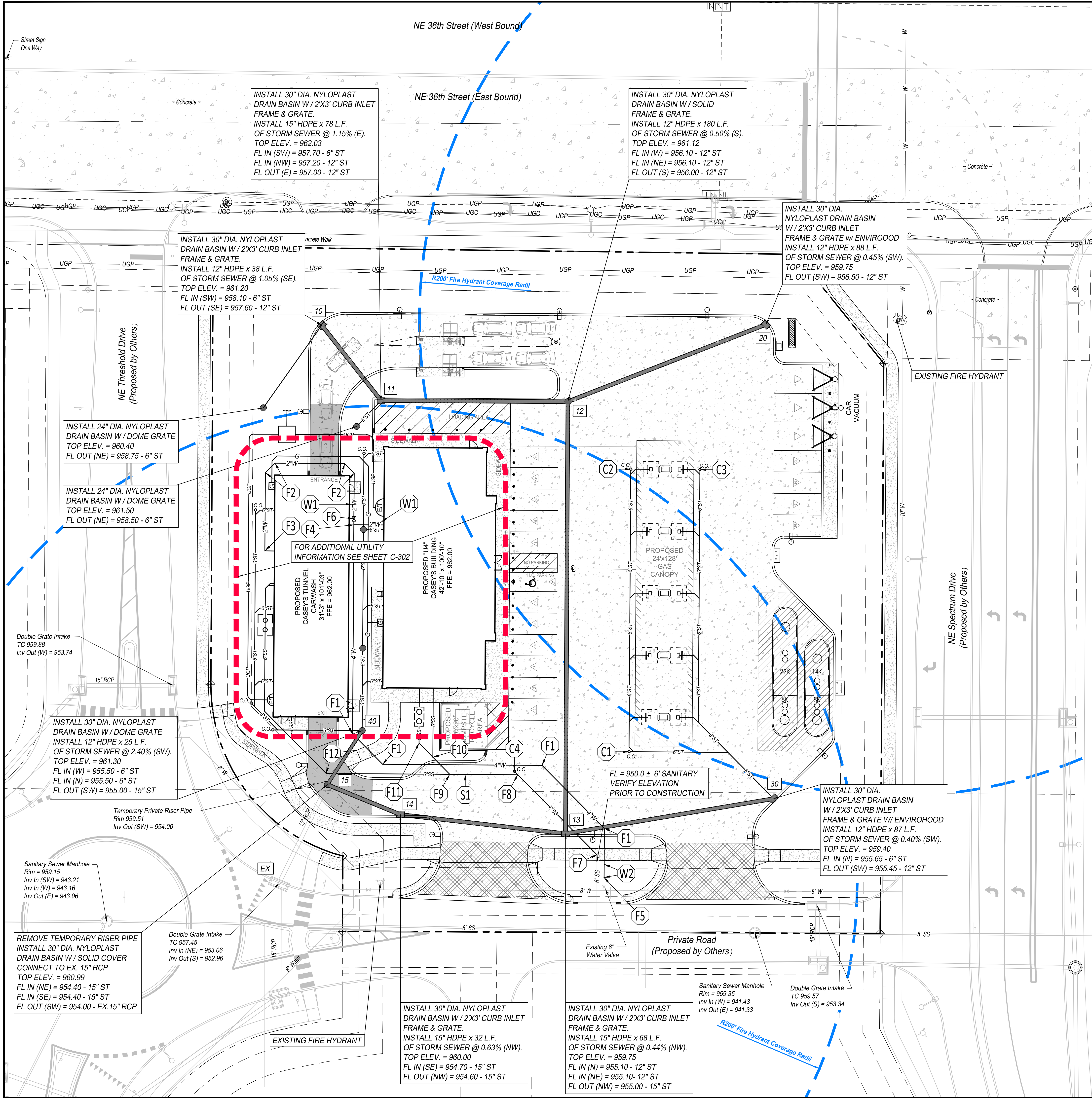
- EX - EXISTING
- FFE - FINISHED FLOOR ELEVATION
- TC - TOP OF CURB
- FG - TOP OF FINISH GRADE
- TI - TOP OF INLET
- TP - TOP OF PAVEMENT
- TPE - TOP OF EXISTING PAVEMENT
- TS - TOP OF SIDEWALK
- BW - BOTTOM OF WALL
- TW - TOP OF WALL
- TM - TOP OF MANHOLE
- TF - TOP OF FOOTING
- ME - MATCH EXISTING



SBB ENGINEERING
transportation • site development • surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 /
www.sbbeng.com

SBB Proj. No. 24-188

Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25 REVISED ON:
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWING INFORMATION: SPOT GRADING PLAN
DRAWN BY:	CHECKED BY:
C-203	



GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2025 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUOAS) AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF ANKENY, IOWA.
- THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
- ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.

UTILITY PLAN KEY NOTES:

- D1** TYPICAL STORM WATER DRAIN LINE FROM ROOF OR LANDSCAPE DRAIN. SEE BUILDING PLANS CONNECTION LOCATIONS. DRAIN LINES SHALL BE PVC SDR 35 OR HDPE N-12. MINIMUM SLOPE SHALL BE 1.0%.
- E1** PLACE ELECTRICAL AND TELEPHONE ENTRY INTO BUILDING. (SEE BUILDING ELECTRIC PLAN FOR SECONDARY CONDUIT ROUTING INSIDE BUILDING TO ELECTRIC METERS).
ELECTRIC: 3 PHASE, 800 AMP, 120/208 VOLTS, 4 WIRE.
TELEPHONE: 20 PAIR, 8 LINES.
- E2** PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FOLLOW ALL ELECTRIC COMPANY'S SERVICE STANDARDS.
- G1** GAS COMPANY TO INSTALL GAS LINE TO BUILDING WITH 1 GAS METER TO BE INSTALLED BY THE GAS COMPANY. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE AND METER.
- W1** CONNECT TO EXISTING WATERLINE. INSTALL 2" DOMESTIC WATER LINE TO BUILDING (2" HDPE SHALL BE SDR 9). WATER METER SHALL BE LOCATED INSIDE THE BUILDING.
- W2** CONNECT TO EXISTING 6" WATER LINE STUB. INSTALL 6" x 4" REDUCER ON 4" WATERLINE. INSTALL 4" x 2" x 2" TEE AND INSTALL 2" WATER LINE TO THE CASEY'S BUILDING. INSTALL 2" WATER LINE AND SHUTOFF VALVE ON 2" WATERLINE TO THE CAR WASH BUILDING.
- S1** 6" SANITARY SEWER SERVICE LINE PIPE TO BE SCHEDULE 40 PVC AND MAINTAIN A MINIMUM SLOPE OF 1.0%.
- S2** GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. GREASE TRAP TO BE PROCURED FROM SCHIER PRODUCTS. UTILIZE THE FOLLOWING URL: [HTTPS://SCHIERPRODUCTS.COM/STOCKING-DEALERS](https://schierproducts.com/stocking-dealers). CONTACT SCHIER PRODUCTS WITH ANY QUESTIONS OR CASEY'S TEAM MEMBER IF THERE IS AN ISSUE. REFER TO PLUMBING DRAWING P-501 FOR GREASE INTERCEPTOR. CONTACT JASON MERK WITH THE WRA'S FOG PROGRAM FOR APPROVAL OF GREASE INTERCEPTOR. PHONE 515-323-8123. EMAIL: JCMERK@DMGOV.ORG
- S3** INSTALL SAND/OIL INTERCEPTOR. REFER TO BUILDING PLANS FOR DETAIL.

CLEANOUT PLAN KEY NOTES:

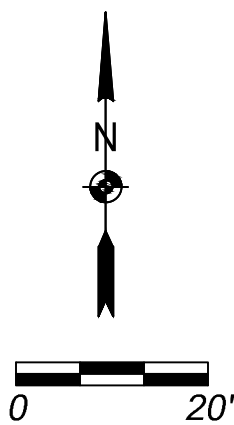
- C1** INVERT = 956.35 - 6" ST
- C2** INVERT = 957.55 - 6" ST
- C3** INVERT = 957.20 - 6" ST
- C4** INVERT = 951.04 - 6" SS

FITTINGS & BENDS PLAN KEY NOTES:

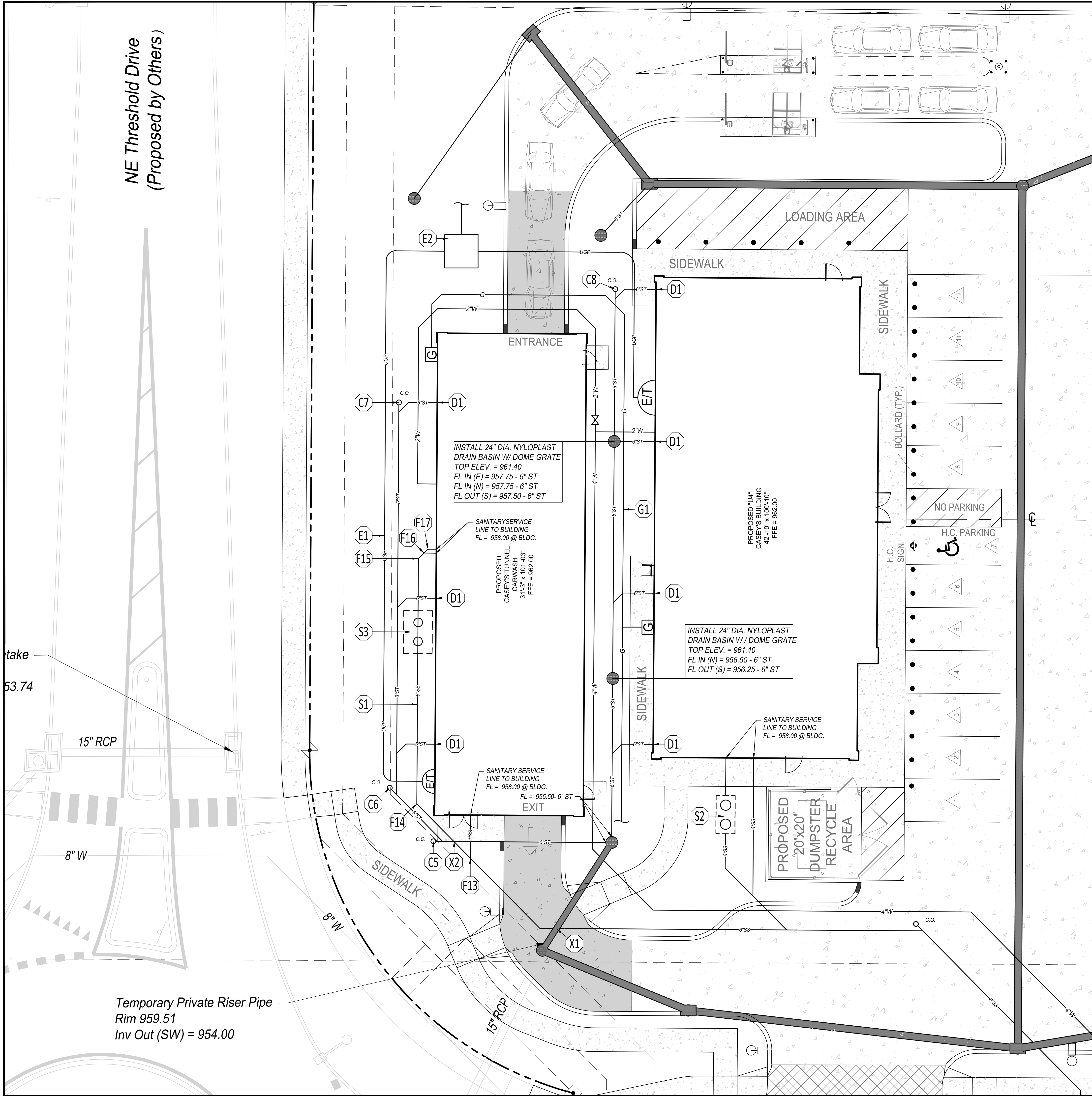
- | | |
|------------------------------------|---|
| F1 45° BEND - 4" WATER | F7 45° BEND INVERT = 950.06 - 6" SS @ 2.00% (S) |
| F2 45° BEND - 2" WATER | F8 WYE INVERT = 951.00 - 6" SS @ 2.00% (SE) |
| F3 90° BEND - 2" WATER | F9 WYE INVERT = 951.39 - 6" SS @ 1.37% (E) |
| F4 4" x 2" x 2" TEE - WATER | F10 WYE INVERT = 954.86 - 6" SS @ 34.39% (SE) |
| F5 6" x 4" REDUCER WATER | F11 45° BEND = 957.70 - 6" SS @ 34.39% (SE) |
| F6 2" SHUTOFF VALVE - WATER | F12 45° BEND INVERT = 952.10 - 6" SS @ 1.37% (E) |

LEGEND:

- | | |
|----------------------|---------------------------------|
| — W — | EXISTING WATERLINE |
| — OHP — | EXISTING OVERHEAD POWER |
| — T — | EXISTING UNDERGROUND TELEVISION |
| — G — | EXISTING GASLINE |
| — FO — | EXISTING FIBER OPTIC LINE |
| — 18" RCP — | EXISTING STORM SEWER |
| — 8" Sanitary Main — | EXISTING SANITARY SEWER |
| — 2"W — | PROPOSED WATERLINE |
| — 4"W — | PROPOSED GASLINE |
| — G — | PROPOSED SANITARY SEWER |
| — 6"SS — | PROPOSED UNDERGROUND POWER |
| — UGP — | PROPOSED OVERHEAD POWER |
| — OHP — | PROPOSED STORM SEWER |
| — 6"ST — | |



SBB Proj. No. 24-189	
Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	DRAWING INFORMATION PUBLISHED: 08.25.25 REVISED ON: DRAWING INFORMATION CONSTRUCTION DIVISION DRAWN BY: CHECKED BY: UTILITY PLAN SHEET 1 OF 2 C-301



GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2025 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF ANKENY, IOWA.
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- ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.

UTILITY PLAN KEY NOTES:

- D1** TYPICAL STORM WATER DRAIN LINE FROM ROOF OR LANDSCAPE DRAIN. SEE BUILDING PLANS CONNECTION LOCATIONS. DRAIN LINES SHALL BE PVC SDR 35 OR HDPE N-12. MINIMUM SLOPE SHALL BE 1.0%.
- E1** PLACE ELECTRICAL AND TELEPHONE ENTRY INTO BUILDING.
(SEE BUILDING ELECTRIC PLAN FOR SECONDARY CONDUIT ROUTING INSIDE BUILDING TO ELECTRIC METERS).
ELECTRIC: 3 PHASE, 800 AMP., 120/208 VOLTS, 4 WIRE.
TELEPHONE: 20 PAIR, 8 LINES.
- E2** PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FOLLOW ALL ELECTRIC COMPANY'S SERVICE STANDARDS.
- G1** GAS COMPANY TO INSTALL GAS LINE TO BUILDING WITH 1 GAS METER TO BE INSTALLED BY THE GAS COMPANY. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE AND METER.
- W1** CONNECT TO EXISTING WATERLINE. INSTALL 2" DOMESTIC WATER LINE TO BUILDING (2" HDPE SHALL BE SDR 9). WATER METER SHALL BE LOCATED INSIDE THE BUILDING.
- W2** INSTALL CURB STOP ON 4" WATERLINE.
- S1** 6" SANITARY SEWER SERVICE LINE PIPE TO BE SCHEDULE 40 PVC AND MAINTAIN A MINIMUM SLOPE OF 1.0%.
- S2** GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. GREASE TRAP TO BE PROCURED FROM SCHIER PRODUCTS, UTILIZE THE FOLLOWING URL: [HTTPS://SCHIERPRODUCTS.COM/STOCKING-DEALERS](https://schierproducts.com/stocking-dealers). CONTACT SCHIER PRODUCTS WITH ANY QUESTIONS OR CASEY'S TEAM MEMBER IF THERE IS AN ISSUE. REFER TO PLUMBING DRAWING P-501 FOR GREASE INTERCEPTOR. CONTACT JASON MERK WITH THE WRA'S FOG PROGRAM FOR APPROVAL OF GREASE INTERCEPTOR. PHONE 515-323-8123. EMAIL: JCMERK@DMGOV.ORG
- S3** INSTALL SAND/OIL INTERCEPTOR. REFER TO BUILDING PLANS FOR DETAIL.

CLEANOUT PLAN KEY NOTES:

- C5** INVERT = 955.40 - 6" ST
- C6** INVERT = 955.70 - 6" ST
- C7** INVERT = 957.50 - 6" ST
- C8** INVERT = 958.25 - 6" ST

UTILITY CROSSINGS PLAN KEY NOTES:

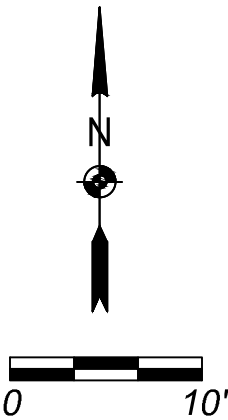
- X1** INVERT = 954.50 - 12" ST
INVERT = 952.05 - 6" SS
- X2** INVERT = 955.30 - 6" ST
INVERT = 953.00 - 6" SS

FITTINGS & BENDS PLAN KEY NOTES:

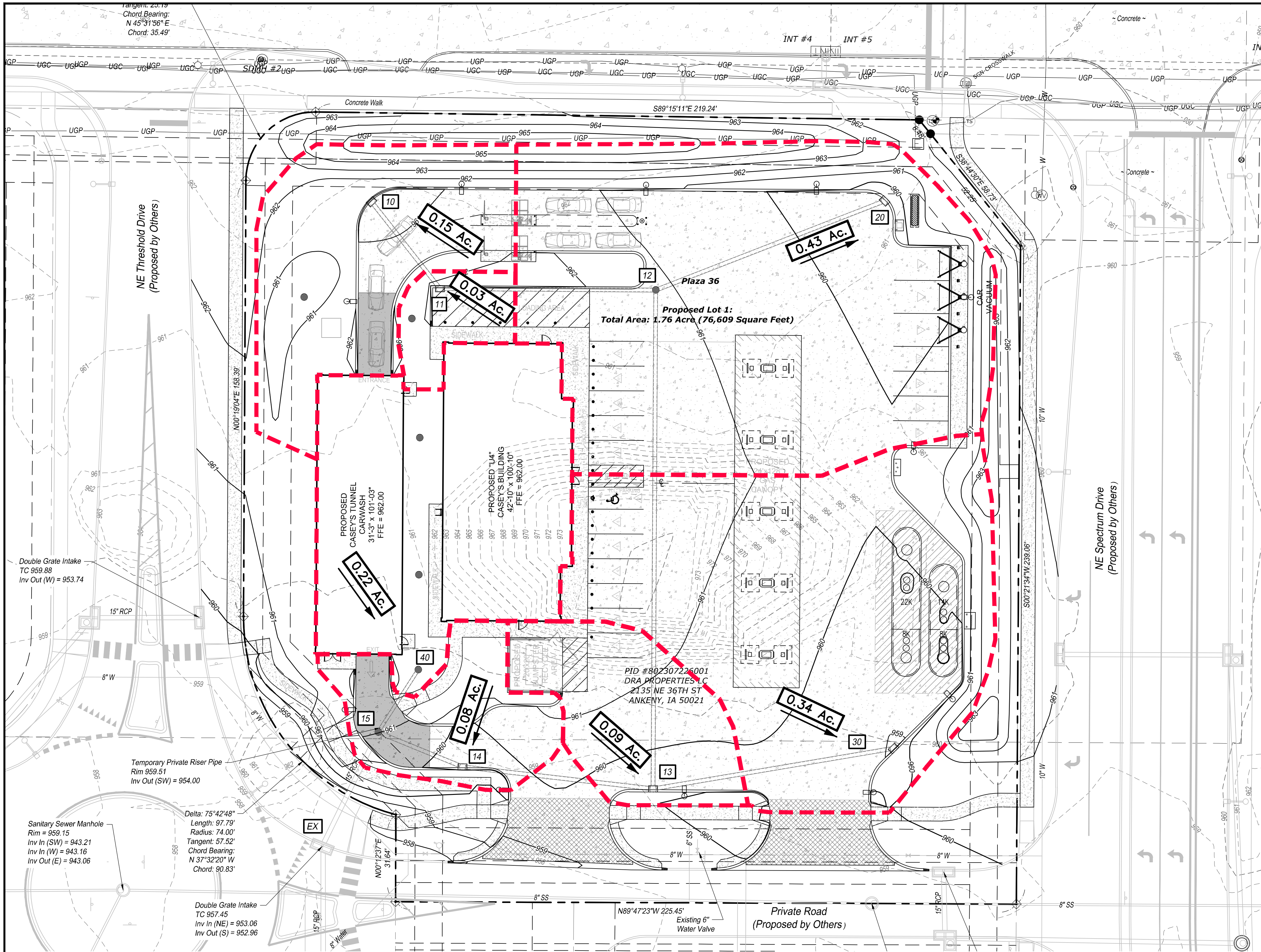
- F13** WYE INVERT = 952.83 - 6" SS @ 3.51% (SE)
- F14** 45° BEND INVERT = 953.39 - 6" SS @ 3.51% (SE)
- F15** 45° BEND INVERT = 957.91 - 6" SS @ 2.00% (S)
- F16** WYE INVERT = 957.94 - 6" SS @ 2.00% (SW)
- F17** 45° BEND INVERT = 957.97 - 6" SS @ 2.00% (SW)

LEGEND:

- | | |
|------------------|---------------------------------|
| W | EXISTING WATERLINE |
| OHP | EXISTING OVERHEAD POWER |
| T | EXISTING UNDERGROUND TELEVISION |
| G | EXISTING GASLINE |
| FO | EXISTING FIBER OPTIC LINE |
| 18" RCP | EXISTING STORM SEWER |
| 8" Sanitary Main | EXISTING SANITARY SEWER |
| 2"W | PROPOSED WATERLINE |
| 4"W | PROPOSED GASLINE |
| G | PROPOSED GASLINE |
| 6"SS | PROPOSED SANITARY SEWER |
| UGP | PROPOSED UNDERGROUND POWER |
| OHP | PROPOSED OVERHEAD POWER |
| 6"ST | PROPOSED STORM SEWER |

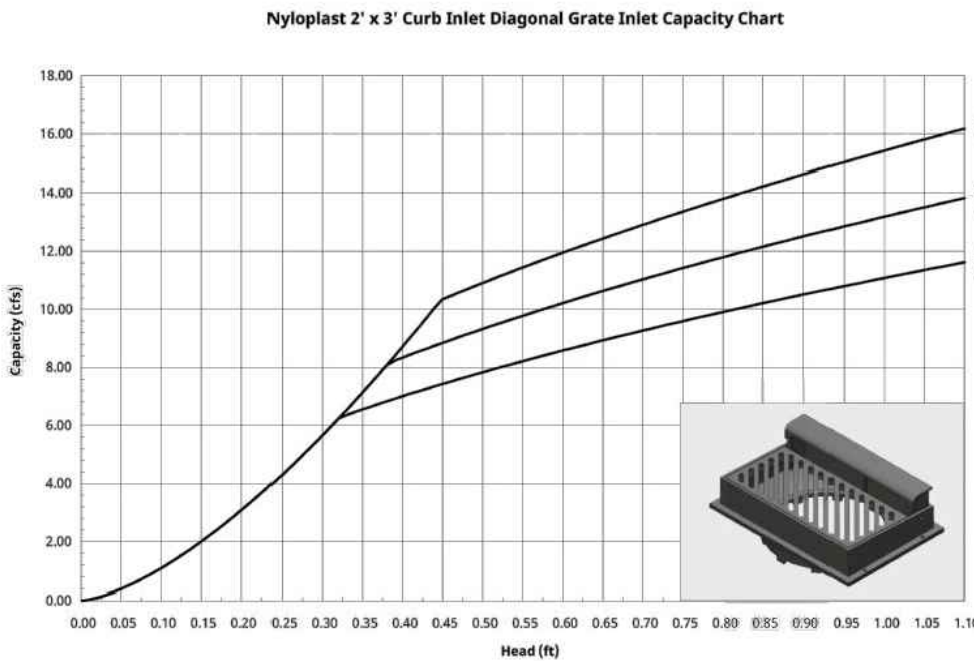


SBB Proj. No. 24-189	
Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25 REVISED ON:
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWING INFORMATION: UTILITY PLAN SHEET 2 OF 2
CHECKED BY:	C-302



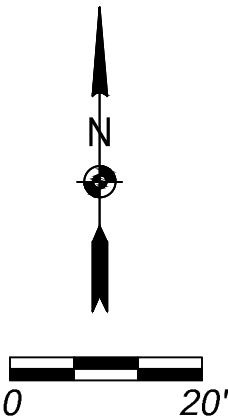
LEGEND:

- FLOW PATH DIRECTION (TYP.)
- DRAINAGE AREA BOUNDARY
- X.XX Ac. DENOTES DRAINAGE AREA
- X DENOTE STRUCTURE NUMBER / LOCATION ID
- 960 PROPOSED CONTOURS
- 961 EXISTING CONTOURS



PIPE FLOW DATA																					
RUNOFF										PIPE DESIGN (n = 0.012 HDPE, n = 0.018 CMP)											
STRUC ID	INCREMENTAL			CUMULATIVE		SYSTEM TIME OF CONCENTRATION "Tc" AT STRUCTURE (MIN)	RAINFALL INTENSITY "I _{3"/100"} (IN/HR)	FREQUENCY FACTOR "K _g /K ₁₀₀ "	RUNOFF "Q ₅ / Q ₁₀₀ "	UPSTREAM STRUCTURE NUMBER	DOWNSTREAM STRUCTURE NUMBER	DIAMETER "D" (IN)	LENGTH "L" (FT)	UPSTREAM INVERT ELEVATION	DOWNSTREAM INVERT ELEVATION	SLOPE "S" (FT/FT)	TRAVEL TIME IN PIPE "TT" (MIN)	VELOCITY FULL V _P (FPS)	RUNOFF "Q ₅ / Q ₁₀₀ "	FULL FLOW Q (CFS)	
	RUNOFF COEFFICIENT "C"	AREA "A" (AC.)	C X A	AREA "A" (AC.)	C X A																
10	0.50	0.15	0.08	0.15	0.08	10.0	5.08 9.15	1.00 1.25	0.38 0.86	10	11	12	38.00	957.60	957.20	0.0105	0.1	5	0.4 0.9	4.0	
11	0.60	0.03	0.02	0.18	0.09	10.0	5.08 9.15	1.00 1.25	0.47 1.06	11	12	12	78.00	957.00	956.10	0.0115	0.2	5	0.5 1.1	4.1	
12			0.00	0.61	0.42	10.0	5.08 9.15	1.00 1.25	2.13 4.80	12	13	12	180.00	956.00	955.10	0.0050	0.9	3	2.1 4.8	2.7	
13	0.90	0.09	0.08	1.04	0.78	10.0	5.08 9.15	1.00 1.25	3.94 8.88	13	14	15	68.00	955.00	954.70	0.0044	0.3	4	3.9 8.9	4.6	
14	0.75	0.08	0.06	1.12	0.84	10.0	5.08 9.15	1.00 1.25	4.25 9.56	14	15	15	32.00	954.60	954.40	0.0063	0.1	5	4.2 9.6	5.5	
15			0.00	1.34	1.02	10.0	5.08 9.15	1.00 1.25	5.16 11.63	15	EXISTING	15	43.00	954.00	953.06	0.0219	0.1	8	5.2 11.6	10.3	
20	0.76	0.43	0.33	0.43	0.33	5.0	6.91 12.40	1.00 1.25	2.26 5.07	20	12	12	88.00	956.50	956.10	0.0045	0.4	3	2.3 5.1	2.6	
30	0.81	0.34	0.28	0.34	0.28	5.0	6.91 12.40	1.00 1.25	1.90 4.27	30	13	12	87.00	955.45	955.10	0.0040	0.5	3	1.9 4.3	2.4	
40	0.82	0.22	0.18	0.22	0.18	5.0	6.91 12.40	1.00 1.25	1.25 2.80	40	15	12	25.00	955.00	954.40	0.0240	0.1	8	1.2 2.8	6.0	

NOTE: THE HIGHEST 100-YR FLOW TO INLET 10, 11, 13, 14, 20, OR 30 IS 5.1 CFS. FROM THE ABOVE INLET CAPACITY THERE NEEDS TO BE APPROXIMATELY 0.27' OF HEAD TO CAPTURE THE 100-YR FLOW IN THE INLET. A MINIMUM SUMP OF 0.3' OR HEAD ELEVATION TO BE PROVIDED.



Casey's Construction Division

One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

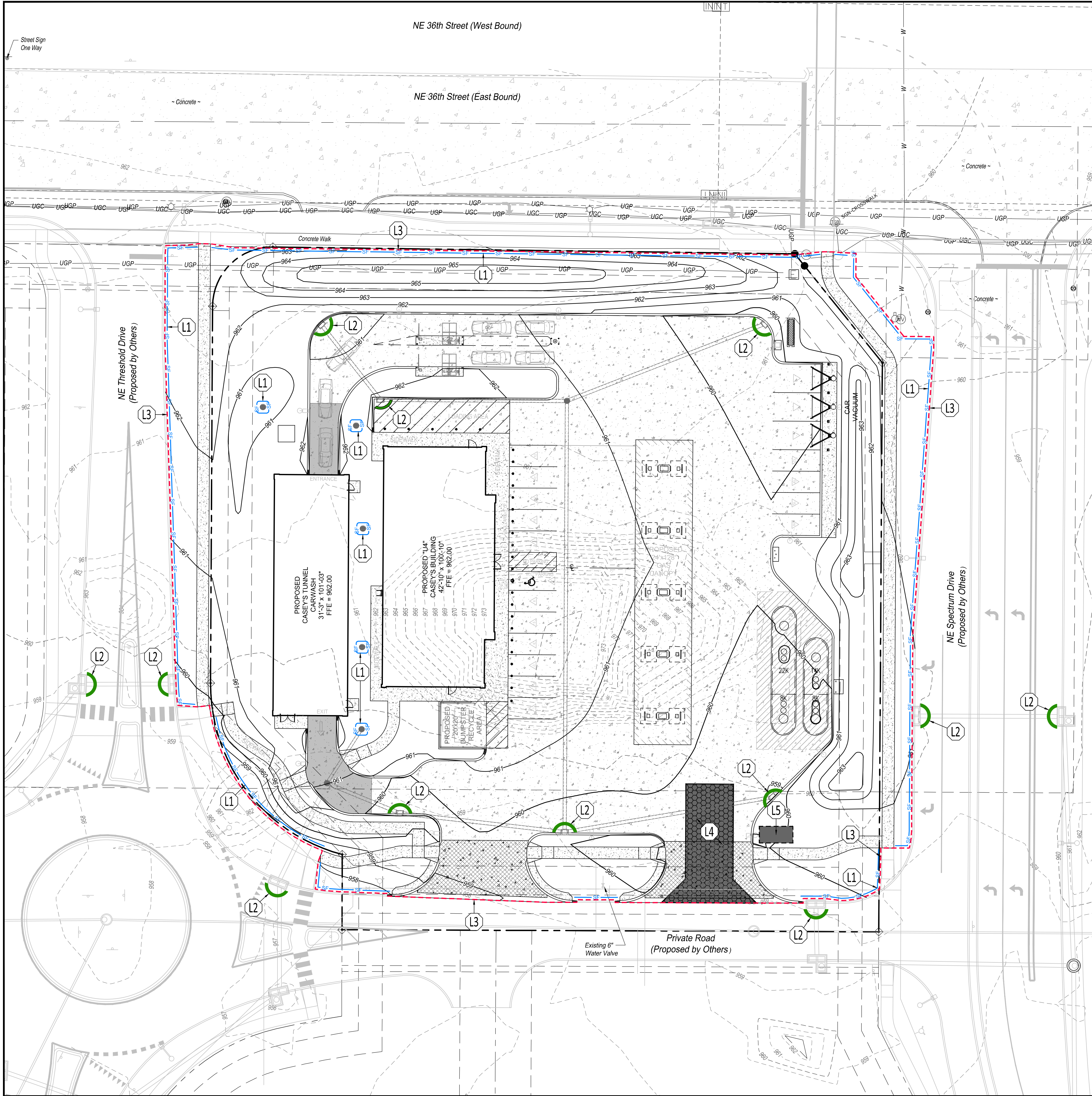
PROJECT: Ankeny IA #5142, 2135 NE 36th Street, "U4+Carwash" Style Store

PUBLISHED: 08.25.25

REVISIONS:

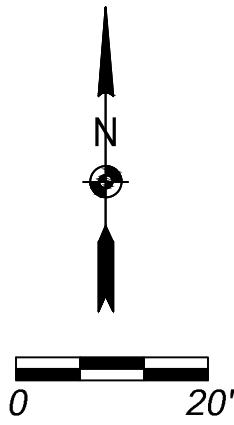
PROPOSED DRAINAGE MAP

C-303



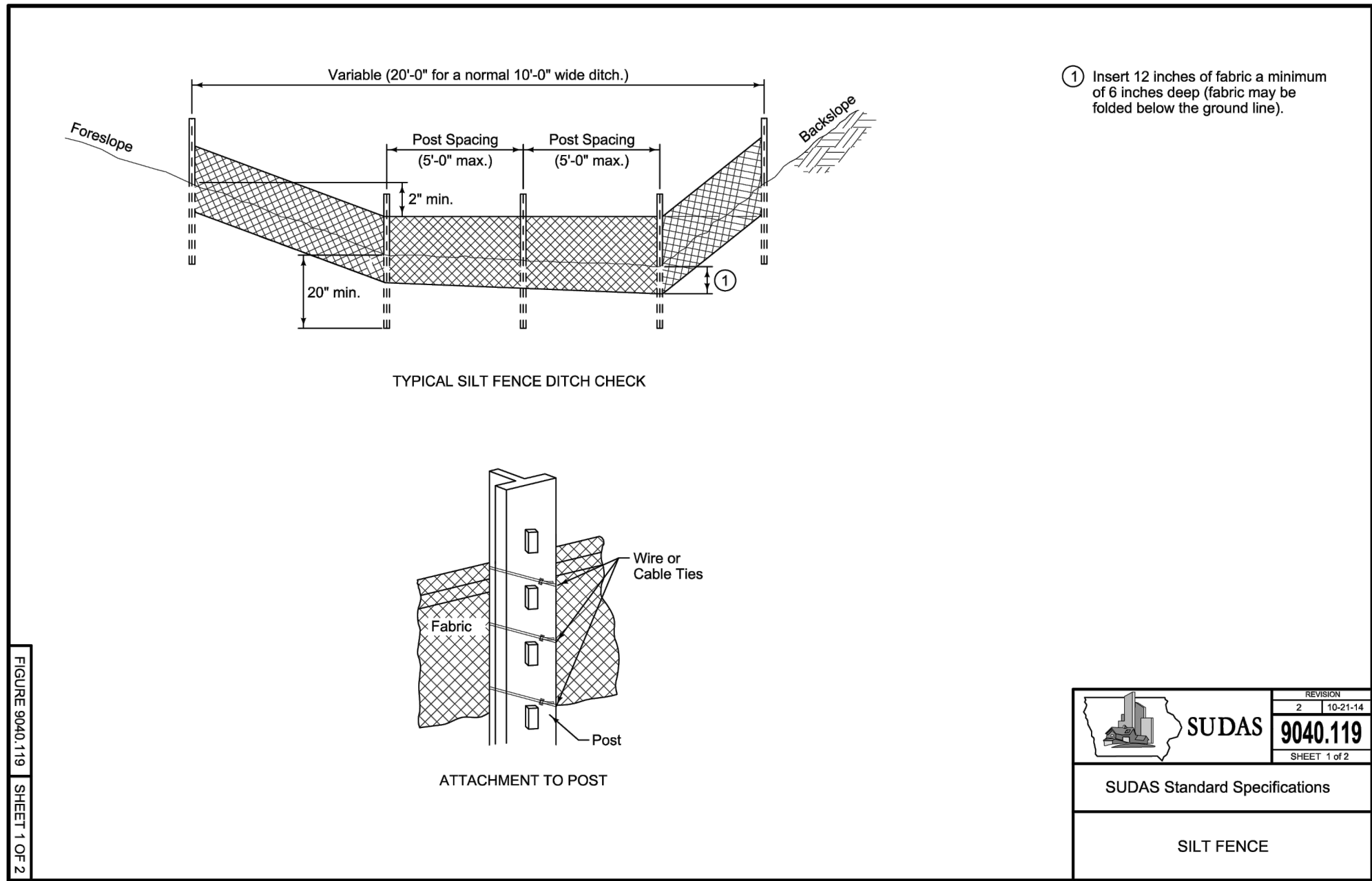
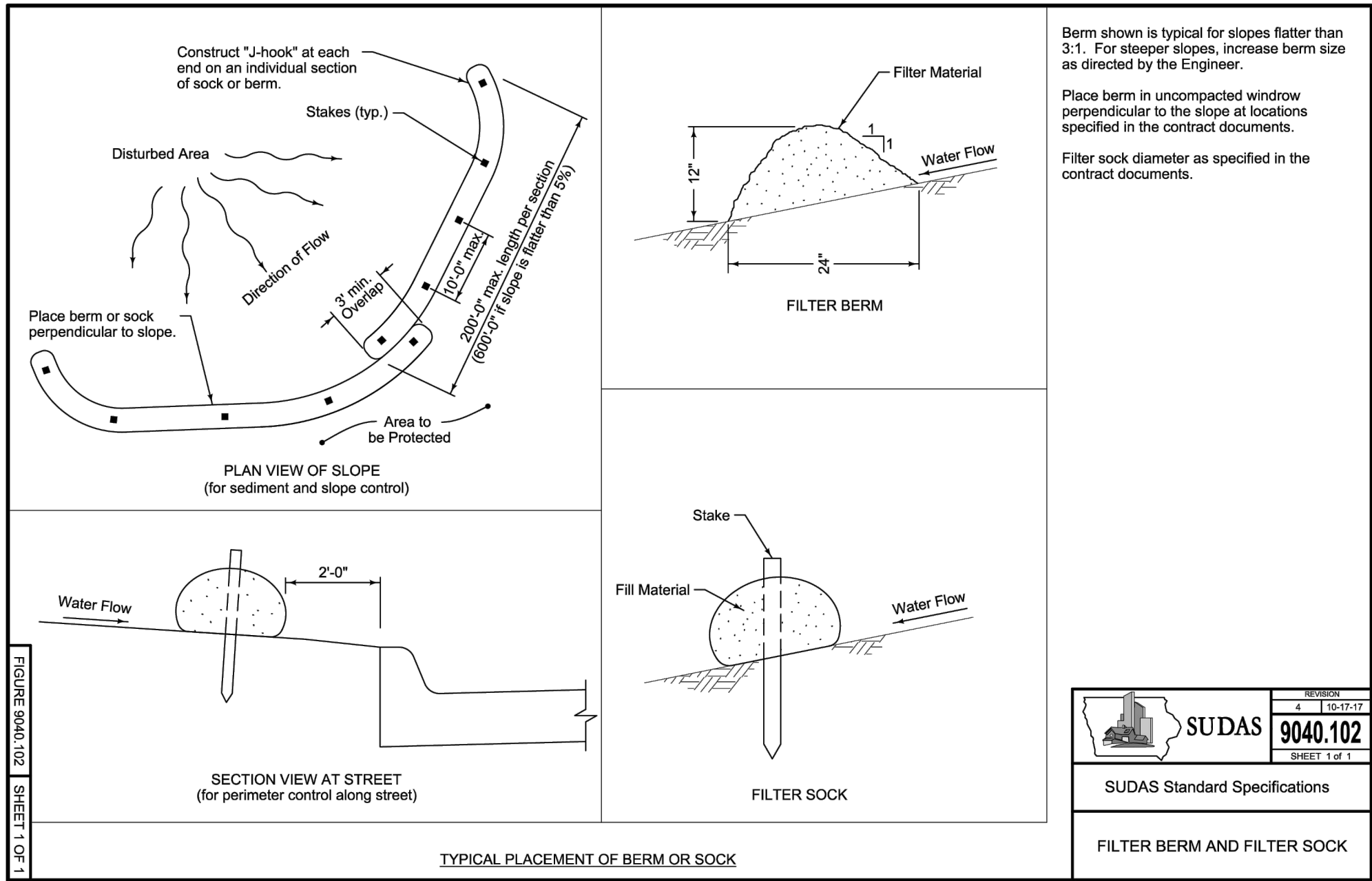
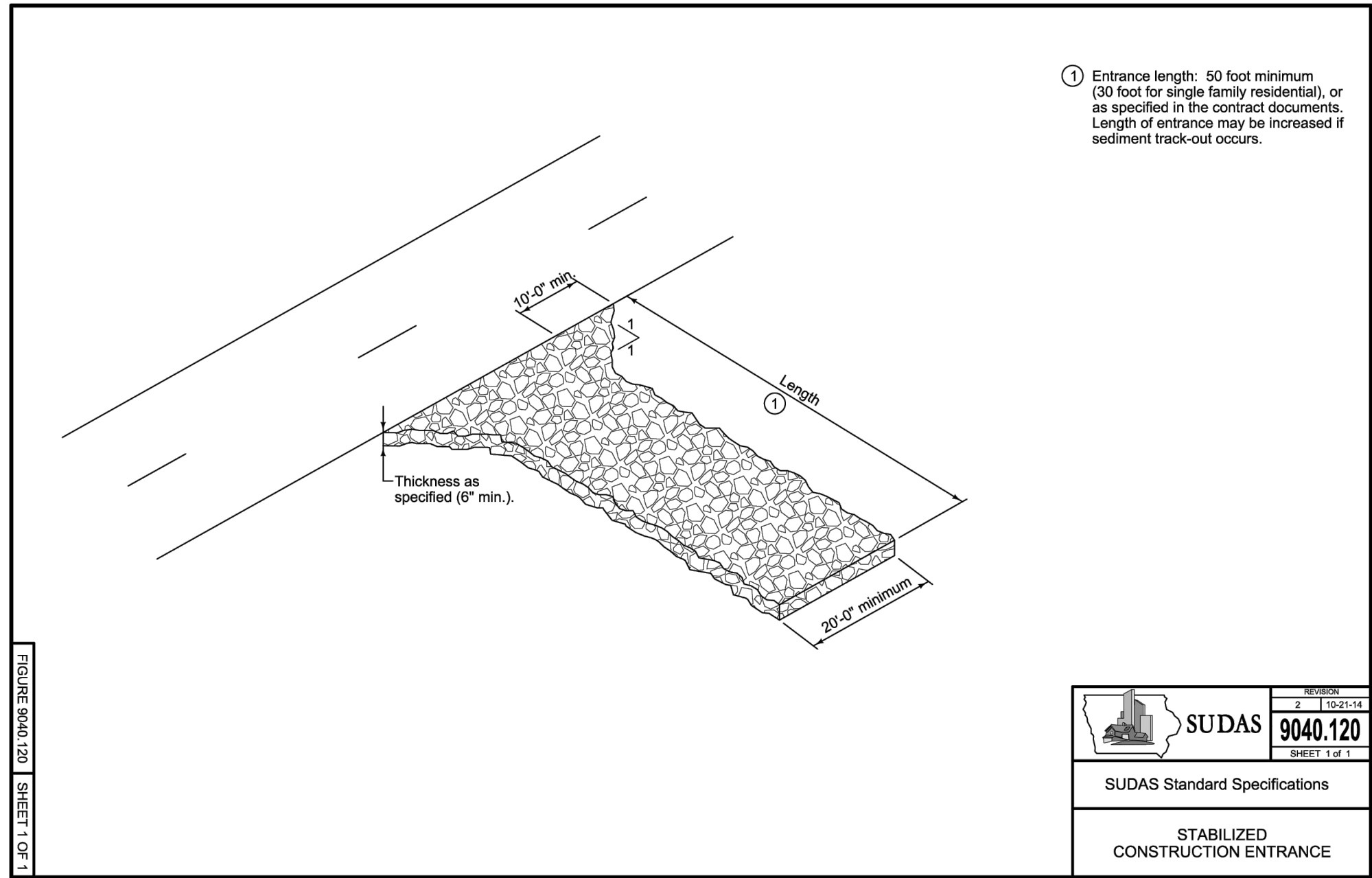
- EROSION CONTROL GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING, MONITORING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) AT ALL TIMES DURING THE CONSTRUCTION ON THIS PROPERTY.
 2. PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS, CONTRACTOR SHALL INSTALL PERIMETER WATTLES AND CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. THE INLET PROTECTION AND ADDITIONAL WATTLES WITHIN WORK AREA SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE INLETS AND COMPLETION OF ROUGH GRADING.
 3. CONTRACTOR SHALL CLEAR ALL SURROUNDING PARKING LOTS AND STREETS OF ANY TRACKED DEBRIS BY SWEEPING OR SCRAPING THE EXISTING PAVEMENT BY THE END OF EACH WORKDAY AND THE CONTRACTOR SHALL CLEAN UP SOIL WASHED OFF THE CONSTRUCTION SITE AFTER A STORM BY THE END OF THE NEXT WORKDAY.
 4. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
 5. CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED.
 6. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL GRASS COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY ENGINEER.

- LEGEND:**
- 960 PROPOSED CONTOURS
 - 961 EXISTING CONTOURS
 - L1 SILT FENCE
 - L2 CURB INLET PROTECTION
 - L3 DISTURBED AREA = 1.9 ACRES
 - L4 CONSTRUCTION ENTRANCE
 - L5 CONCRETE WASHOUT AREA



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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100			
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25 REVISED ON:	DRAWING INFORMATION EROSION CONTROL PLAN	
DRAWING INFORMATION CONSTRUCTION DIVISION		C-401	



1 TYPICAL BUILDING SIDEWALK AND BOLLARD

$$\frac{3}{4}'' = 1'-0''$$

***SUBGRADE AGGREGATE SECTION TO BE DESIGNED
BASED ON SITE SOILS AND USE***

2 CONCRETE PAVING AND CURB

Not to Scale

LANDSCAPE PROTECTOR

Not to Scale

7 AIR COMPRESSOR

$$1/2'' = 1'-0''$$

9 EMERGENCY STOP

$$1/2'' = 1'-0''$$

11 ADA PARKING SPACES

$$3/16'' = 1'-0''$$

12 ADA PARKING SIGN

$$1/4'' = 1'-0''$$

GENERAL NOTES

Concrete:

1. All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
2. Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

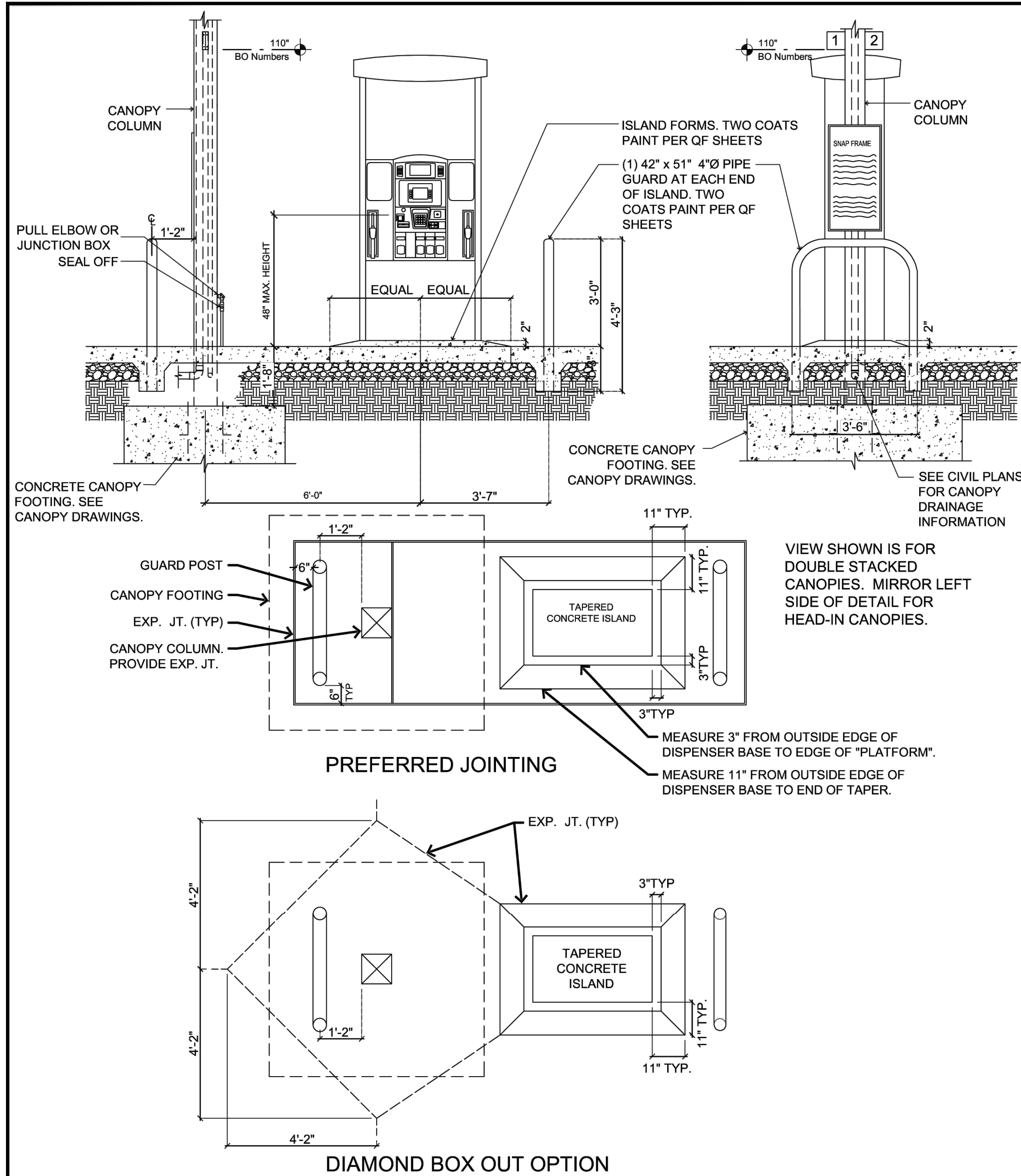
	<u>MINIMUM 28-DAY f_c</u>	<u>MAXIMUM W/C RATIO</u>	<u>AIR SLUMP</u>	<u>ENTRAIN.</u>
Exterior exposed concrete	4,000 psi	0.42	4" ± 1"	6% ± 1%

If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.

3. The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
4. No aluminum shall be placed in concrete.
5. All concrete is reinforced unless specifically noted as Unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
6. During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concreting".
7. The concrete mix designs are to be submitted as a formal submittal to the Owner for acceptance PRIOR to concrete being delivered to the site.
8. Verify with local authorities the required thickness of poured concrete for approaches and parking lot.
9. Contractor to spray apply 'SpecChem Cure Shield' or 'Certi-Vex Guard Clear AIM' to all exterior concrete surfaces per manufacturer instructions. Use Swissmix DS-8350 Acetone Sprayer, or equivalent. Casey's recommended application rate is 200 sq.ft. per gallon. Contractor to ensure site install is appropriate. Substitute products must be pre-approved by Casey's.

Sub-Base And Aggregate:

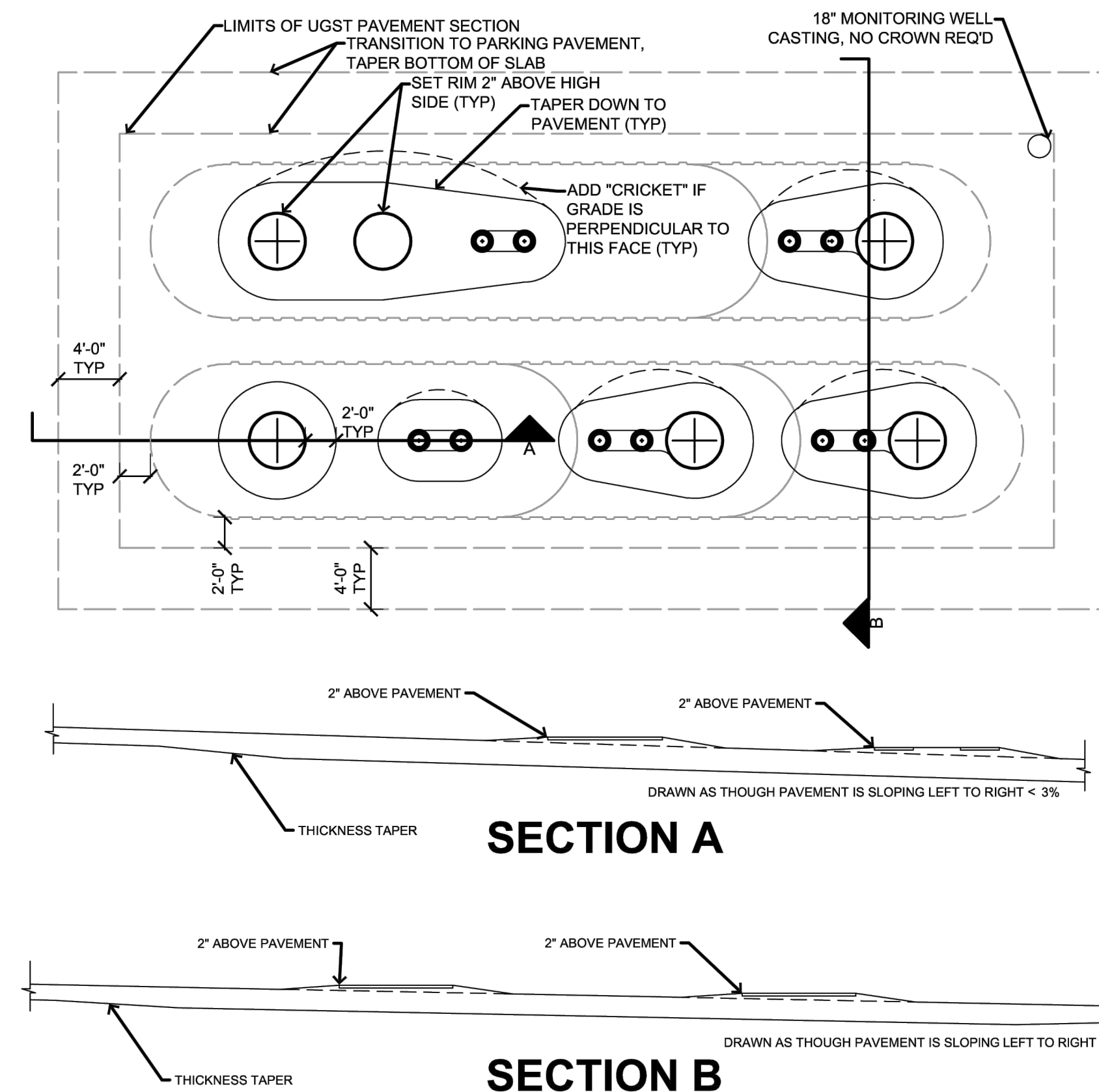
1. Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.
2. Aggregate backfill as follows or approved equal by Caseys:
 - 2.1. Building Slab - 3/4" to 1-1/2" max. clean stone
 - 2.2. Building Sidewalk - 3/4" to 1-1/2" max. clean stone
 - 2.3. Pavement - 1" to 1-1/2" max. stone with fines
 - 2.4. Sidewalk Not Adjacent to Building - Same as pavement
 - 2.5. Tank pit - See QF sheets



1

GAS TAPERED FUEL ISLAND (PREFERRED OPTION)

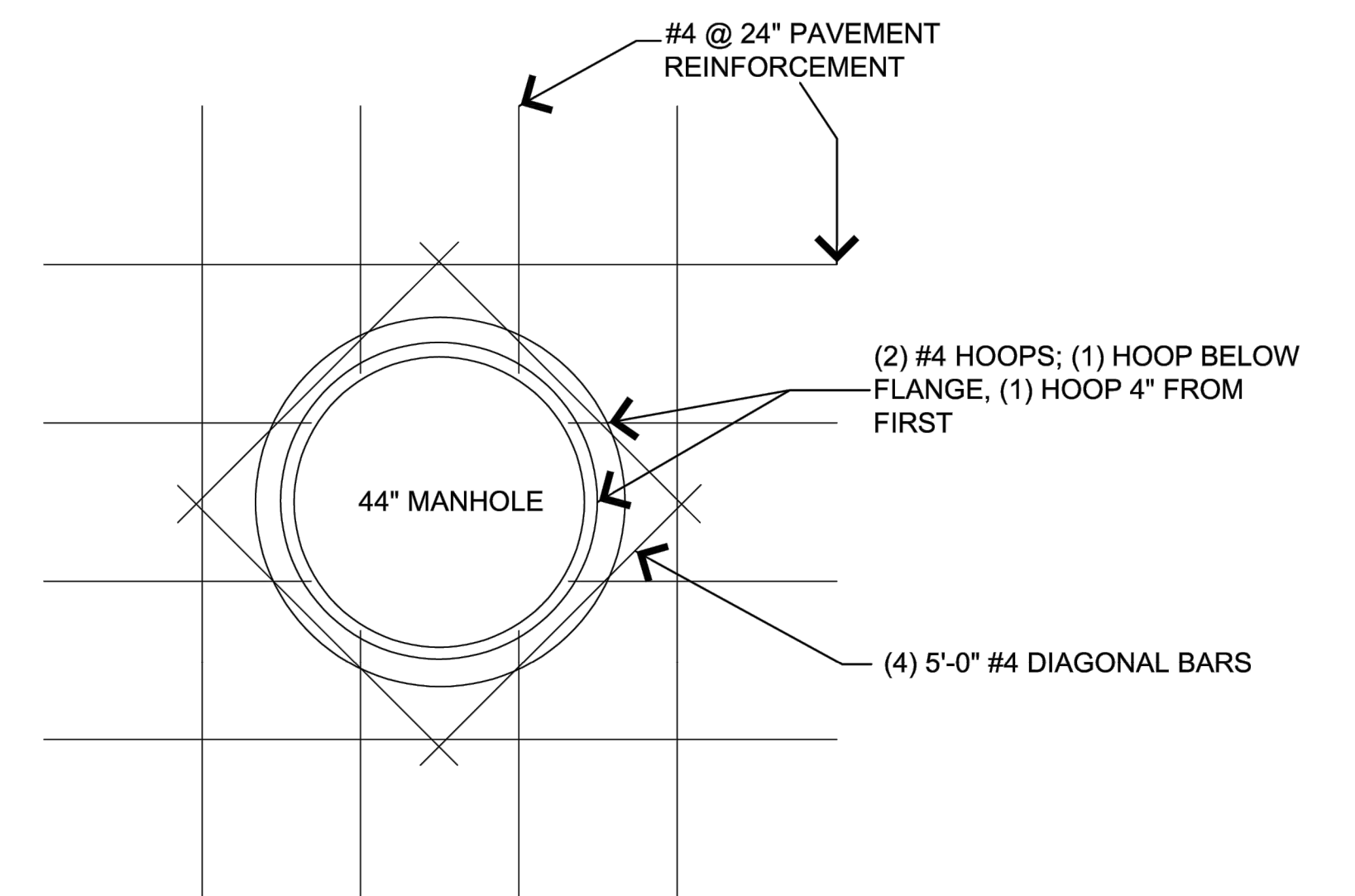
Not to Scale



4

UGST PAVING FOR PAVEMENT SLOPE <3%

Not to Scale



General Notes:

(1) ALL REINFORCING IS CENTER OF SLAB.

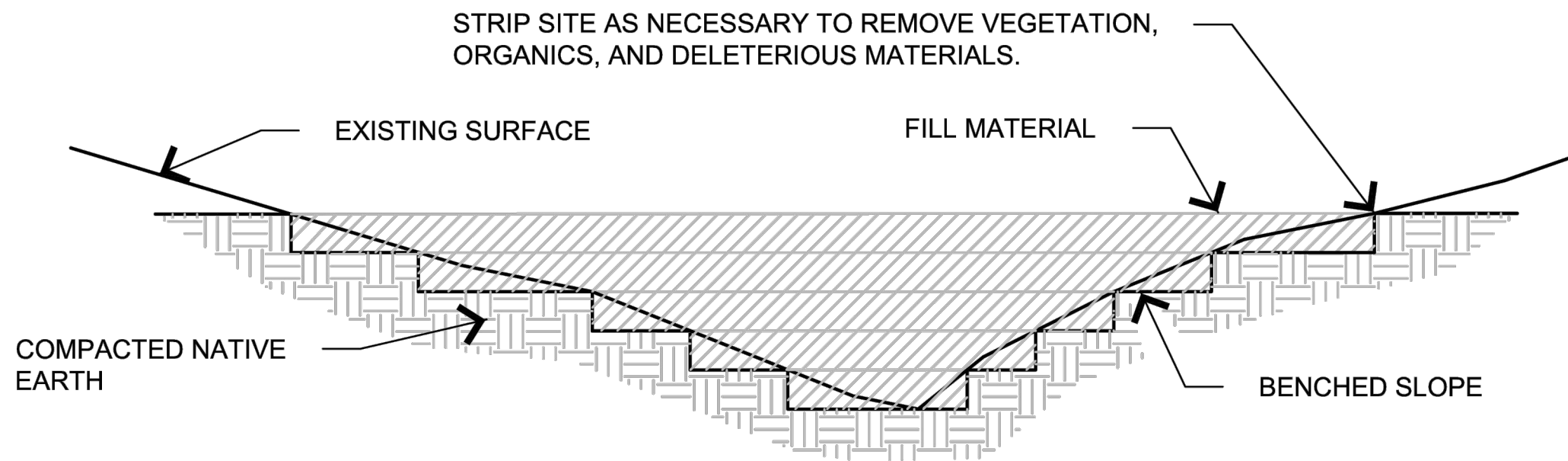
6

UGST Manhole Detail

Not to Scale



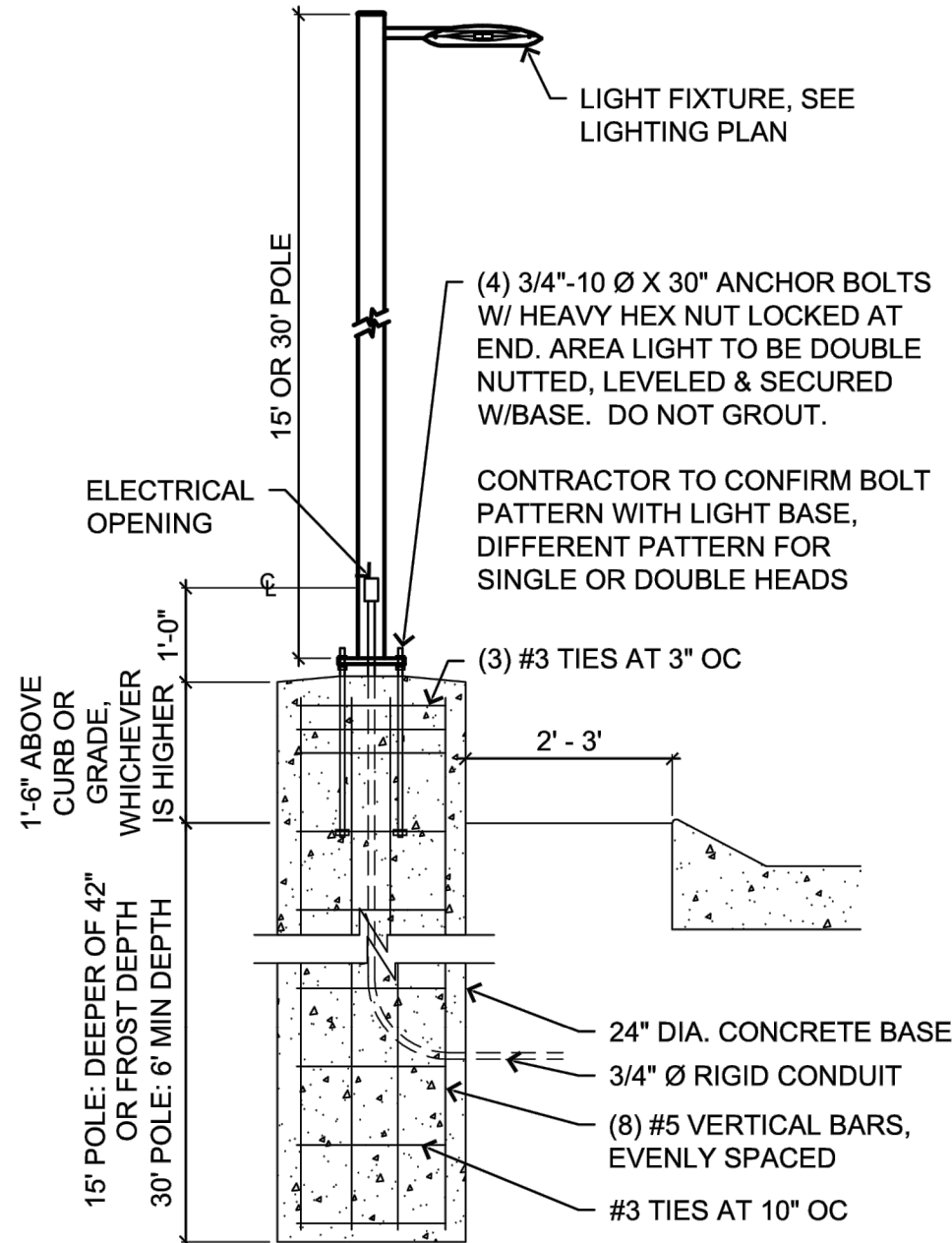
		SBB Proj. No. 24-189	
			
2024 CIVIL DETAILS		CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PUBLISHED: 07/22/24	PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25	COORDINATING INFORMATION:
REVISED ON:		REVISED ON:	STANDARD DETAILS
DRAWING INFORMATION: CONSTRUCTION DIVISION			
DRAWN BY:	CHECKED BY:		C-602



- NOTES:
1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
 2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
 3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
 4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

2 TYPICAL FILL SECTION

Not to Scale



8 AREA LIGHTING

1/2" = 1'-0"

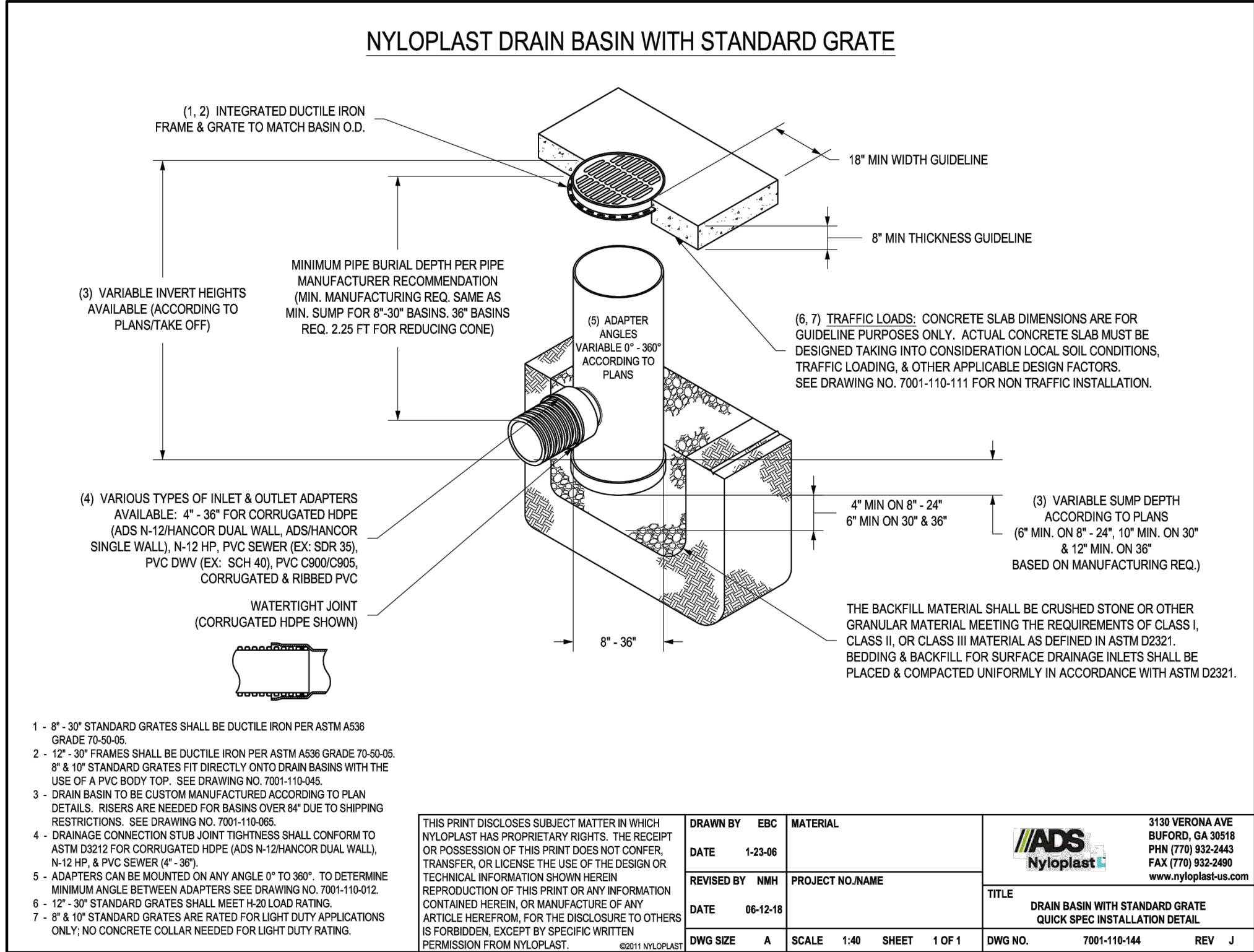
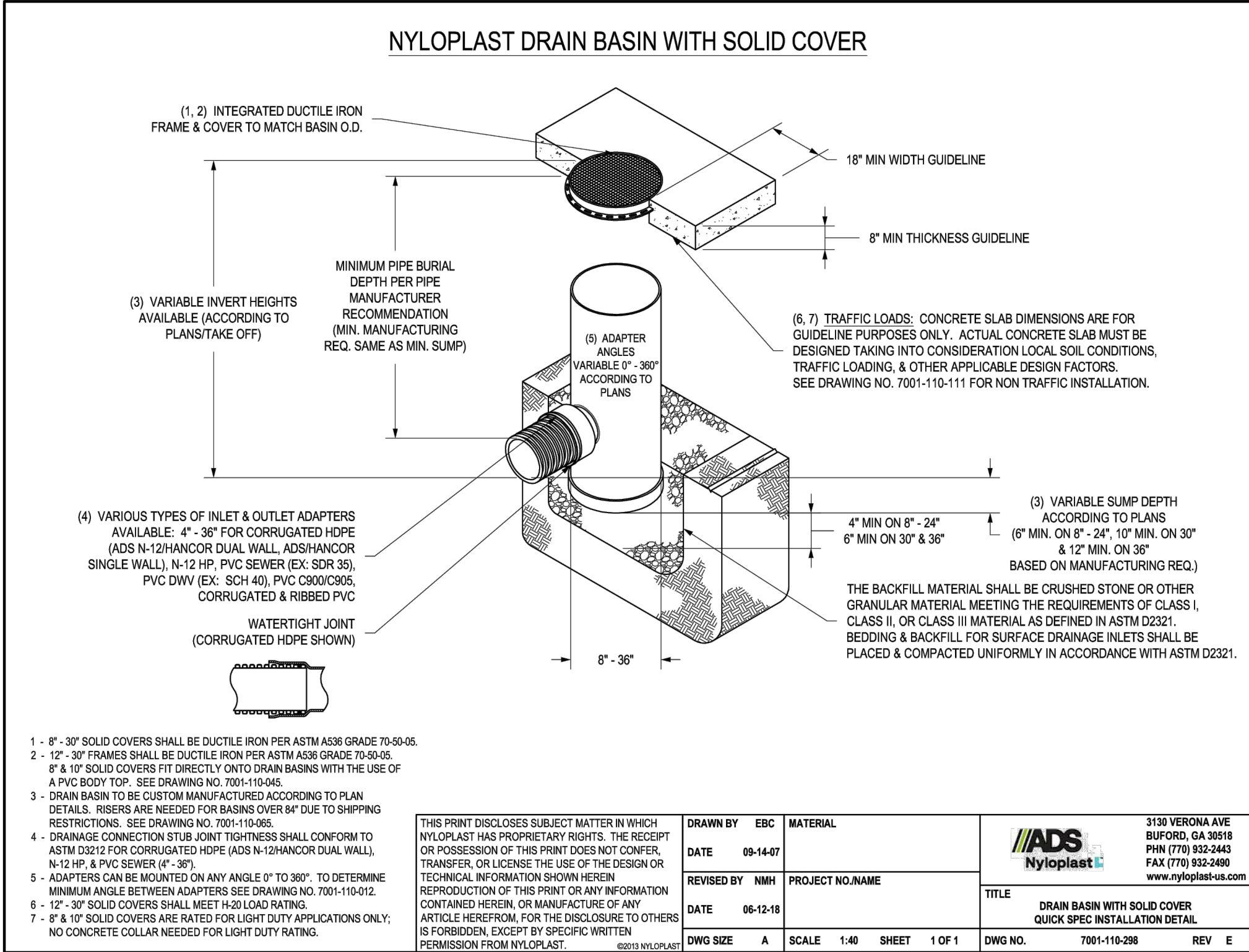
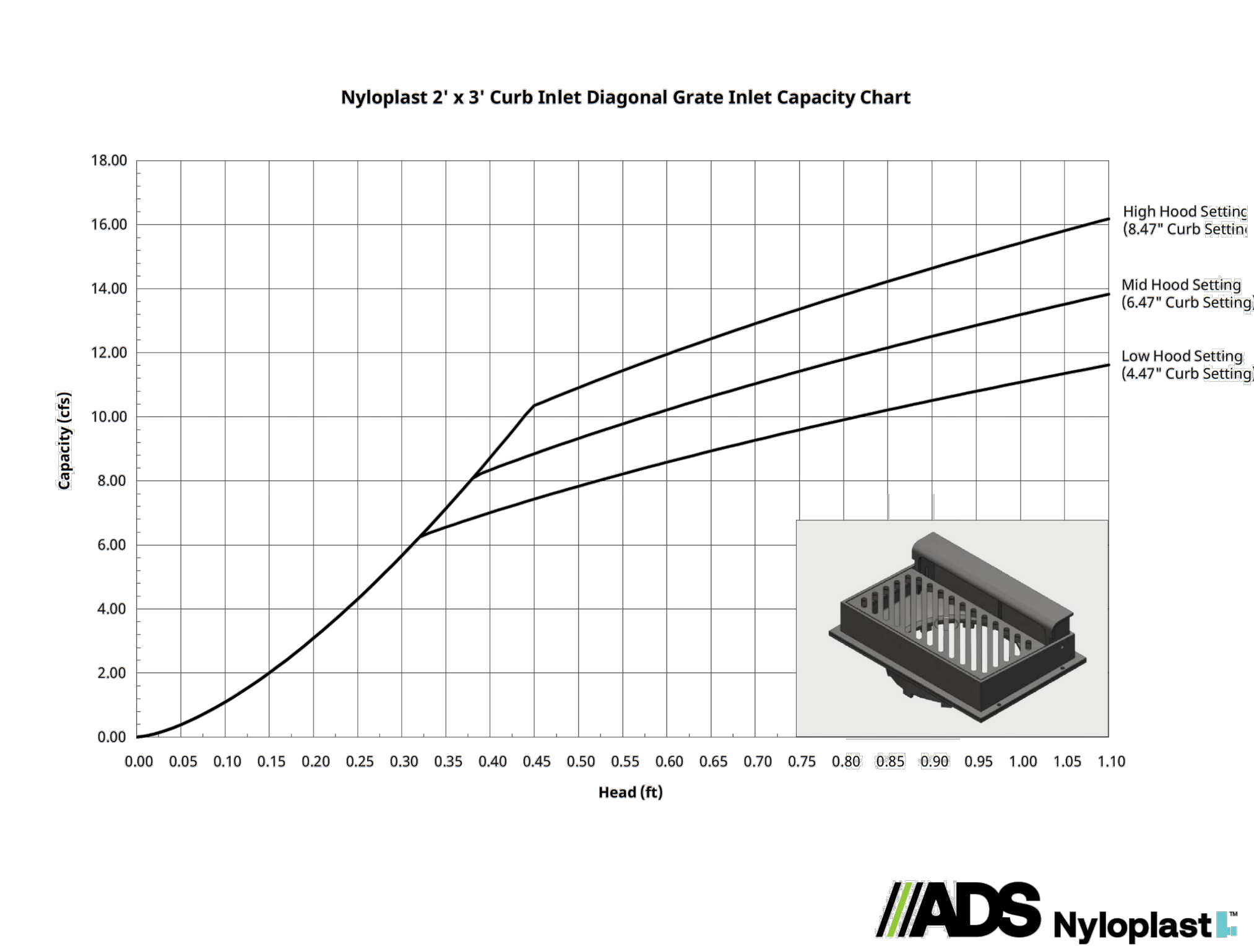
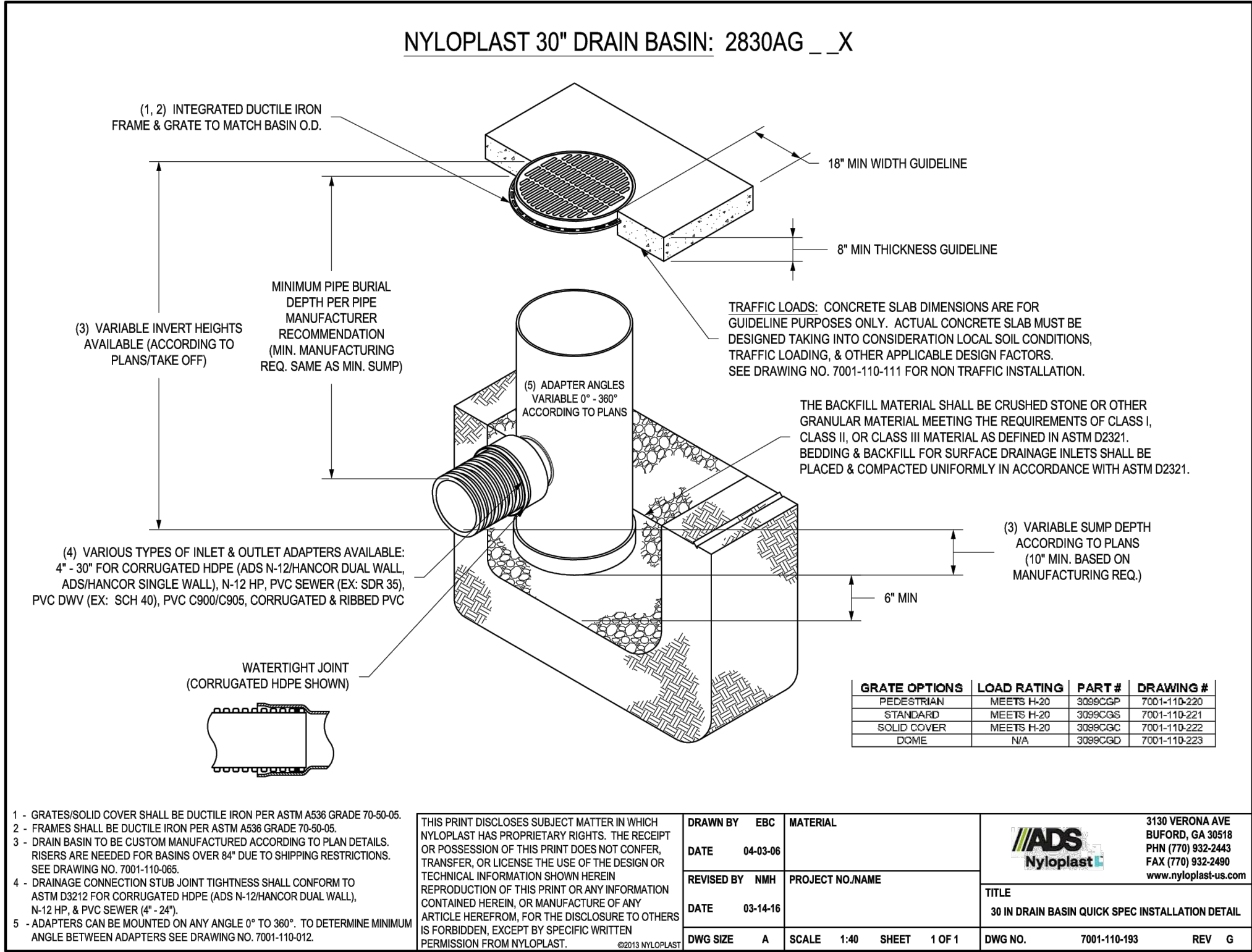
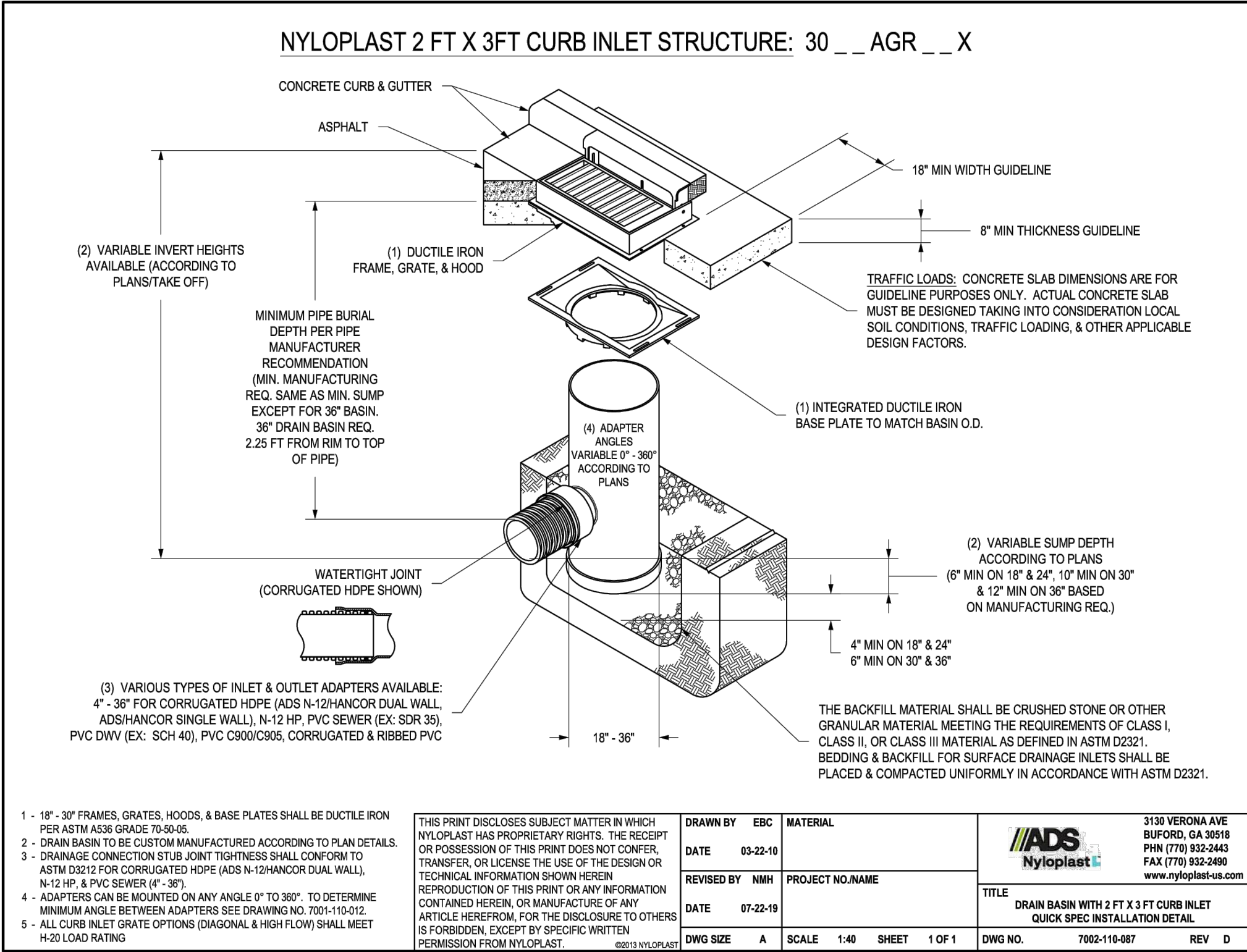
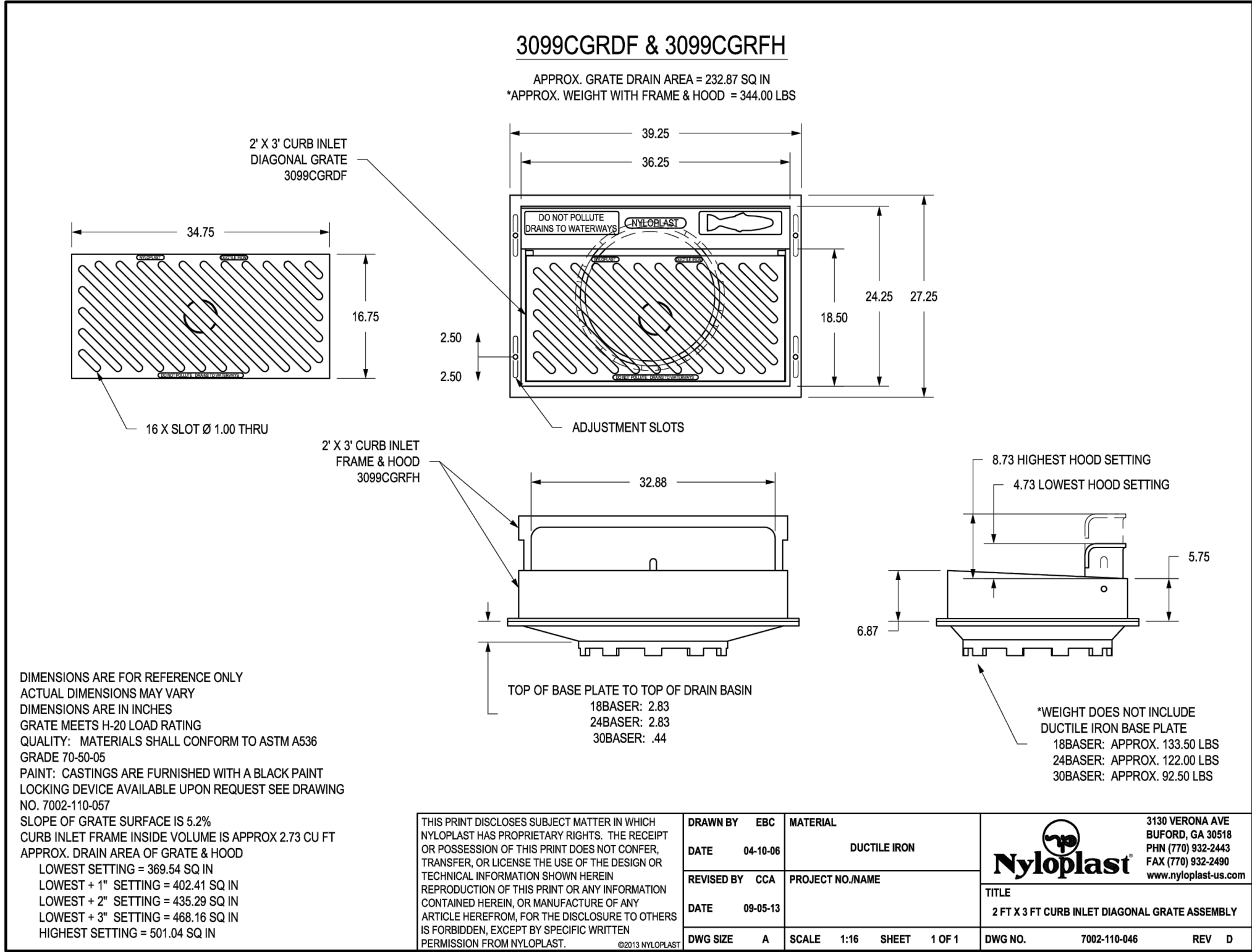
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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100					
2024 CIVIL DETAILS	PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store		PUBLISHED: 08.25.25		STANDARD DETAILS
	DRAWING INFORMATION: CONSTRUCTION DIVISION		DRAWING INFORMATION: CONSTRUCTION DIVISION		
	DRAWN BY:		CHECKED BY:		
C-603					



Envirohood® Structure

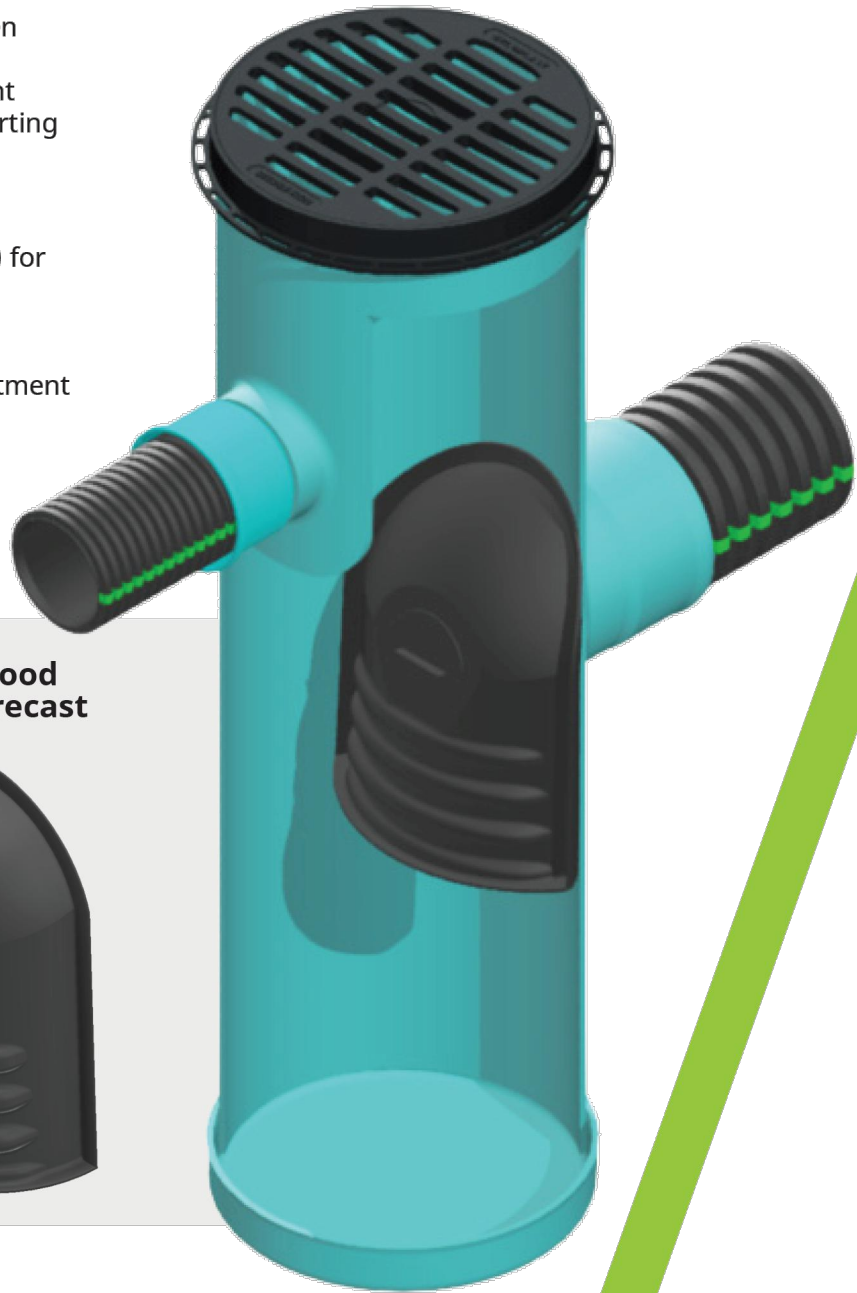
The Nyloplast® EnviroHood® is an innovative stormwater management device attached to the inside of a catch basin or manhole designed to prevent the outflow of floating debris and oil. The need for cleaner stormwater has caused municipal leaders to demand forward-thinking solutions to improve their overall water quality. The EnviroHood offers lower installed costs and less intrusive installations than competitive devices.

Engineered for Optimal Performance

The innovative design incorporates the same proven corrugation technology used on ADS N-12® pipe products. This delivers maximum strength to weight ratio and ensures the structure is capable of supporting the hydraulic forces of a rainfall event.

Features & Benefits

- Molded from High Density Polyethylene (HDPE) for lightweight and sturdy design
- Corrugated design eliminates flat surfaces and provides increased structural capacity
- Effective low-cost solution for storm water treatment
- Easy to clean
- Highly corrosion-resistant for long service life



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800-821-6710

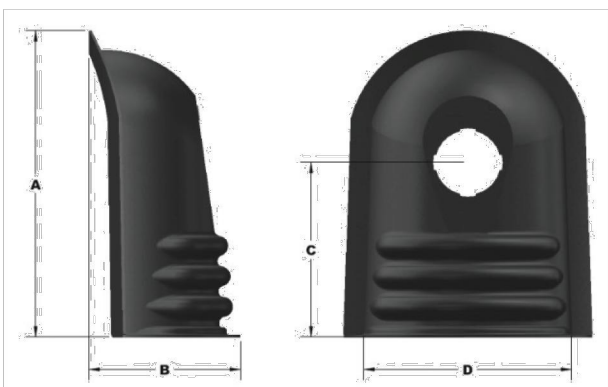
Nyloplast Envirohood Specification

Scope

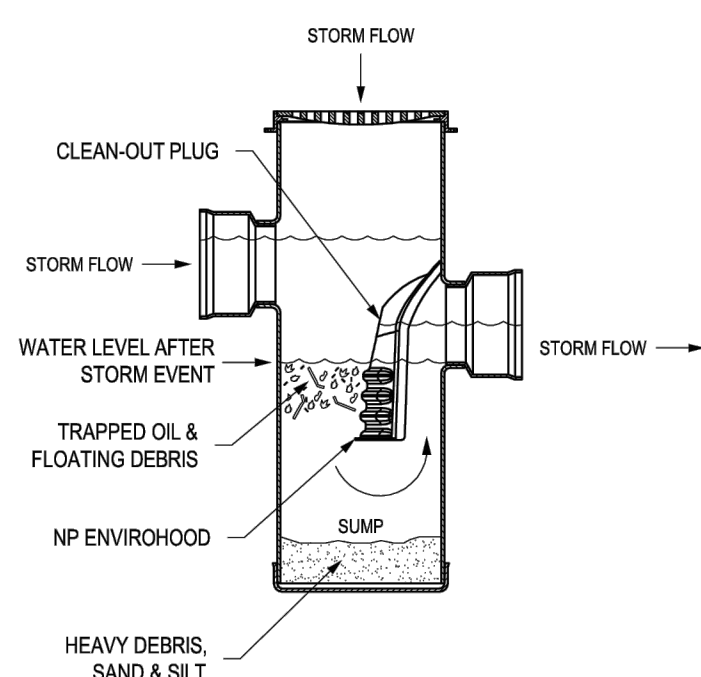
This specification describes the EnviroHood for use in stormwater conveyance systems.

Requirements

- All hoods are constructed of polyethylene.
- The size and position of the hood are determined by the outlet pipe size.
- Installation hardware and instructions are provided with each Envirohood.
- Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/construction regulations.



Typical Installation



Structure Type	Outlet Covered	Part Number*	General Dimensions in. (mm)			
			A	B	C	D
48" (1200 mm) Round Concrete	up to 18" (450 mm)	5818AGR	30.2 (767.1)	14.9 (378.5)	17.2 (436.9)	20.5 (520.7)
48"-54" (1200-1350 mm) Round Concrete	up to 24" (600 mm)	5824AGR	41.7 (1059.2)	18.0 (457.2)	26.9 (683.3)	26.9 (683.3)
54"-60" (1350-1500 mm) Round Concrete	up to 30" (750 mm)	5830AGR	48.7 (1237.0)	20.5 (520.7)	30.5 (774.7)	33.1 (840.7)
Flat Concrete	up to 18" (450 mm)	5818AGF	30.2 (767.1)	11.8 (299.7)	17.2 (436.9)	20.4 (518.2)
Flat Concrete	up to 24" (600 mm)	5824AGF	41.8 (1061.7)	15.3 (388.6)	26.9 (683.3)	27.0 (685.8)
Flat Concrete	up to 30" (750 mm)	5830AGF	48.8 (1239.5)	18.3 (464.8)	30.5 (774.7)	34.0 (863.6)
18" (450 mm) Nyloplast*	up to 12" (300 mm)	5818AG0412	19.4 (492.8)	9.8 (248.9)	12.3 (312.4)	13.8 (350.5)
24" (600 mm) Nyloplast*	up to 15" (400 mm)	5824AG0415	26.5 (673.1)	12.8 (325.1)	14.5 (368.3)	20.0 (508.0)
30" (750 mm) Nyloplast*	up to 18" (450 mm)	5830AG0418	32.8 (833.1)	15.4 (391.2)	18.7 (475.0)	26.0 (660.4)

* Sold with Nyloplast Basins

Contact your local sales representative for more information.

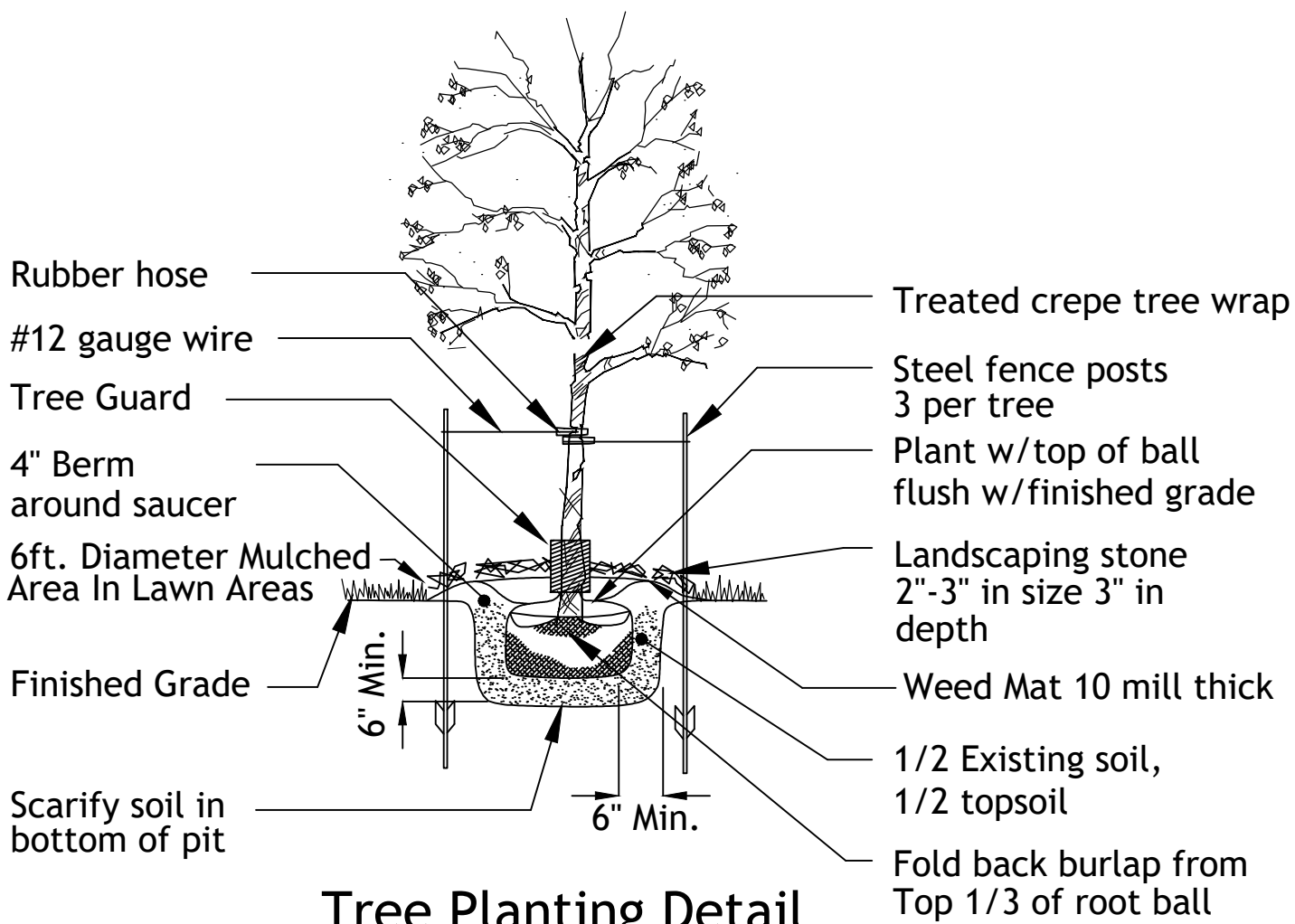
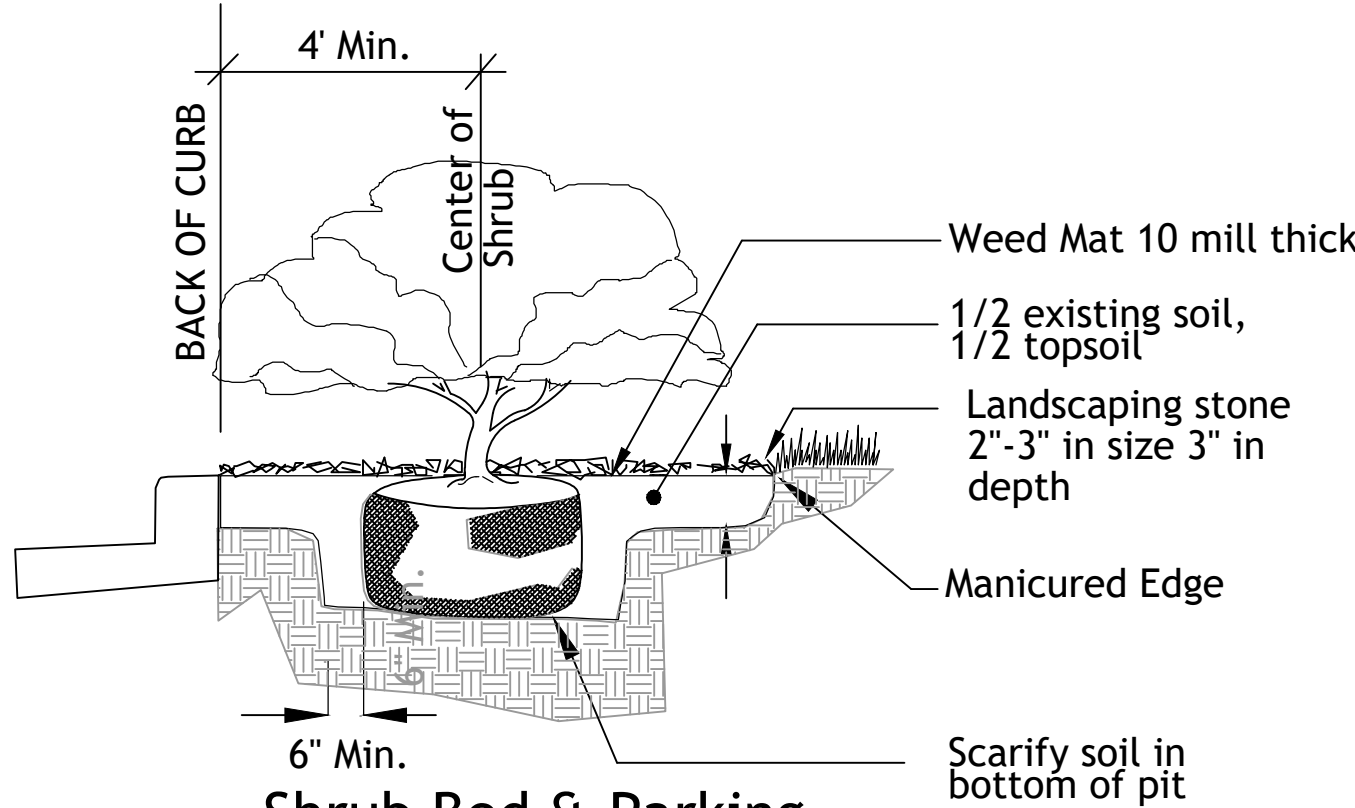
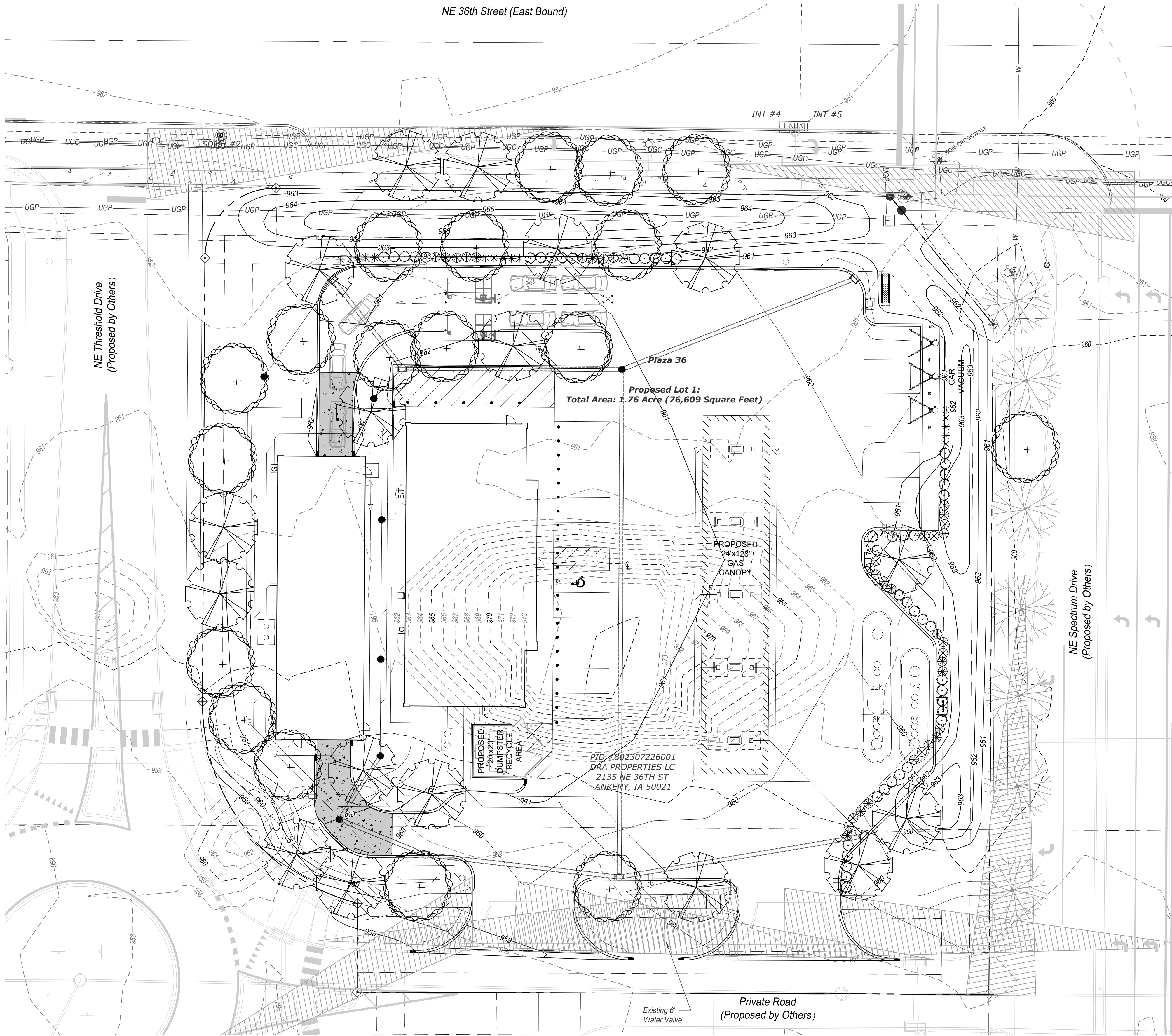


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SBB Proj. No. 24-189		
Casey's CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100		
PROJECT: Ankeny IA #5142 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED: 08.25.25 REVISED ON:	DRAWING INFORMATION: ADS NYLOPLAST STANDARD DETAILS
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWN BY:	CHECKED BY:
		C-605



LANDSCAPE DATA
1 UNIT / 3000sf OF OPEN SPACE
TOTAL SITE 76,609sf
OPEN SPACE
25,598sf (33.4%) / 3000 = 9 UNITS
REQUIRED
2 TREES / UNIT = 18
6 SHRUBS / UNIT = 54

PROVIDED
TREES = 18
SHRUBS = 55

SHADING TREE CALCS
TOTAL PVMT 37,902sf X .20 =7,693
7,693 / 706 = 11

PROVIDED
SHADE TREES = 11

36th STREET 244'
REQUIRED
2 TREES / 50' = 5
2 SHRUBS / 50' = 5
(PROPOSED SHRUBS MOVED TO
BACK OF CURB TO HELP
SCREEN SERVICE AREA)

PROVIDED
TREES = 5

SPECTRUM DR 276'
REQUIRED
1 TREES / 35' = 8
4 SHRUBS / 35' = 32

PROVIDED
EXISTING TREES = 7
SHADE TREE = 1
SHRUBS = 35

LANDSCAPE NOTES

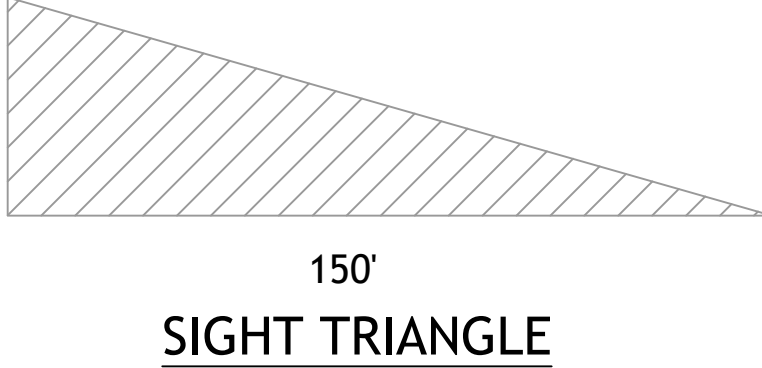
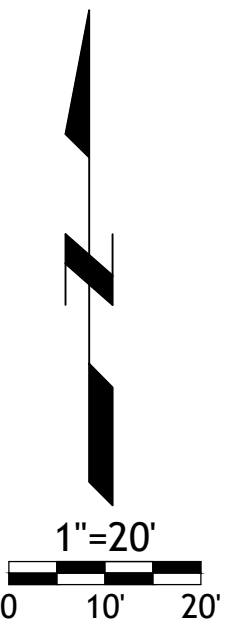
- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allowed without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with landscaping stone 2"-3" in size and 3" in depth. Color to be selected by owner.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	45	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	15	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.
	36	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.

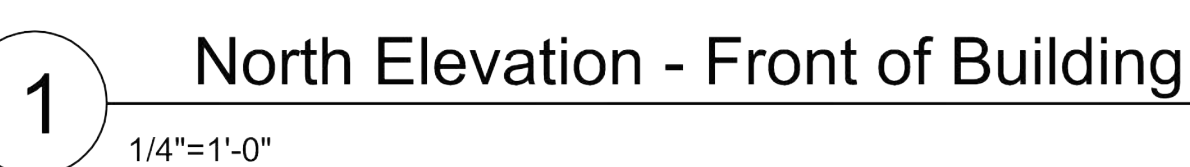
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	18	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	17	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
		Existing trees by others				



Casey's		Casey's		Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100					
PROJECT:	Ankeny IA #4574 2135 NE 36th Street "U4+Carwash" Style Store	PUBLISHED:	08.06.25	DRAWING INFORMATION:	LANDSCAPE PLAN
DRAWING INFORMATION:	CONSTRUCTION DIVISION	CHECKED BY:			C-701

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
3. **WORKING POINT:** THE WORKING POINT (*WP*) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL. THIS IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



 P		ELDS DESIGN SERVICES	
Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 P.O. Box 4626 Des Moines, Iowa 50305 P: 515-265-8196 F: 515-266-2259 ELDS JOB NO. 25-052			
			
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50015 515-965-6100			
PROJECT: 2135 NE 36TH STREET ANKENY, IOWA	DATE ISSUED: 05/29/24	DRAWING NO. OR REVISION: 01/02/24	
PROTOTYPE AND VERSION: 2024 - U4 - V.02	CHECKED BY: Adrian Gofarshi III	EXTERIOR ELEVATIONS	
2024 - U4 - V.02		A-201	

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:

AL-101: FOR BUILDING LOCATION ON SITE

AL-601: FOR INFORMATION RELATING TO SIGNAGE

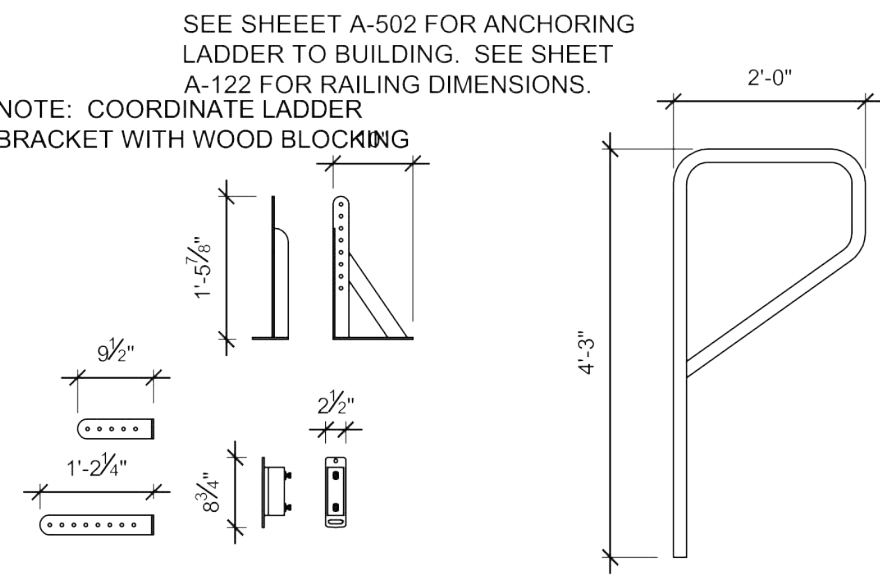
A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT

A-121: ROOF PLAN/ROOF TOP EQUIPMENT

A-601: DOOR & WINDOW SCHEDULES AND NOTES

S-101: FOOTINGS AND FOUNDATIONS

S-102: ROOF TRUSSES
3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

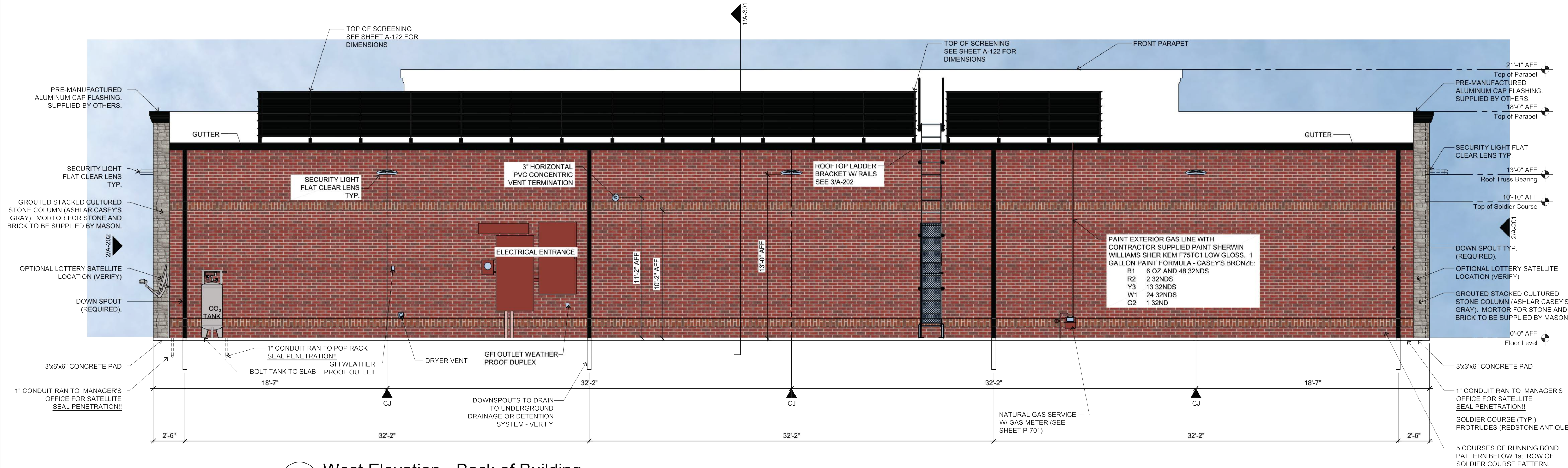


2 North Elevation - Right Side of Building

1/4"=1'-0"

3 Ladder Bracket

1/2"=1'-0"



1 West Elevation - Back of Building

1/4"=1'-0"

**ELDS DESIGN SERVICES**

Architecture | Engineering | Surveying

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ELDS JOB NO. 25-052

**Casey's**

CASEY'S CONSTRUCTION DIVISION

One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:	2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 05/29/24	REVISION NO: 01/02/24	DRAWING INFORMATION: EXTERIOR ELEVATIONS
PROTOTYPE AND VERSION:	2024 - U4 - V.02	DESIGNED BY:	CHECKED BY:	
DESIGNED BY:	Arion Goforth III	CHECKED BY:		

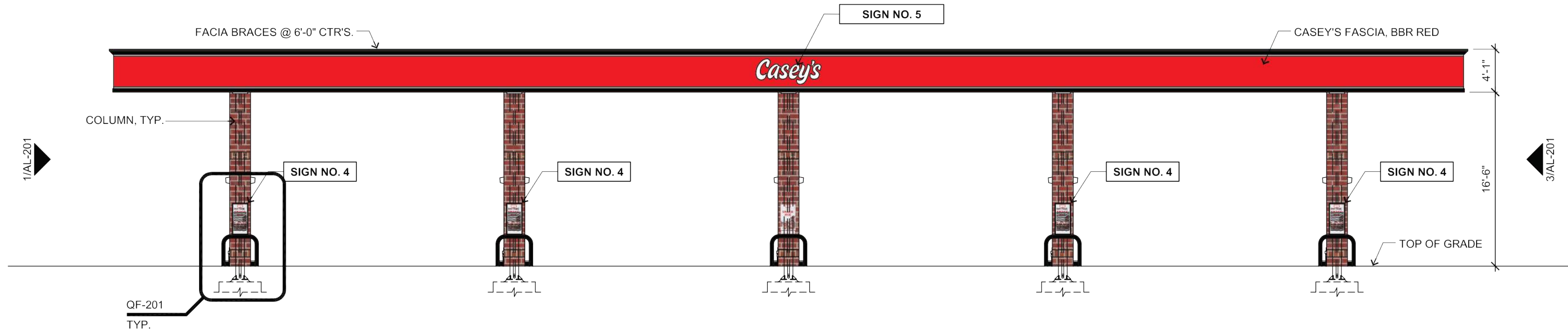
A-202

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

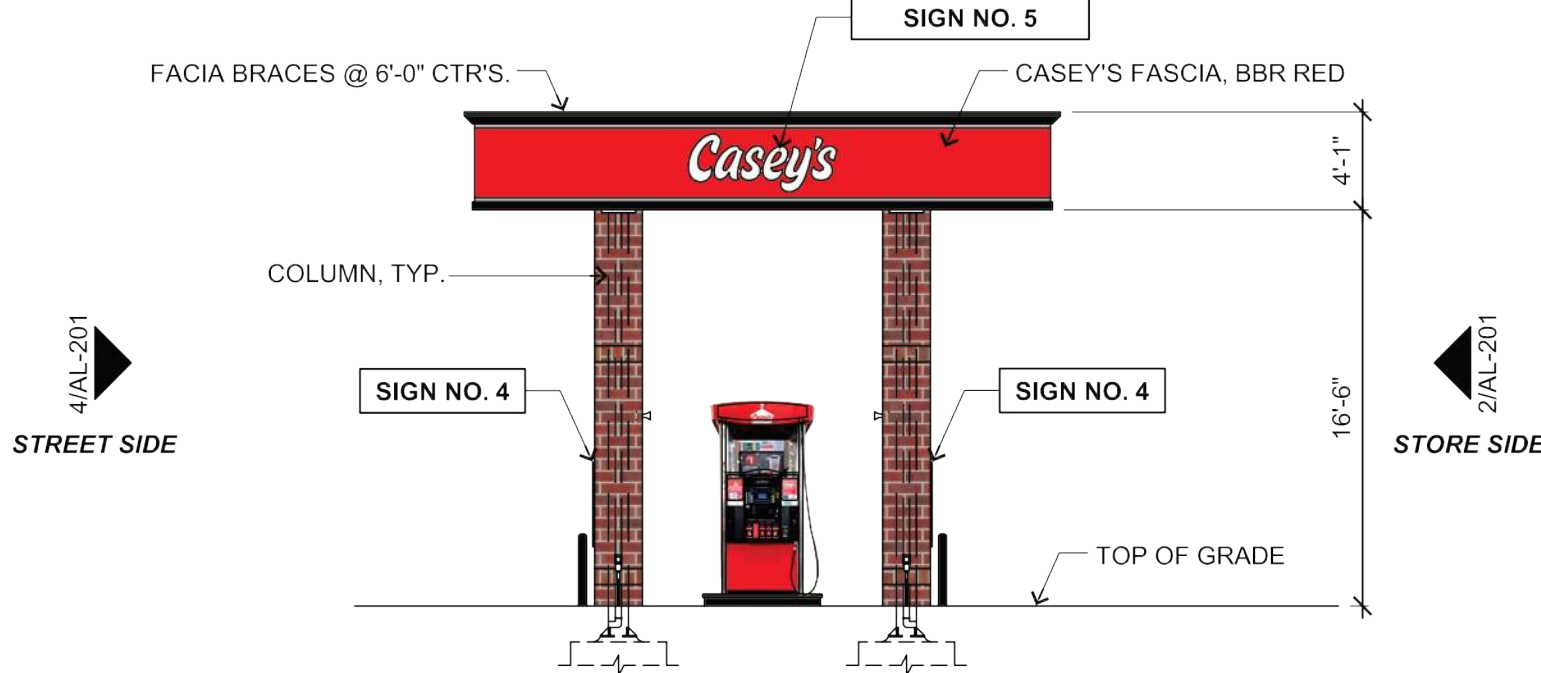
Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions					
					Bottom	Top	Width	Height	Area Ft²	Quantity
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
Total									120.95	

General Notes

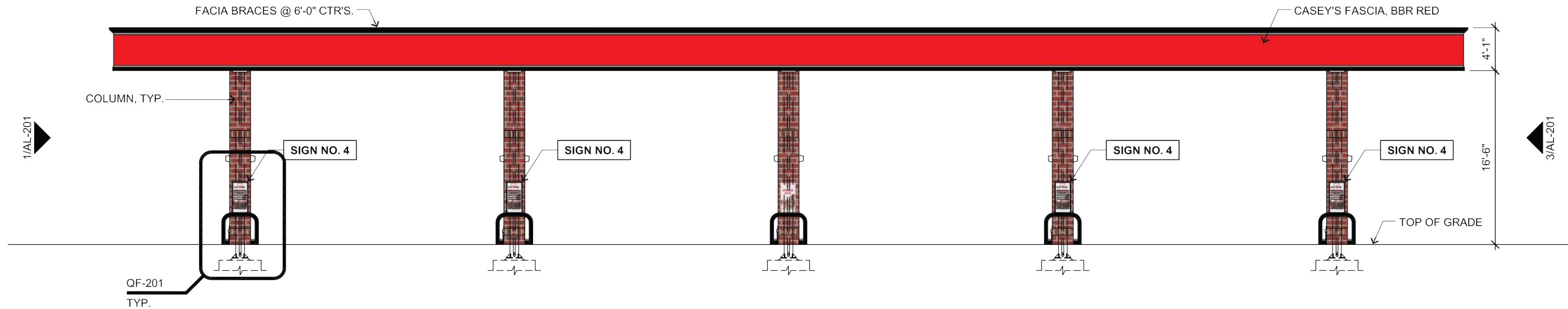
- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
G-001 FOR GENERAL PROJECT NOTES
AL-101 FOR GENERAL SITE PLAN
Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
- GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
- EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



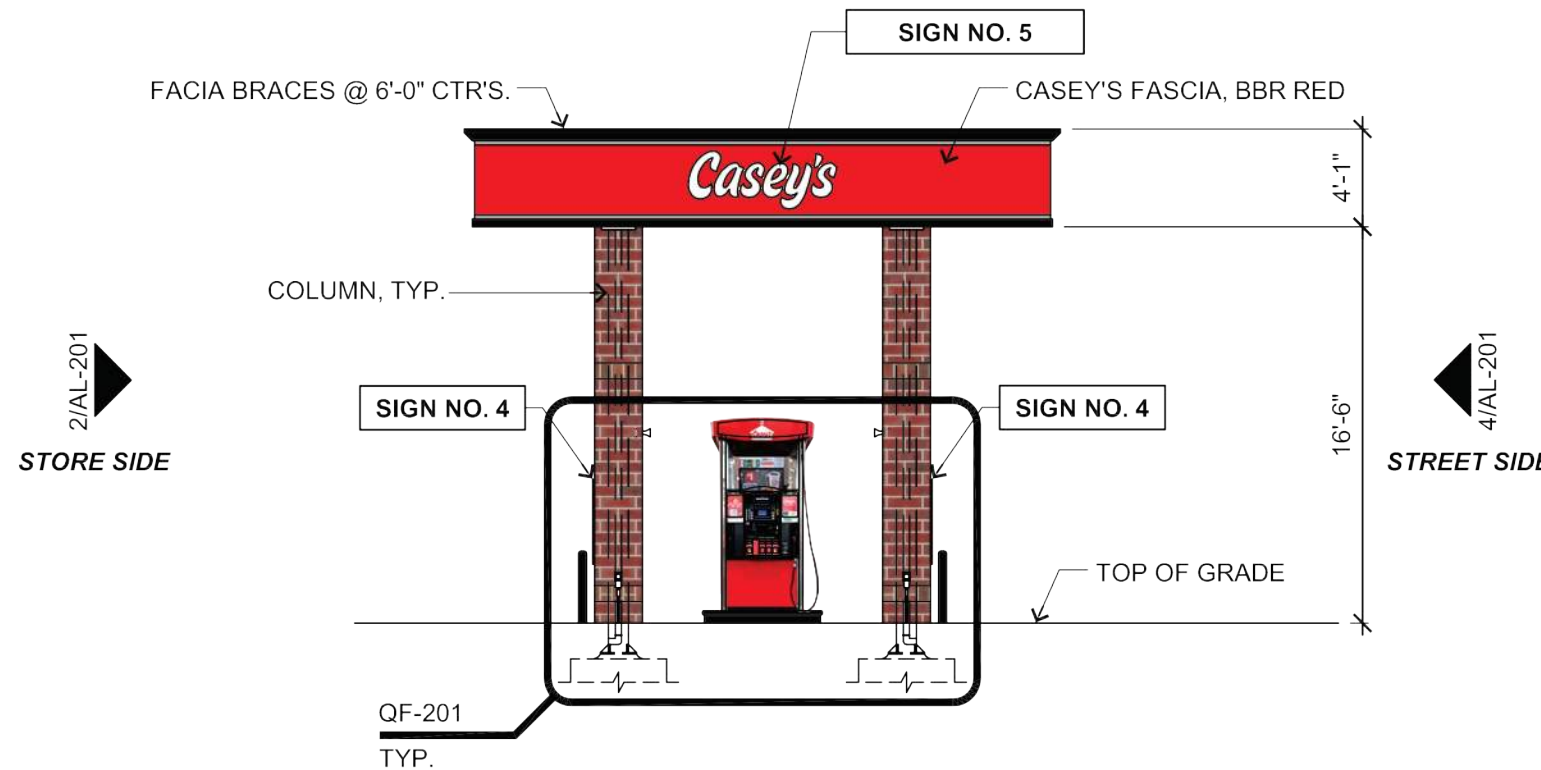
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



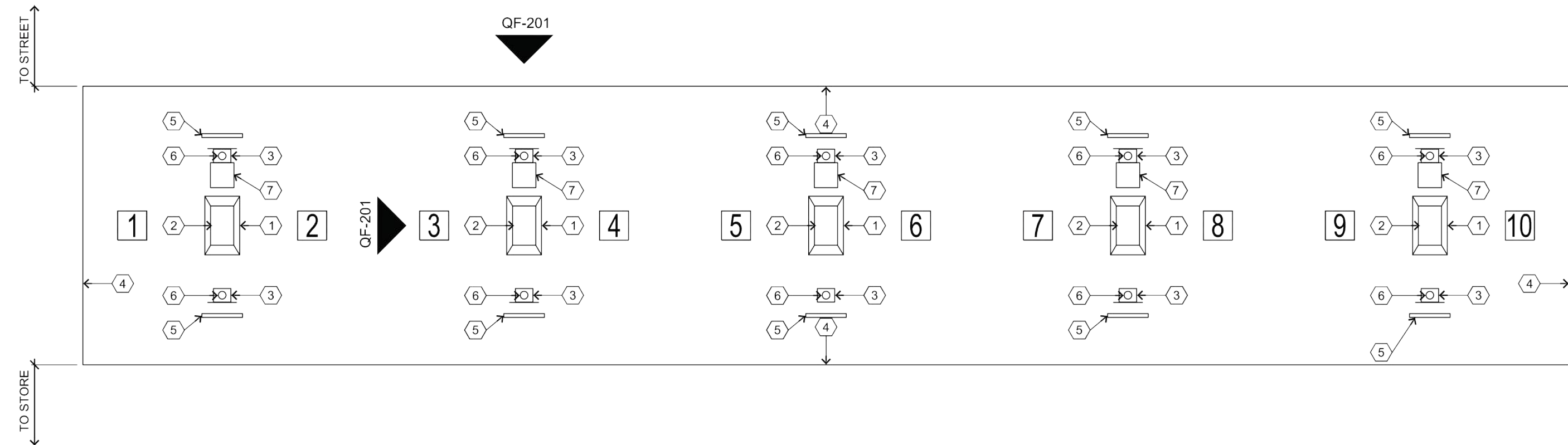
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Layout Plan
Not To Scale

Keyed Canopy Layout Plan Notes

- FUEL ISLANDS**
- FUEL DISPENSERS:** SUPPLIED BY OWNER
- CANOPY COLUMN:** SUPPLIED BY CANOPY MFG.
- EDGE OF CANOPY:** ABOVE
- STEEL GUARD PIPE:** SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- INTERNAL DOWNSPOUTS:** ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- TRASH CAN AND WASH BUCKETS**
- PUMP LABELS:** MOUNTED ON CANOPY COLUMNS



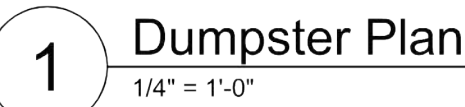
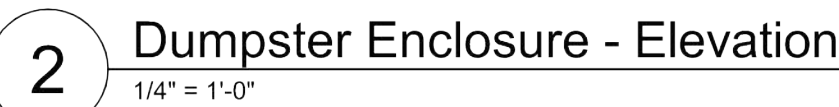
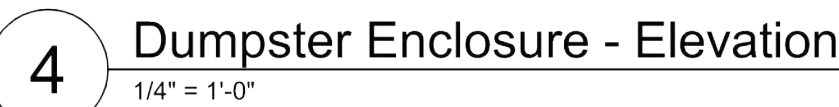
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626 Des Moines, Iowa 50305 | P: 515-265-8196 F: 515-266-2259
ELDS JOB NO. 25-052

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., Ankeny, IA. 50021 515-965-6100		
PROJECT: 2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 04/03/25 DRAWING NO. 05/29/25	DRAWING INFORMATION: GASOLINE ISLAND CANOPY ELEVATIONS
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: B. RAHN	CHECKED BY:	AL-201

1. **RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

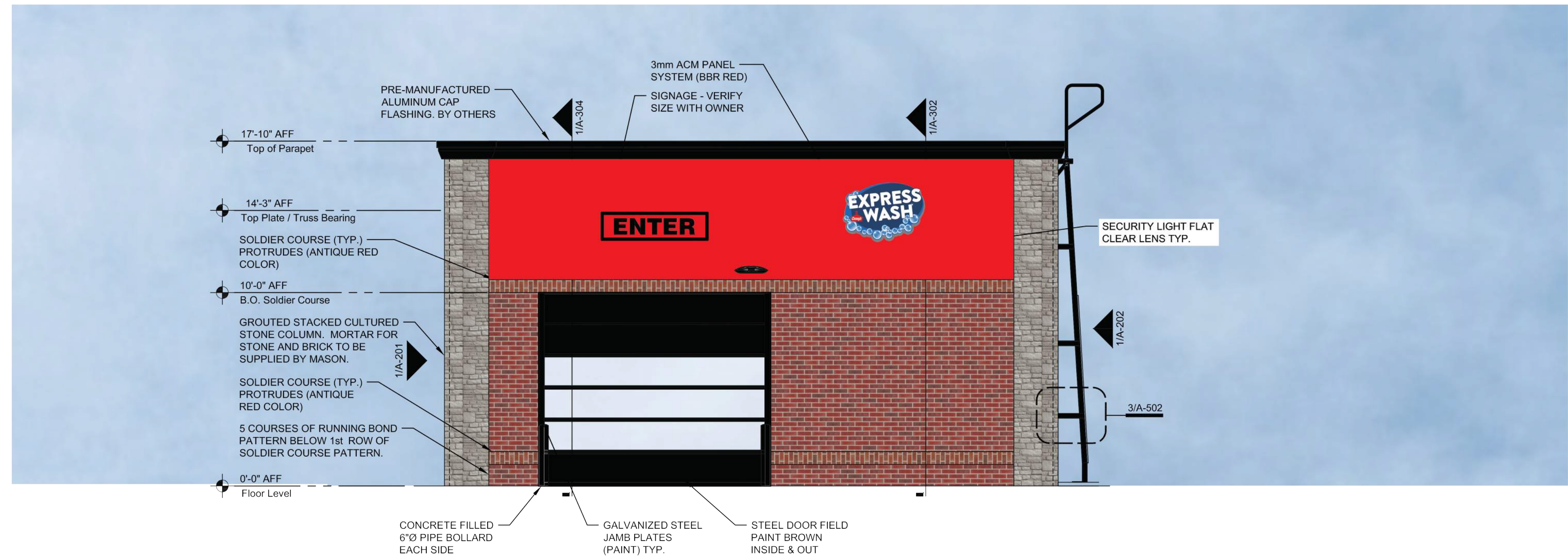
G-001	FOR GENERAL PROJECT NOTES
AL101	FOR GENERAL SITE PLAN

- 1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.
- 3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.
- 4) DUMPSTER ENCLOSURE WALLS WILL BE 4" BLOCK PURCHASED BY CONTRACTOR

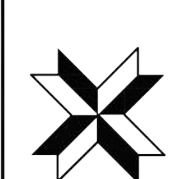


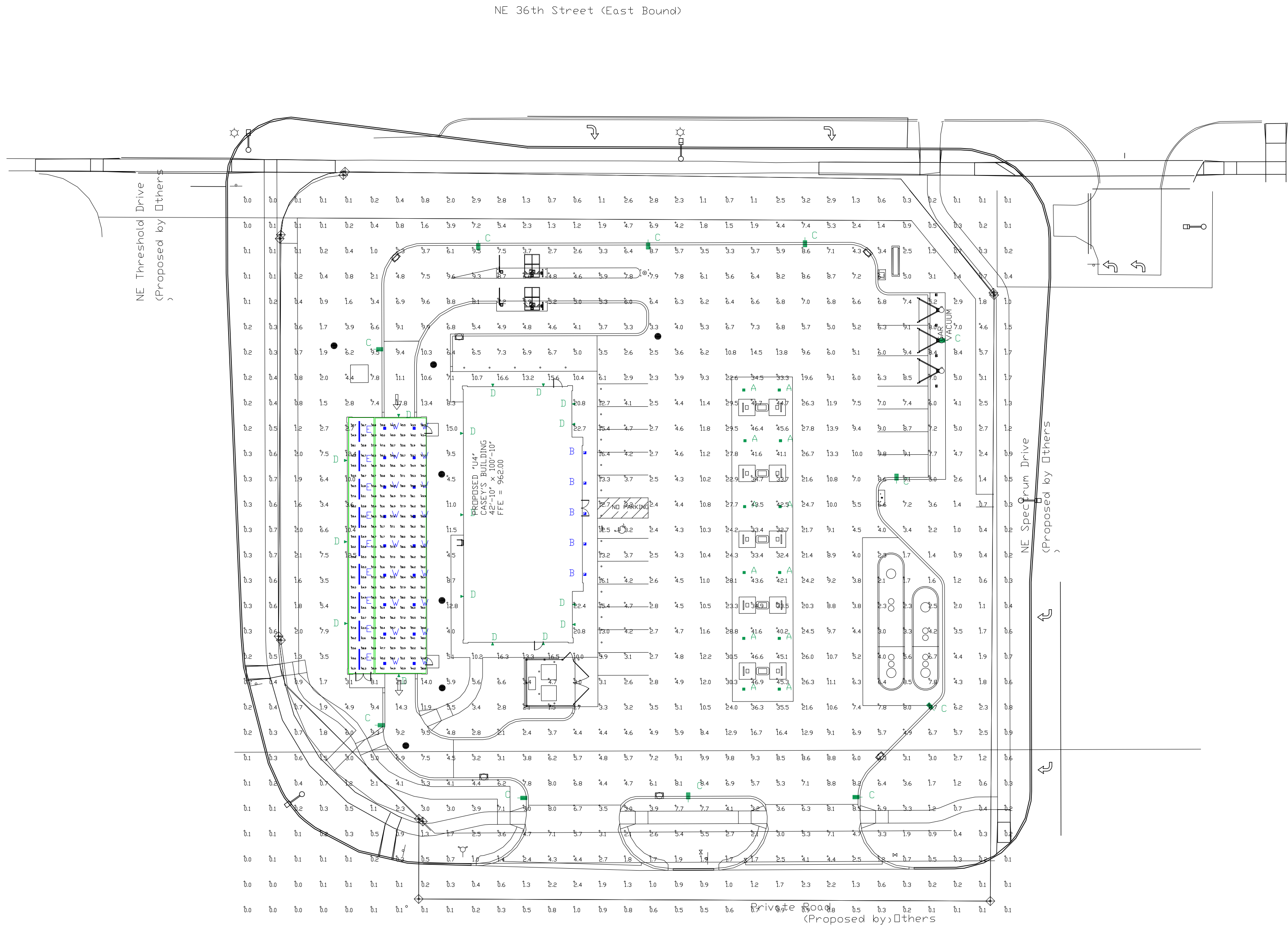


1 EAST ELEVATION - LEFT SIDE
1/4" = 1'



2 NORTH ELEVATION - FRONT (ENTRANCE)
1/4" = 1'

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 Casey's 		
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100		
PROJECT: 2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 08.08.22 CORRECTIONS: 05.29.25	DRAWING INFORMATION: EXTERIOR ELEVATIONS
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: J. GROS-LOUIS		CHECKED BY:
A-201		



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	6.27	46.9	0.0	N.A.	N.A.	0
CAR WASH SUPPORT_Workplane	Illuminance	Fc	53.94	65.8	27.9	1.93	2.36	0
CAR WASH TUNNEL_Workplane	Illuminance	Fc	52.43	58.6	38.5	1.36	1.52	0
CANOPY	Illuminance	Fc	35.25	46.9	22.6	1.56	2.08	
INSIDE CURB	Illuminance	Fc	7.50	27.8	1.6	4.69	17.38	

Footcandle levels in car wash at grade.
Reflectances: Ceiling-80% Walls-50% Floor-20%
Room Height: 15'
Fixture Mtg.Ht:14'

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	
	12	A	Single	SCV-LED-20L-SC-50-WHT-REDI	16.5'	1.000	20234	133	
	5	B	Single	XSPS-S-LED-SS-CW-DFL	10'	1.000	3966	31.1	
	11	C	Single	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE	15' POLE+2' BASE	1.000	18904	135	
	16	D	Single	GSR-06L-FT-50	13'	1.000	5958	49	
	9	E	Single	EG3-8-LED-13L-DA-S-50-80	14'	1.000	13060	95	
	18	W	Single	SCM-LED-08L-SC-50-SE	14'	1.000	7983	55.4	



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

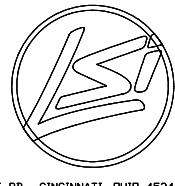
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Please note that for Interior Lighting Applications, the calculations are modeled using a basic room design that does not include, amongst other things, soffits, furniture, or equipment obstructions.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 5872.698



1800 ALLIANCE RD. CHICAGO, IL 60641-1000 USA
(773) 793-2000 • FAX (773) 793-0003

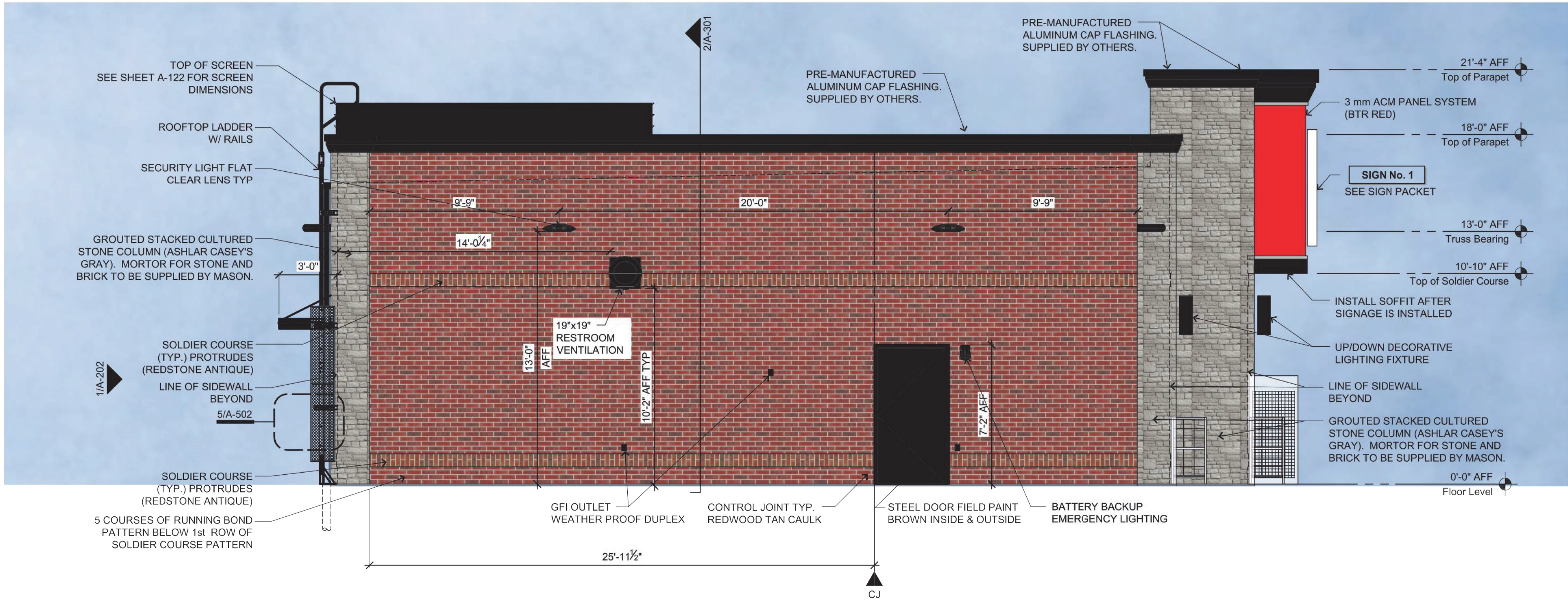
LIGHTING PROPOSAL LD-162601-1

CASEY'S #5142
36th STREET & SPECTRUM DRIVE
ANKENY, IA

BY/DATE	DATE:05-29-25	REV:08-19-25	SHEET 1 OF 1
SCALE: 1"=30'	ARCH: D	0	30

General Notes

- 1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
- 2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:
 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
- 3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
- 4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



2 East Elevation - Left Side of Building
1/4"=1'-0"



1 North Elevation - Front of Building
1/4"=1'-0"



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ELDS JOB NO. 25-052



CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
2135 NE 36TH STREET
ANKENY, IOWA

PUBLISHED:
05/29/24
REVISED BY:
01/02/24
REVISIONS:
05/29/25

EXTERIOR
ELEVATIONS

PROTOTYPE AND VERSION:
2024 - U4 - V.02
DRAWN BY:
Arion Goforth III

CHECKED BY:

A-201

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:

AL-101: FOR BUILDING LOCATION ON SITE

AL-601: FOR INFORMATION RELATING TO SIGNAGE

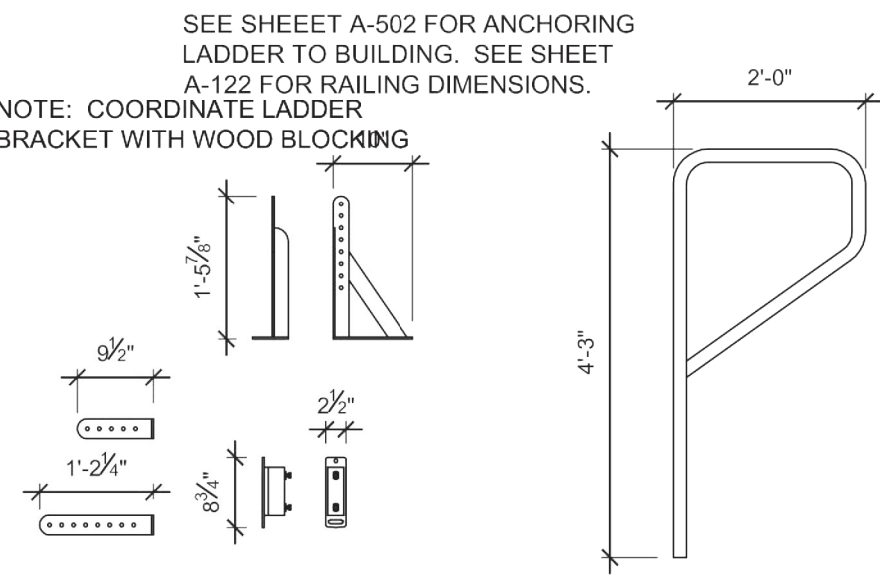
A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT

A-121: ROOF PLAN/ROOF TOP EQUIPMENT

A-601: DOOR & WINDOW SCHEDULES AND NOTES

S-101: FOOTINGS AND FOUNDATIONS

S-102: ROOF TRUSSES
3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

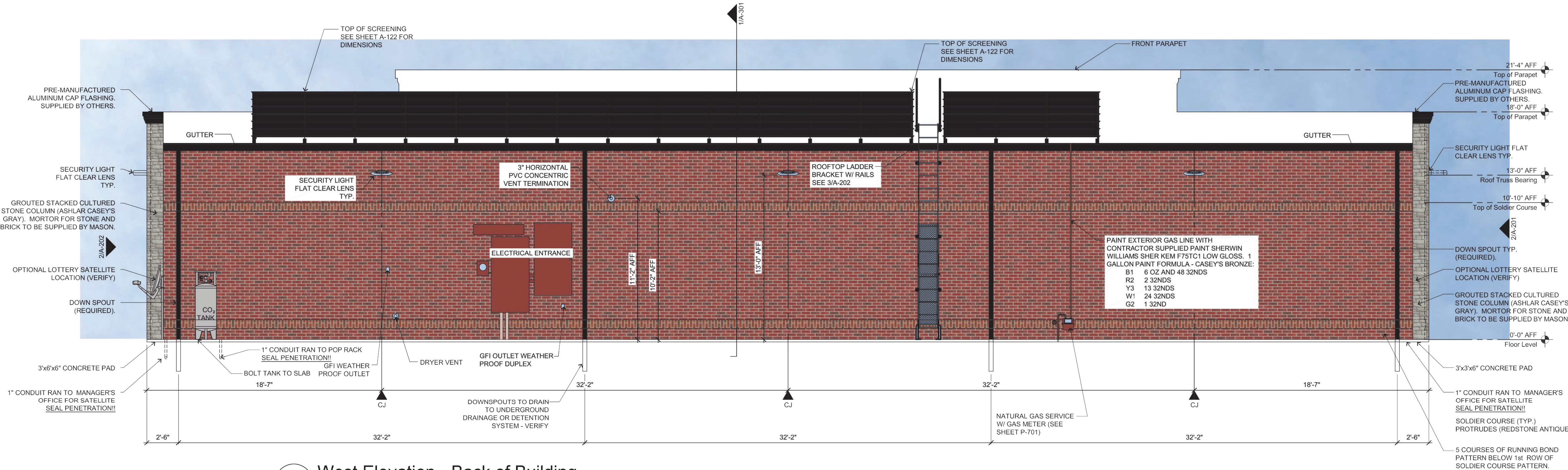


2 North Elevation - Right Side of Building

1/4"=1'-0"

3 Ladder Bracket

1/2"=1'-0"



1 West Elevation - Back of Building

1/4"=1'-0"

ELDS DESIGN SERVICES

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ELDS JOB NO. 25-052

CASEY'S CONSTRUCTION DIVISION

One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:

2135 NE 36TH STREET

ANKENY, IOWA

PROTOTYPED AND VERSION:

2024 - U4 - V.02

DESIGNED BY:

Arion Goforth III

PUBLISHED:

05/29/24

REVISIONS:

01/02/24

05/29/25

DRAWING INFORMATION:

EXTERIOR ELEVATIONS

A-202

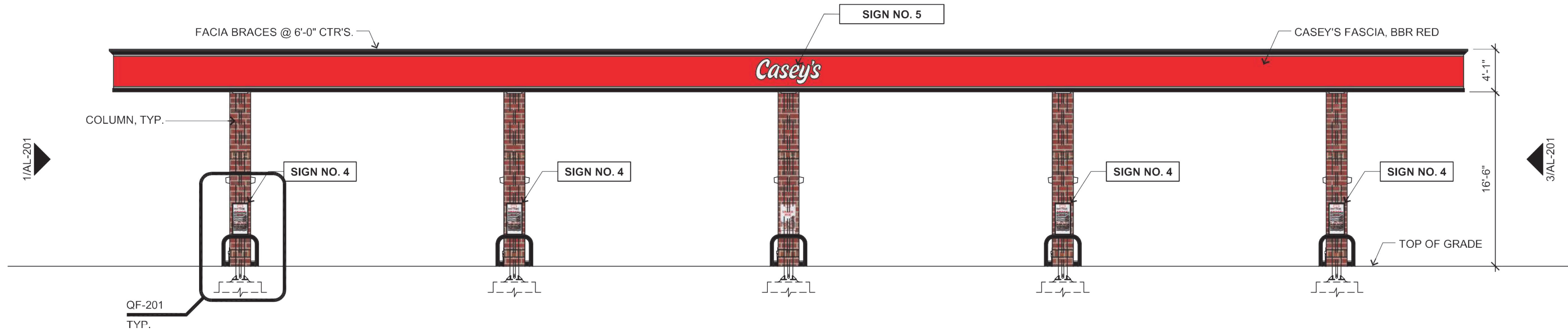
Page 42 of 99

VERIFY ALL SIGNAGE WITH SIGN PERMITS

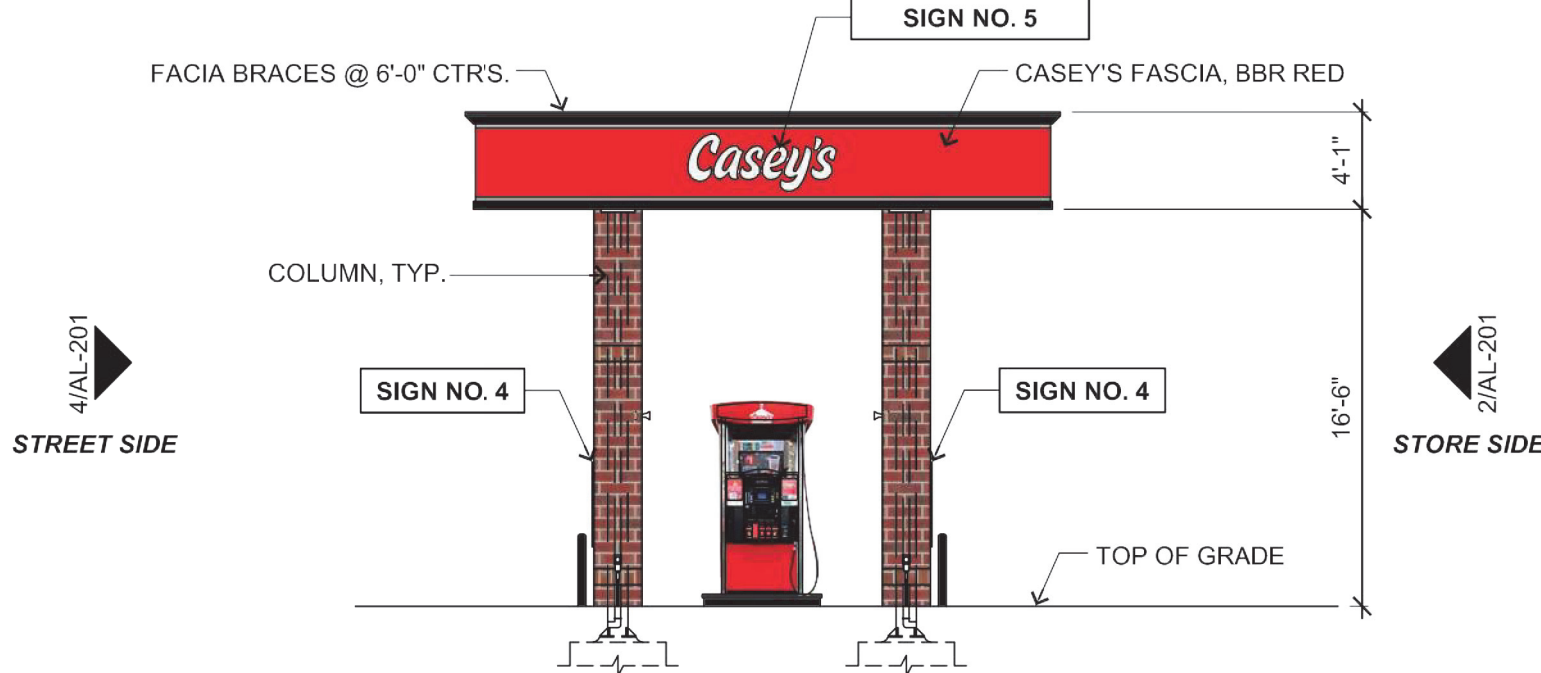
Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions					
					Bottom	Top	Width	Height	Area Ft²	Quantity
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
Total									120.95	

General Notes

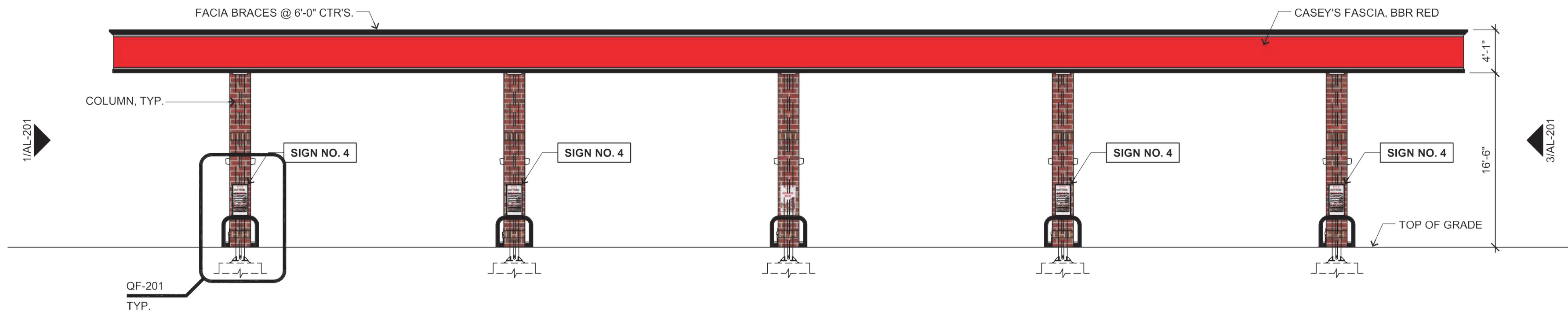
1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
- G-001 FOR GENERAL PROJECT NOTES
 - AL-101 FOR GENERAL SITE PLAN
 - Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
 - QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. GASOLINE ISLAND CANOPY: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
3. EMERGENCY GAS SHUT OFFS: REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



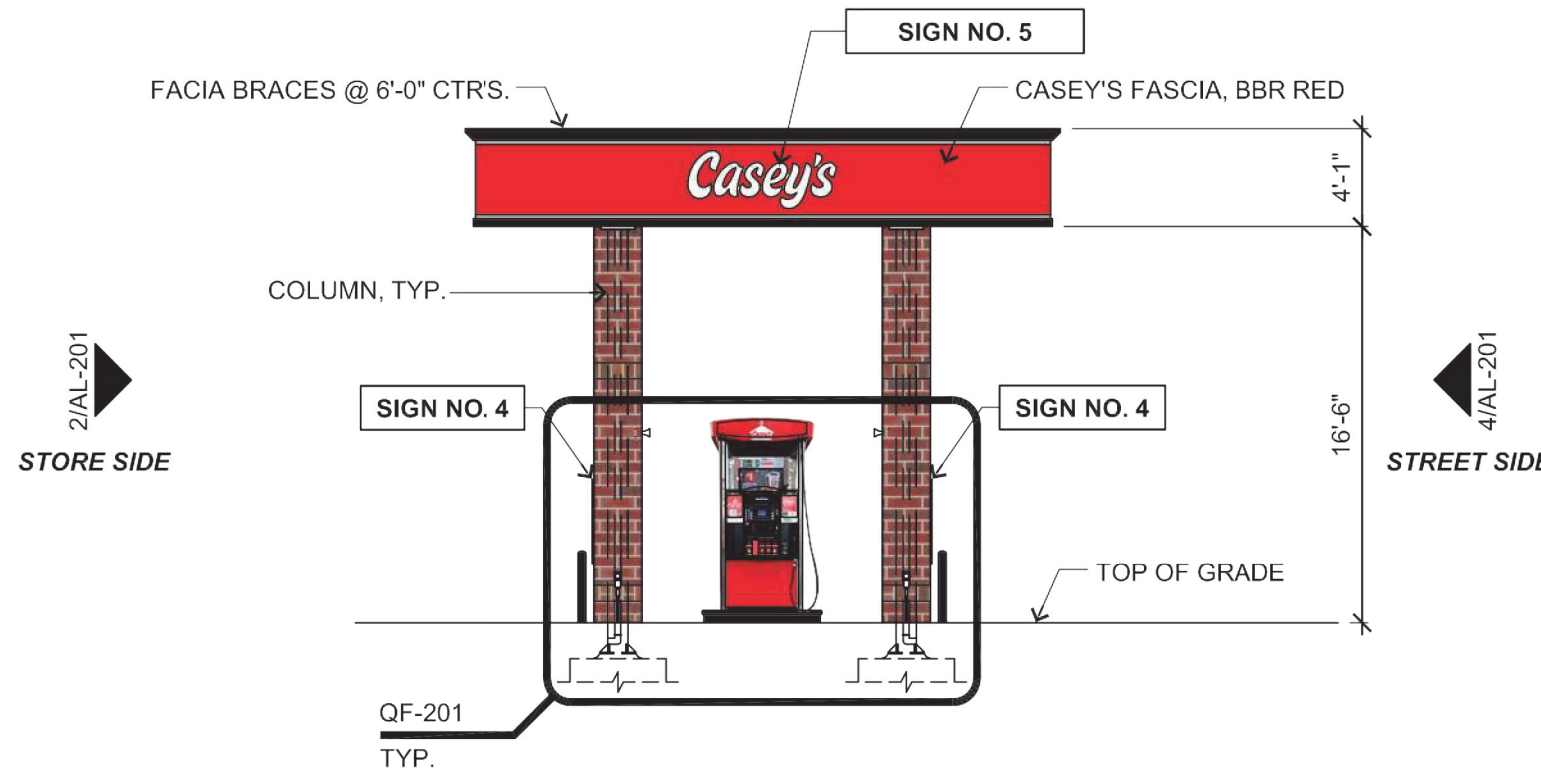
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



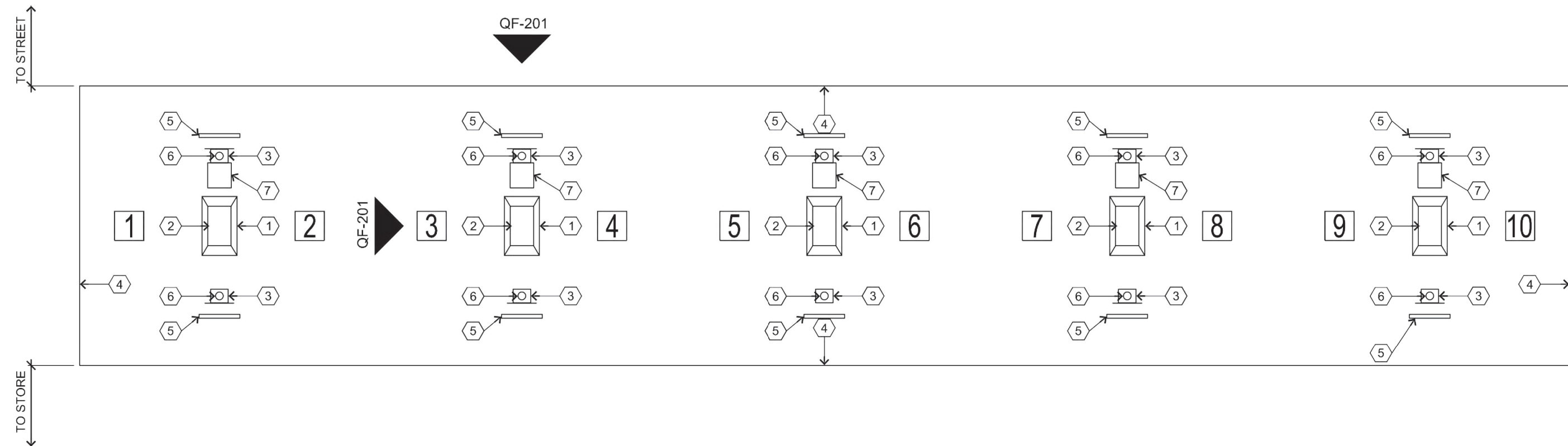
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Layout Plan
Not To Scale

Keyed Canopy Layout Plan Notes

- 1 FUEL ISLANDS
- 2 FUEL DISPENSERS: SUPPLIED BY OWNER
- 3 CANOPY COLUMN: SUPPLIED BY CANOPY MFG.
- 4 EDGE OF CANOPY: ABOVE
- 5 STEEL GUARD PIPE: SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- 6 INTERNAL DOWNSPOUTS: ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- 7 TRASH CAN AND WASH BUCKETS
- 8 PUMP LABELS: MOUNTED ON CANOPY COLUMNS



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PELDS JOB NO. 25-052

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., Ankeny, IA. 50021 515-965-6100		
PROJECT: 2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 04/03/25 CORRECTIONS: 05/29/25	DRAWING INFORMATION: GASOLINE ISLAND CANOPY ELEVATIONS AL-201
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: B. RAHN	CHECKED BY:	

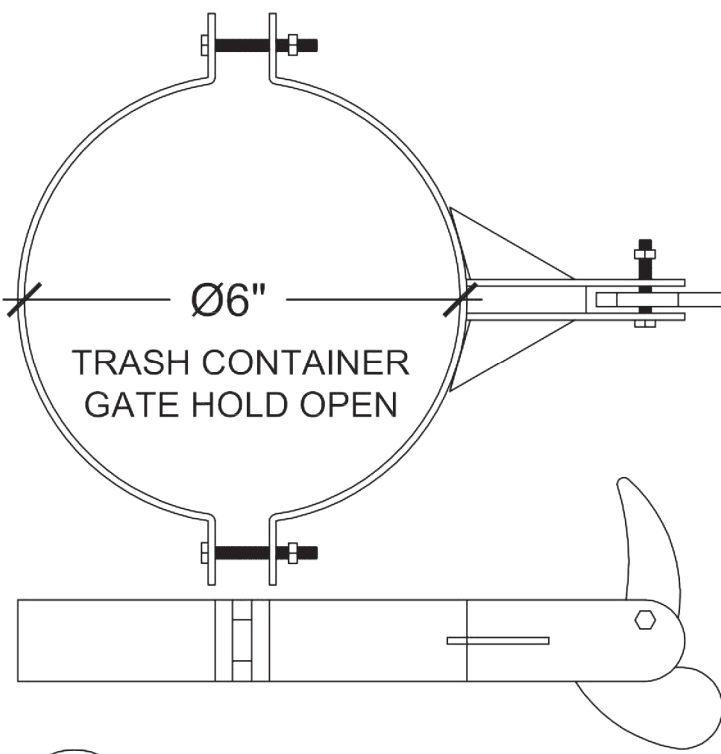
General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

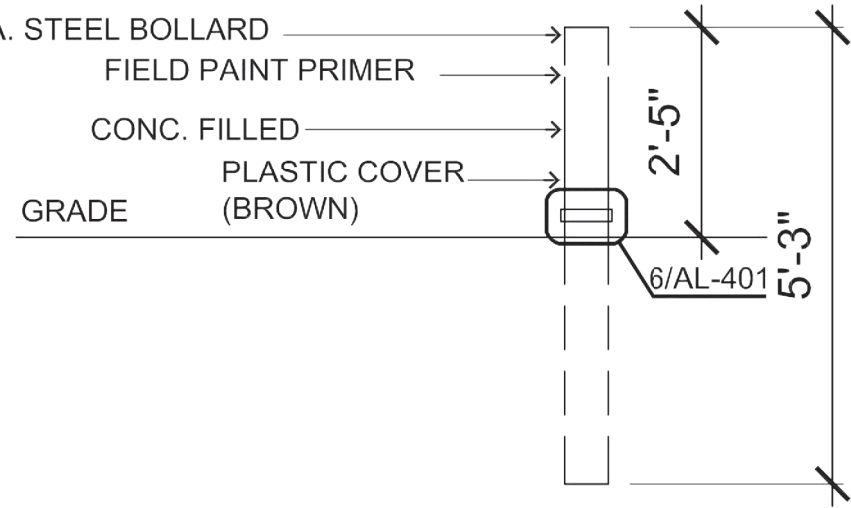
G-001 FOR GENERAL PROJECT NOTES
AL101 FOR GENERAL SITE PLAN

Construction Notes

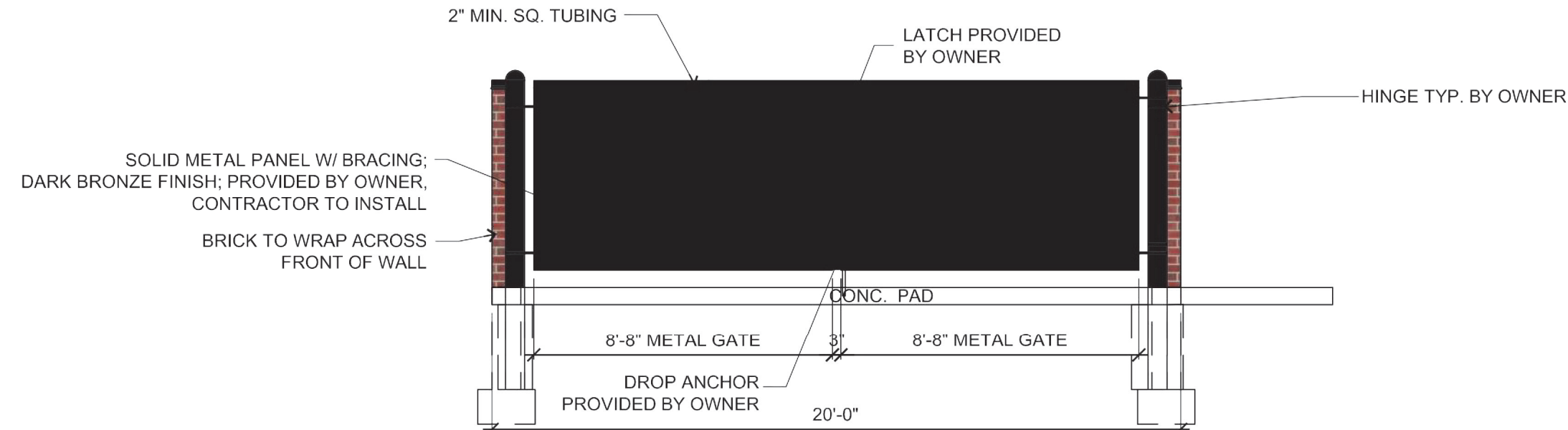
- 1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.
- 3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.
- 4) DUMPSTER ENCLOSURE WALLS WILL BE 4" BLOCK PURCHASED BY CONTRACTOR



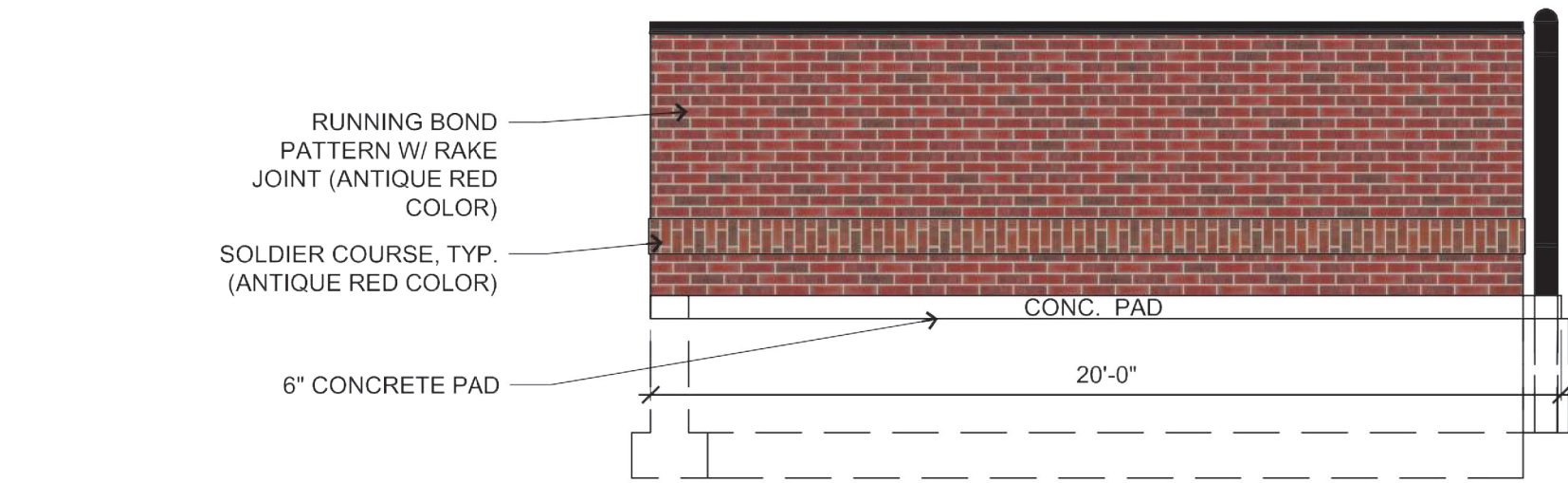
6 Gate Open Holder
No Scale



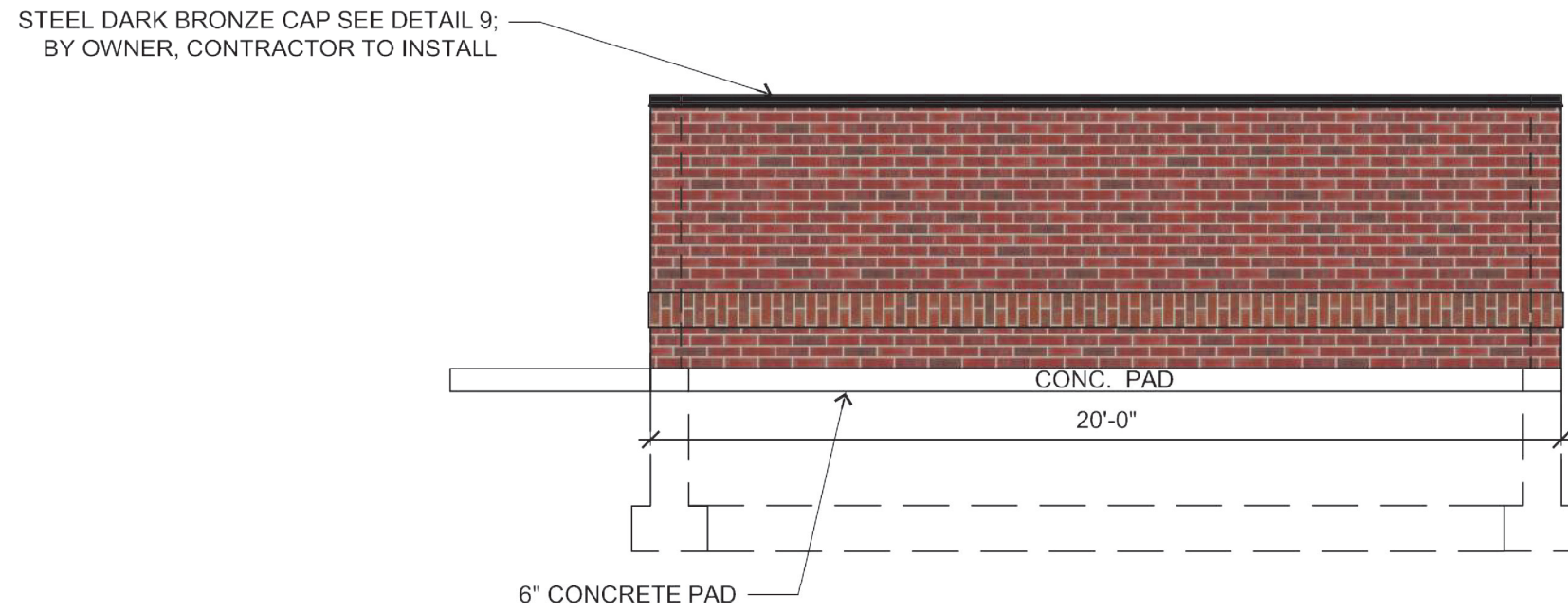
7 Bollard Detail
No Scale



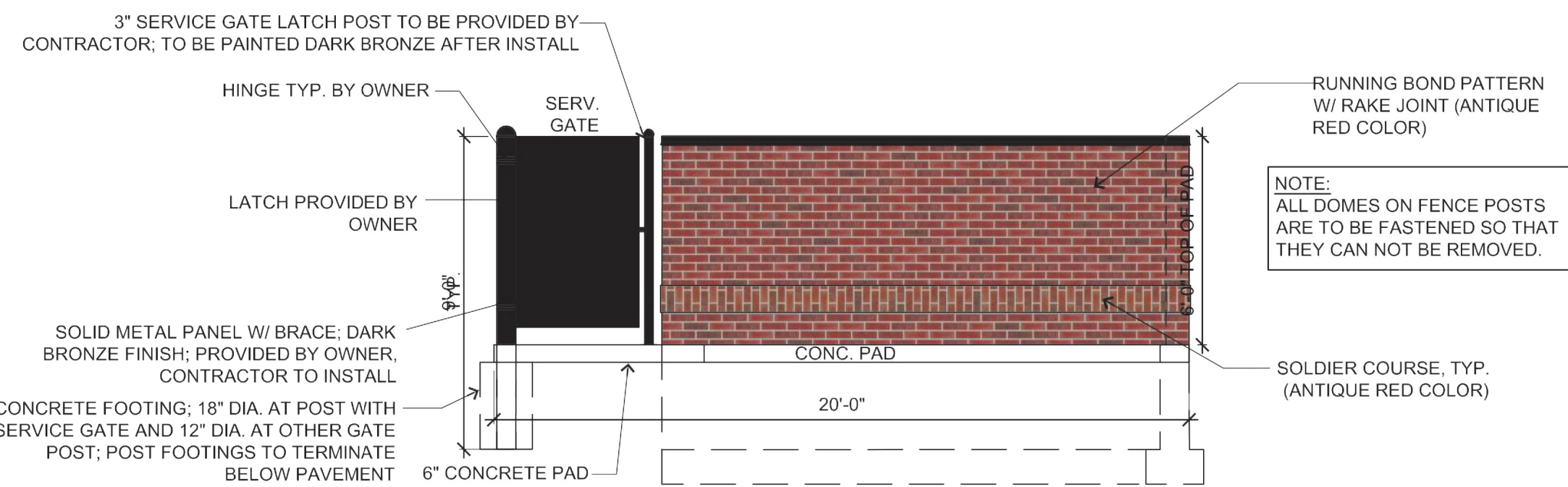
5 Dumpster Enclosure - Elevation
1/4" = 1'-0"



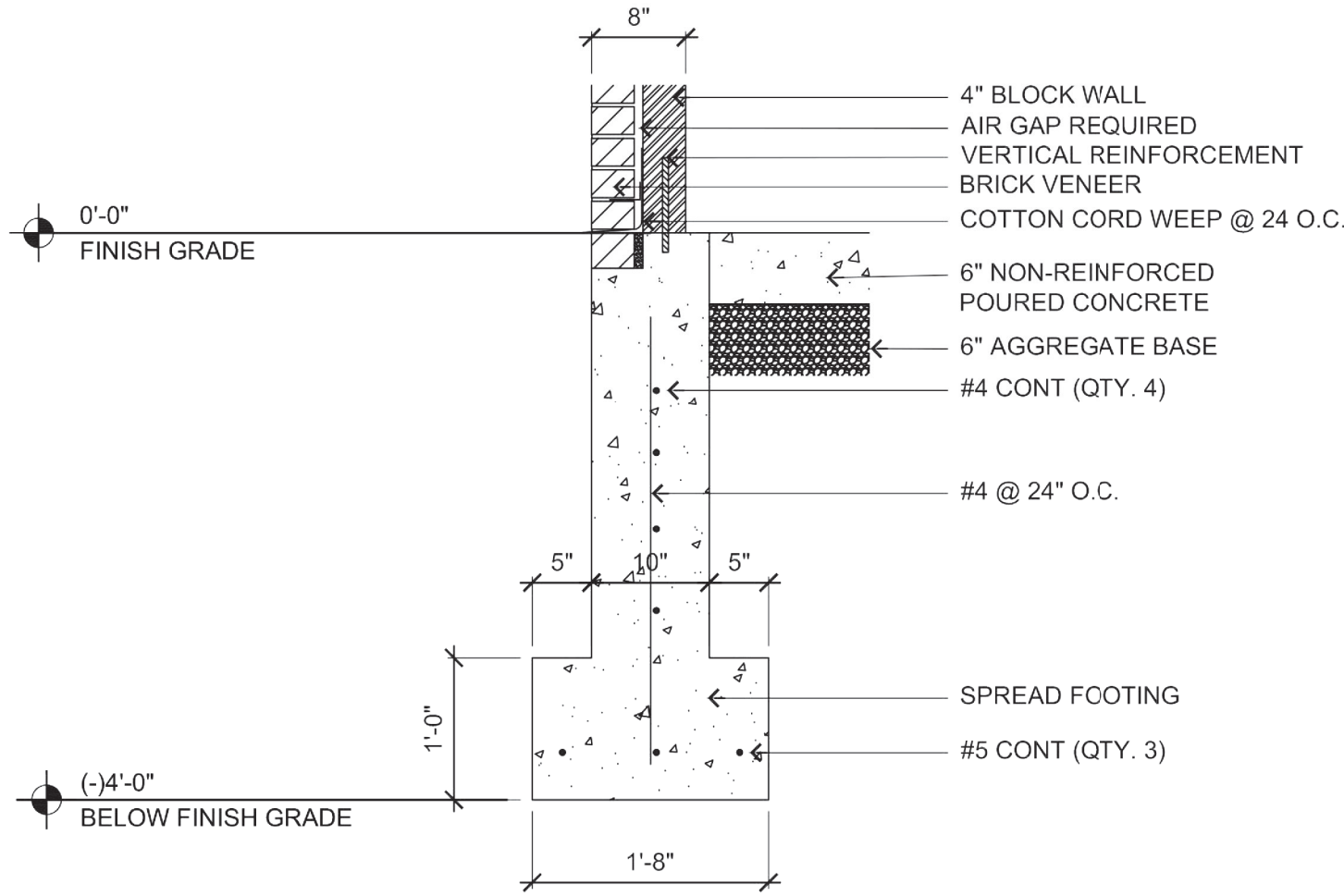
4 Dumpster Enclosure - Elevation
1/4" = 1'-0"



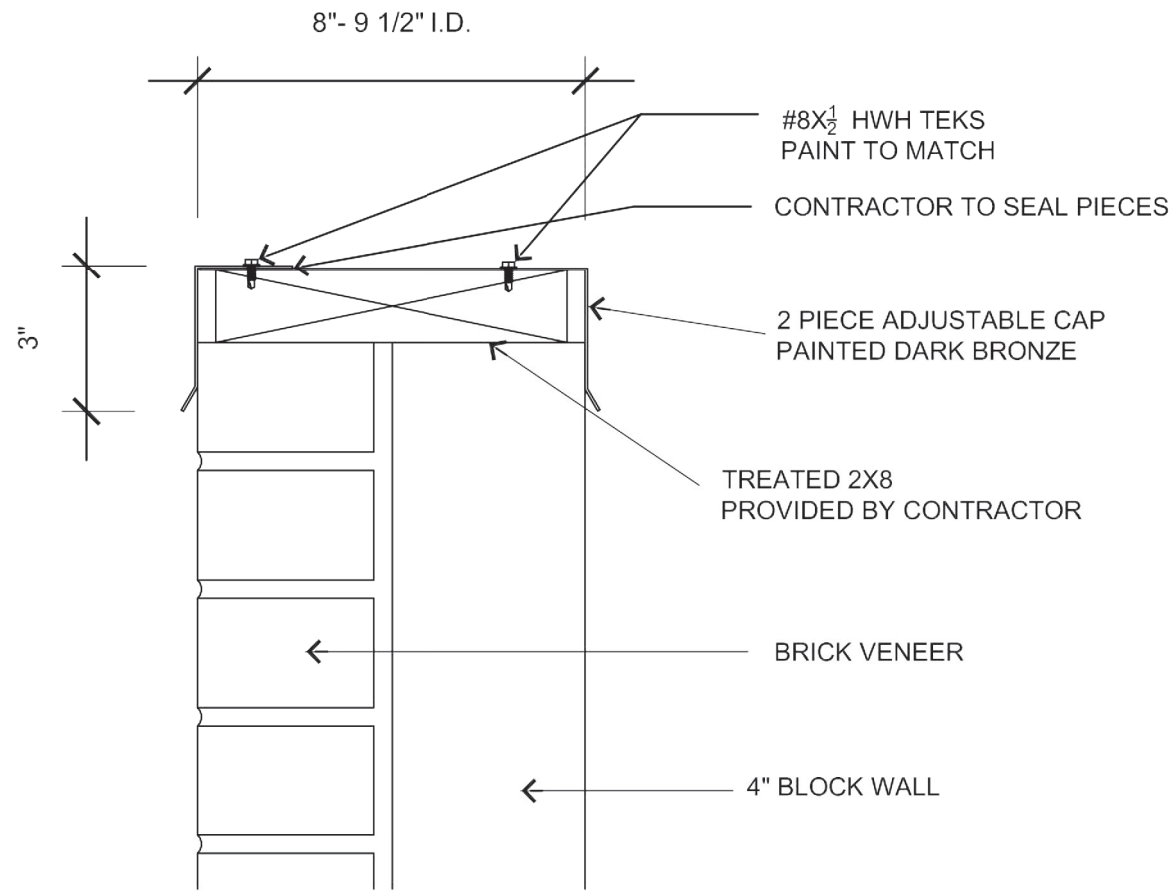
3 Dumpster Enclosure - Elevation
1/4" = 1'-0"



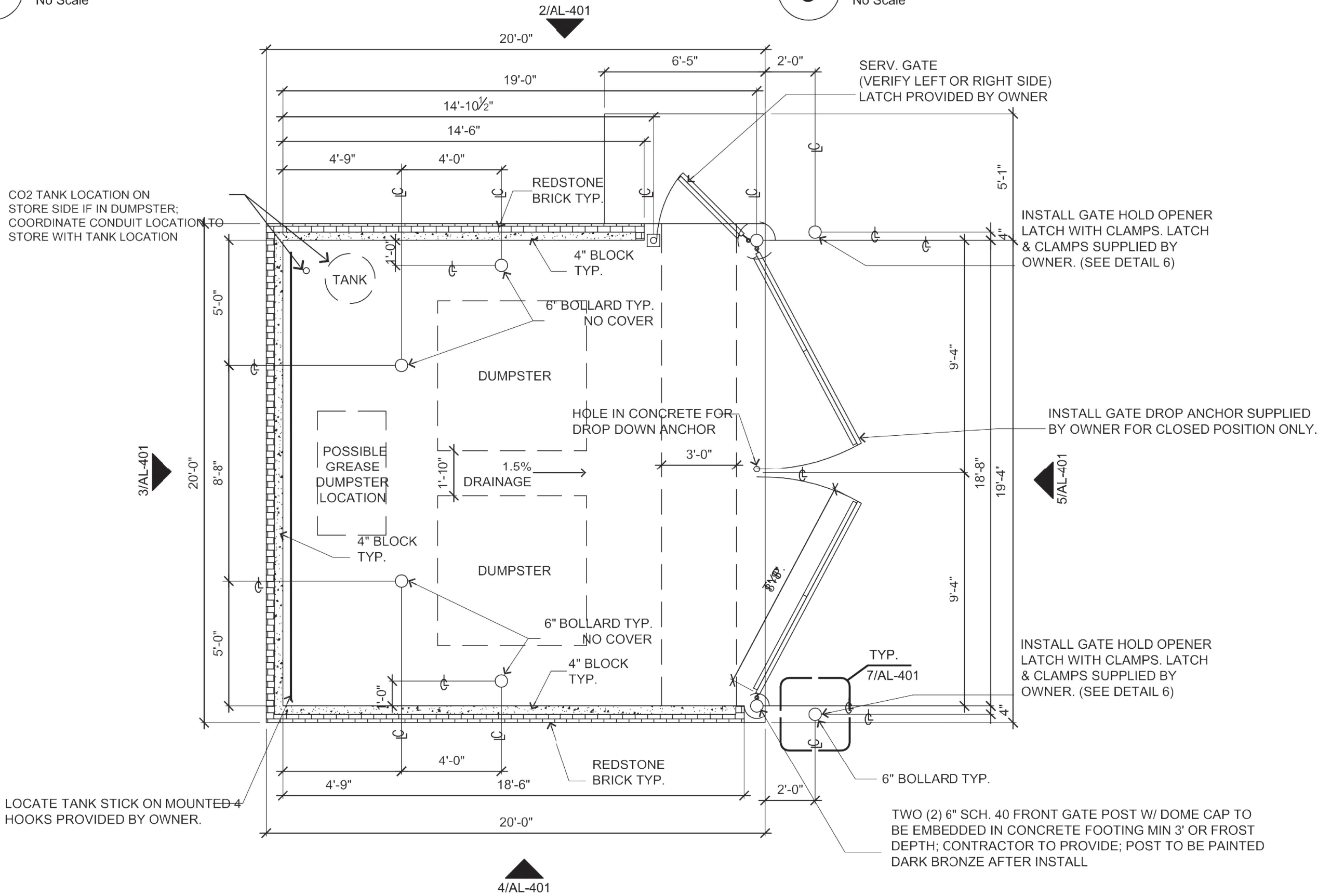
2 Dumpster Enclosure - Elevation
1/4" = 1'-0"



8 Spread Footing Detail
No Scale



9 Adjustable Dumpster Wall Cap
No Scale



1 Dumpster Plan
1/4" = 1'-0"

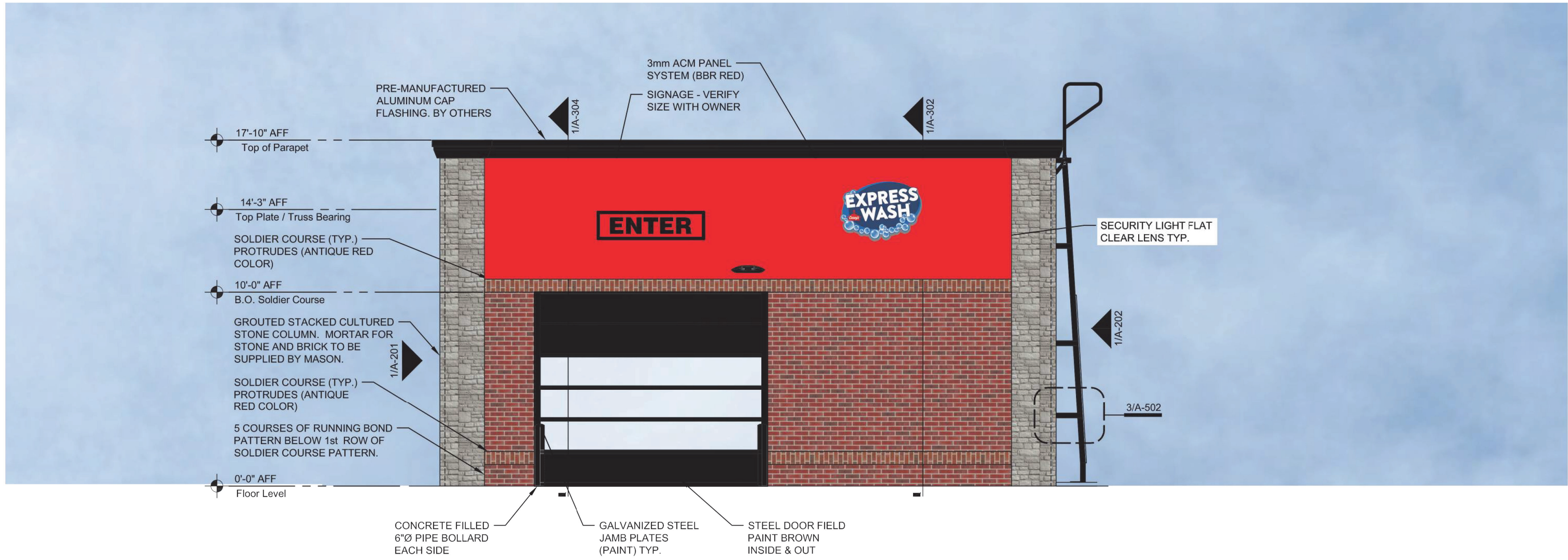


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PELDS JOB NO. 25-052

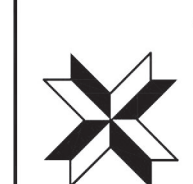
			
CASEY'S CONSTRUCTION DIVISION			
One Convenience Blvd., Ankeny, IA. 50021 515-965-6100			
PROJECT:	2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 04/03/25 CONCRETE FRT RESED: 05/29/25	DRAWING INFORMATION: DUMPSTER ENCLOSURE
DRAWING INFORMATION: CONSTRUCTION DIVISION	DESIGNED BY: B. RAHN	CHECKED BY:	AL-401

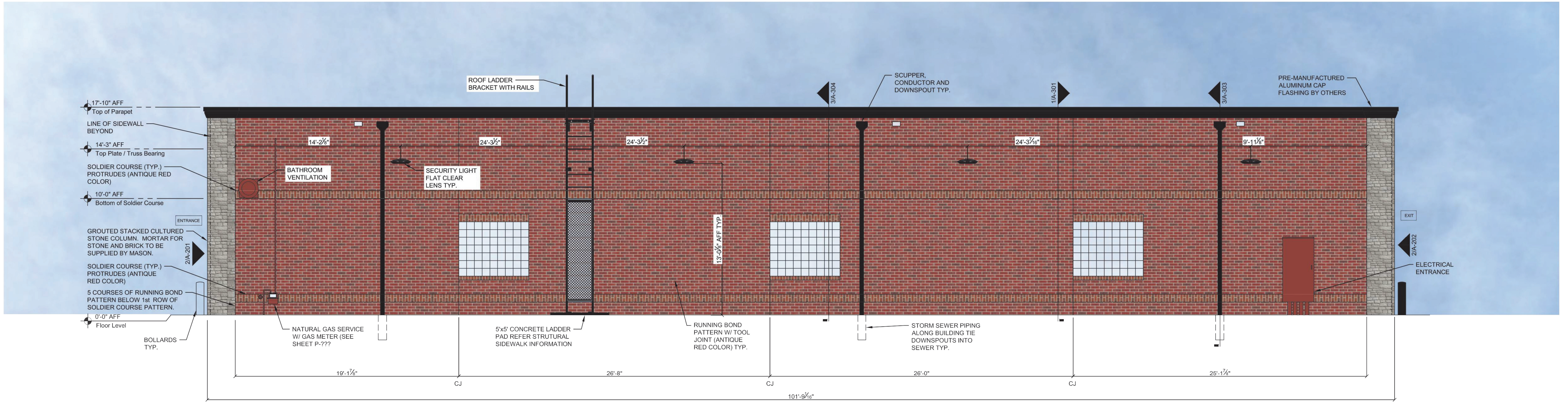


1 EAST ELEVATION - LEFT SIDE
1/4" = 1'

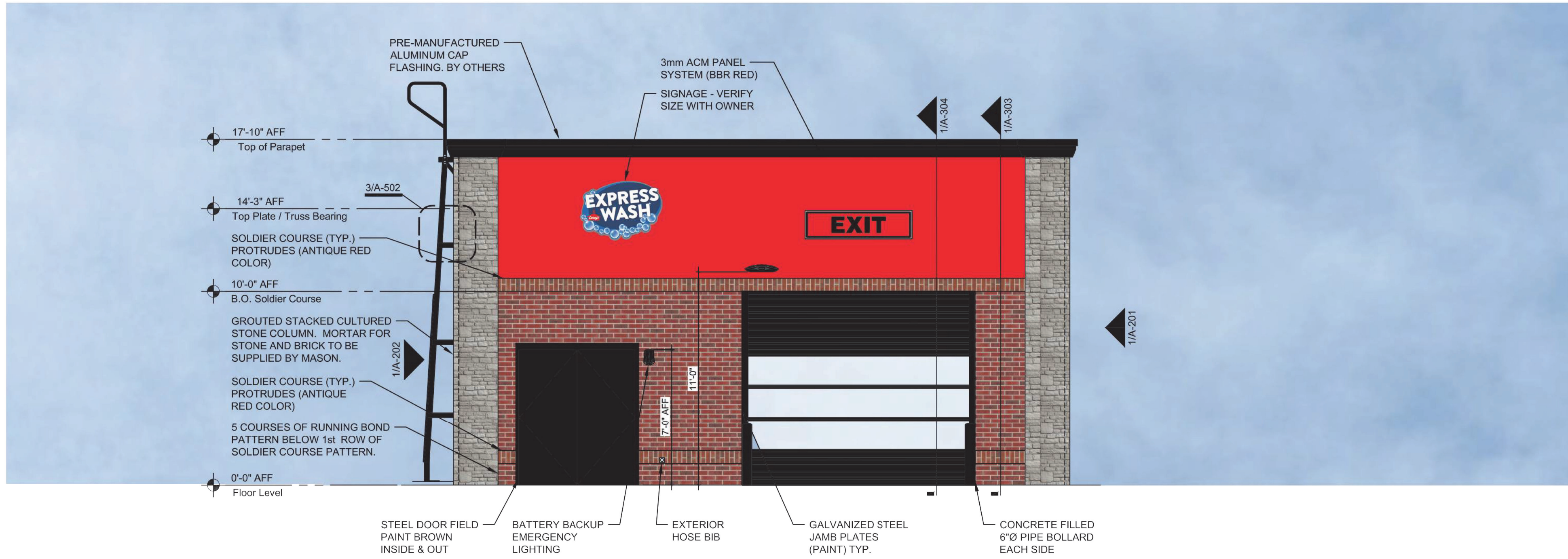


2 NORTH ELEVATION - FRONT (ENTRANCE)
1/4" = 1'

 ELDS DESIGN SERVICES		
Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 P.O. Box 4626 Des Moines, Iowa 50305 P: 515-265-8196 F: 515-266-2259 PELDS JOB NO. 25-052		
 Casey's 		
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100		
PROJECT: 2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 08.08.22 CONSENT DATE REVISION: 05.29.25	DRAWING INFORMATION: EXTERIOR ELEVATIONS
DRAWING INFORMATION: CONSTRUCTION DIVISION DESIGNED BY: J. GROS-LOUIS		CHECKED BY:
A-201		

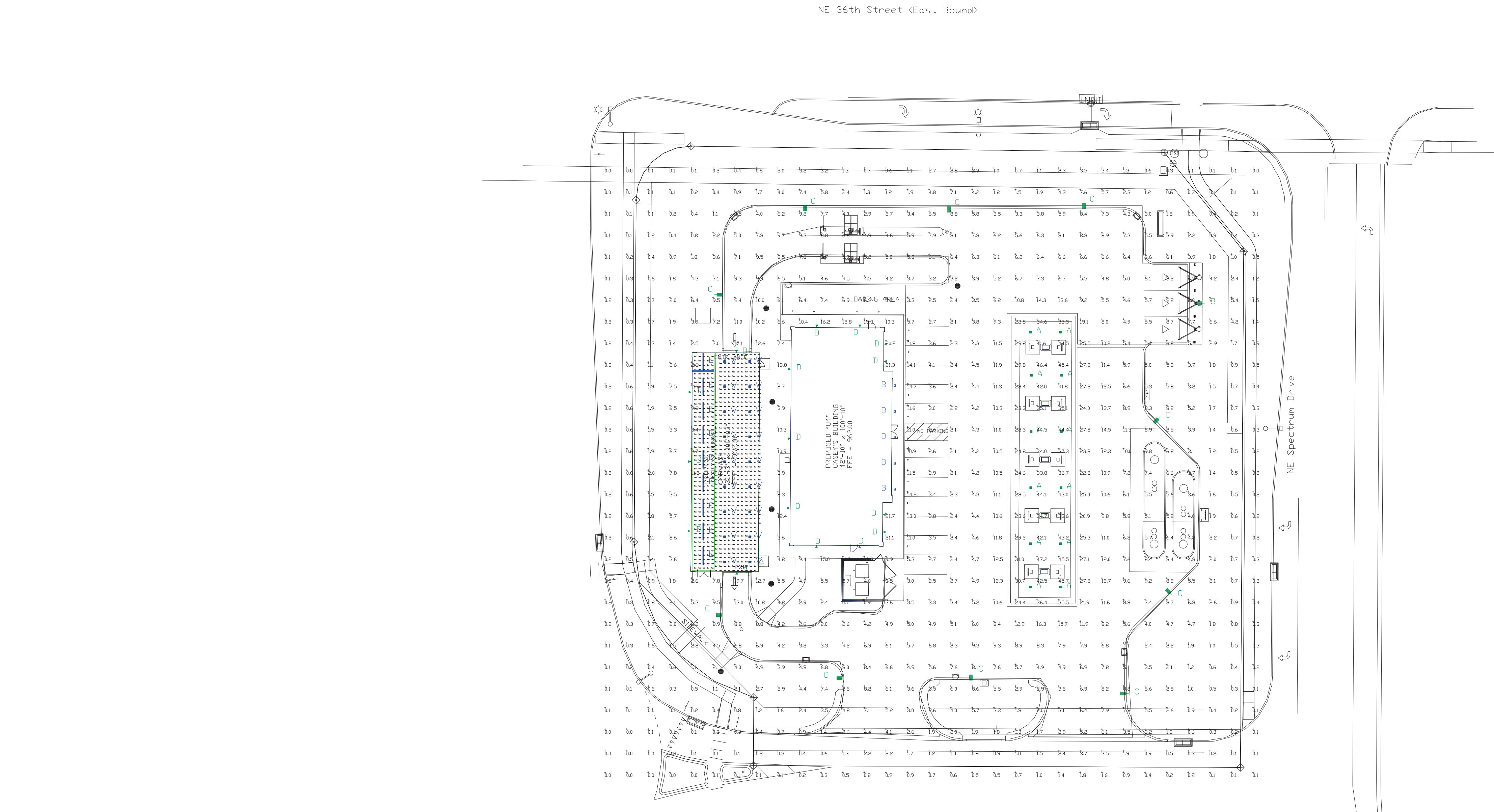


1 WEST ELEVATION RIGHT SIDE
1/4" = 1'



2 SOUTH ELEVATION (EXIT)
1/4" = 1'

 Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 P.O. Box 4626 Des Moines, Iowa 50305 P: 515-265-8196 F: 515-266-2259 PELDS JOB NO. 25-052			
 CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100			
PROJECT: 2135 NE 36TH STREET ANKENY, IOWA	PUBLISHED: 08.08.22 CONSENT DATE: 05.29.25	DRAWING INFORMATION: EXTERIOR ELEVATIONS	A-202
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: J. GROS-LOUIS	CHECKED BY:		



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	6.23	47.2	0.0	N.A.	N.A.	0
CAR WASH SUPPORT_Floor	Illuminance	Fc	34.91	44.2	17.0	2.05	2.60	0
CAR WASH TUNNEL_Floor	Illuminance	Fc	35.26	42.0	18.1	1.95	2.32	0
CANOPY	Illuminance	Fc	35.79	47.2	22.8	1.57	2.07	
INSIDE CURB	Illuminance	Fc	7.68	27.8	2.0	3.84	13.90	

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating	
	12	A	Single	SCV-LED-20L-SC-50-WHT-REDI	16.5'	1.000	20234	133	B4-U0-G1	
	5	B	Single	XSPS-S-LED-SS-CW-DFL	10'	1.000	3966	31.1	B2-U0-G1	
	11	C	Single	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE	15' POLE+2' BASE	1.000	18904	135	B3-U0-G3	
	16	D	Single	GSR-06L-FT-50	13'	1.000	5958	49	B2-U0-G1	
	9	E	Single	EG3-8-LED-13L-DA-S-50-80	14'	1.000	13060	95	B3-U3-G3	
	18	W	Single	SCM-LED-08L-SC-50	14'	1.000	7983	55.4	B3-U0-G1	

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED Fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of 'U0' most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 5872.698



LIGHTING PROPOSAL LD-162601-1

CASEY'S #5142
36th STREET & SPECTRUM DRIVE
ANKENY, IA

BY:WWE:SEF DATE:05-29-25 REV:6/4/25 SHEET 1 OF 1

SCALE: 1"=30'

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 3, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

1980 NW Briargate Drive - Triad Kids Gym Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

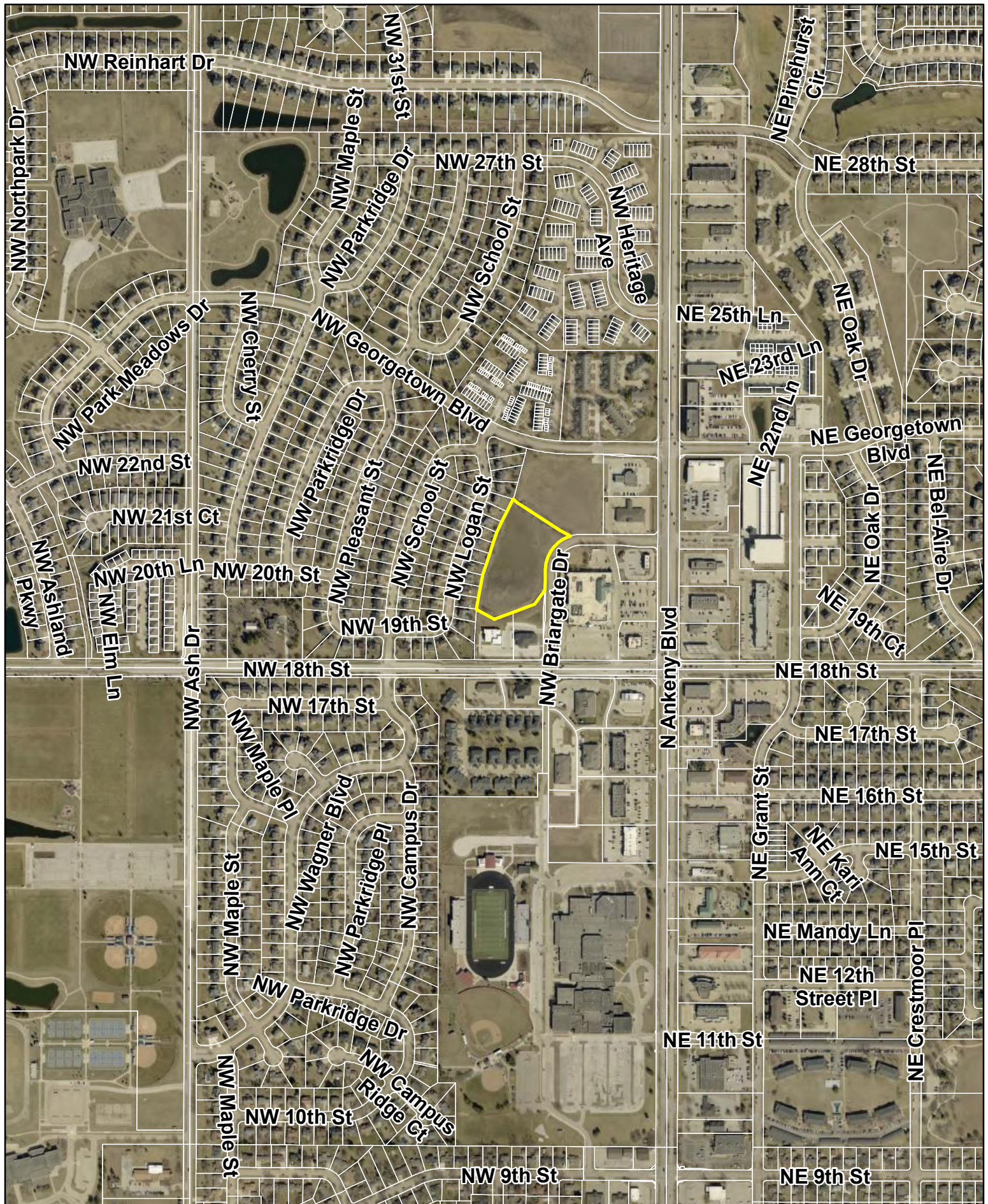
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1980 NW Briargate Drive, Triad Kids Gym, subject to approval of the required Storm Water Management easements and the required Public Water Main easement.

ATTACHMENTS

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



1 inch = 677 feet

Date: 8/27/2025

**1980 NW Briargate Drive
Triad Kids Gym - Site Plan
Aerial Map**



Agenda Item: 1980 NW Briargate Drive – Triad Kids Gym
Report Date: August 28, 2025
Prepared by: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1980 NW Briargate Drive, Triad Kids Gym, subject to approval of the required Storm Water Management easements and the required Public Water Main easement.

Project Summary:

The subject property is generally located north of NW 18th Street and west of Briargate Drive on Lot 1, Georgetown Plat 12. The subject property is approximately 4.29 acres (+/-) in size and is zoned C-2, General Retail and Highway Oriented Commercial District. Properties to north, east, and south are also zoned C-2, while the properties to the west are zoned R-3, Multiple Family Residence District w/restrictions. The applicant is proposing to construct an approximate 43,043 square-foot building largely comprised of a kids gym. The building also incorporates a daycare and preschool wing on the north side as well as an office, lounge and locker room area on the east (front) side of the building. The proposed site plan also includes associated parking, two drive entrances, utilities, sidewalks and landscaping.

The exterior of the proposed building will be constructed primarily of precast concrete (80-90%) with aluminum cladding accents. Building material requirements have been satisfied with the proposed elevations.

Plans call for parking to be located on all sides of the building, while a drive wraps around the perimeter of the building connecting to a looped drop-off drive at the front, main entrance of the building. The proposed plans meet code requirements with a total of 159 parking stalls, six of which are handicap accessible. Vehicular access to the site is provided via two access drives off of NW Briargate Drive. Public improvement plans call for a westbound right-turn lane on NW 18th Street at the intersection with NW Briargate Drive, and a southbound right-turn lane on North Ankeny Blvd at the intersection with NW 20th street. A note has been added to the site plan reflecting this requirement prior to a certificate of occupancy.

Both landscaping and screening requirements for the proposed development have been satisfied with the proposed plans. In addition to the standard open space and pavement shading requirements, a type 'C' screen has been provided along the west property line to create a sense of separation between the proposed commercial development and the existing residential properties that neighbor to the west. The type 'C' screen includes the installation of a six-foot high, wood fence and various landscaping plantings. A segmented, retaining wall with safety fence is proposed along the north property line and a second segment of retaining wall is proposed along the southeast corner of the parking lot. The retaining walls in combination with the approximate three-foot decline in elevation from the retaining wall to the row of parking stalls on the north end is anticipated to provide additional headlight screening in these areas.

The site will be serviced by connecting to the water and sanitary lines that run along the west side of NW Briargate Drive, providing the site with six-inch water and six-inch sanitary service. Storm water on the site will drain to one of the two proposed on-site detention basins. Basin one is located in the southwest corner of the property and basin two is located in the northwest corner of the property. From there, storm water from the proposed basins will be routed to the exiting swales.

Site Plan Worksheet
1980 NW Briargate Drive – Triad Kids Gym

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 building sits near the center of Lot 1, Georgetown Plat 12 with the primary building façade facing east towards NW Briargate Drive. A trash enclosure is proposed to be located on the northwest side of the building away from public view.

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

The site plan generally complies 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 site provides for adequate parking and circulation. The plans propose a total of 159 stalls located around the perimeter of the proposed building. The west side of the site incorporates a type 'C' screen to create a sense of separation between the proposed parking and the existing residential properties that neighbor to the west. The type 'C' screen includes the installation of a six-foot high, wood fence and various landscaping plantings.

- 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.**

The City's Traffic Engineering Division has been in contact with the applicant regarding the off-site improvements required with this project. These improvements include a westbound right-turn lane on NW 18th Street at the intersection with NW Briargate Drive, and a southbound right-turn lane on North Ankeny Blvd at the intersection with NW 20th street. A note has been added to the site plan reflecting this requirement prior to a certificate of occupancy.

- 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.**

The site provides adequate open space and shading. Parking stalls are to be located around the perimeter of the proposed building. A concrete block retaining wall is proposed along the north side of the property in addition to a segment along the south east side of the site both with an approximate three-foot change in grade helps provide for additional headlight screening in these areas.

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.**

There will be one trash enclosure located near the northwest corner of the property. The trash enclosure will be constructed to match the materials of the proposed building.

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 on the site will drain to one of the two proposed on-site detention basins. Basin one is located in the southwest corner of the property and basin two is located in the northwest corner of the property. From there, storm water from the proposed basins will be routed to the exiting swales.

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.**

The site will be serviced by connecting to the water and sanitary lines that run along the west side of NW Briargate Drive, providing the site with six-inch water and six-inch sanitary service.

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.**

The proposed plans meet the open space requirements of the code with the majority of the open space being provided on the south, east and north sides of the site.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping generally conforms and meets the requirements of the code.

B. Building Design

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

The proposed building is comparable in size and scale to other commercial developments in the area. The proposed size and design align with the regulations of the C-2 zoning district.

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

The building materials for the proposed building consist primarily of pre-cast concrete with aluminum cladding accents. The minimum primary material requirements of the code have been met.

- 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 the public's view along NW Briargate Drive.

- 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.

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.

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

The proposed 43,043 square-foot building is comparable in scale and style to the existing commercial developments in and around the area.

- 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.

August 22, 2025

Planning and Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Dr
Ankeny, Iowa 50023

RE: Triad Kids Gym Site Plan (2302.121)

Dear Planning and Zoning Commission:

On behalf of *Iowa Georgetown LLC*, we respectfully submit herewith the Triad Kids Gym Site Plan in request for approval. This project features the construction of a 1-story, 43,043 SF Gym located at 1980 NW Briargate Drive. Primary access to the property comes off to full access points off NW Briargate Drive. Proposed improvements to the site include paved parking on all 4 sides of the building, designated drop-off and pick-up lane at the front entrance, detention basins on both the north and south sides of the property, new utility services, and landscaping. Off-site improvement will include a westbound right-turn lane on NW 18th Street at the intersection with NW Briargate Drive, and a southbound right-turn lane on N Ankeny Blvd/ US 69 at the intersection with NW 20th Street

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

Sincerely,

CIVIL DESIGN ADVANTAGE



Nikki Neal, ASLA

SITE PLAN FOR:
TRIAD KIDS GYM - 1980 NW BRIARGATE DR.

ANKENY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.0	DIMENSION REFERENCE PLAN
C2.1–C2.2	DIMENSION PLAN
C3.0	GRADING REFERENCE PLAN
C3.1–C3.2	GRADING PLAN
C3.3	GRADING ENLARGEMENTS
C4.1	EROSION AND SEDIMENT CONTROL PLAN
C5.0	UTILITY REFERENCE PLAN
C5.1–C5.2	UTILITY PLAN
C6.1	DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS

BULK REGULATIONS

SETBACKS	
FRONT YARD:	35 FEET
SIDE YARDS:	SAME AS REQUIRED IN R-3 DISTRICT FOR RESIDENTIAL USES. NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET. ANY SIDE YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.
REAR YARD:	40 FEET. ANY REAR YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.



UTILITY WARNING

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



CIVIL DESIGN ADVANTAGE

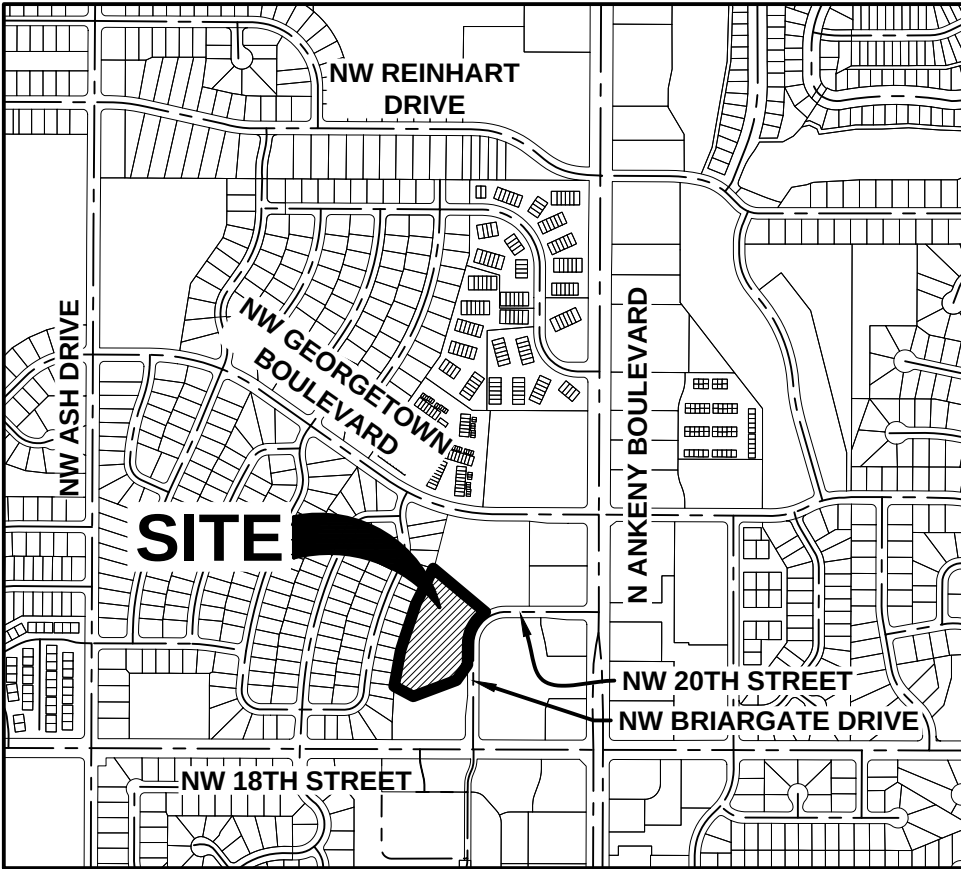
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2302.121

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

IOWA GEORGETOWN LLC
8185 UPLAND CIRCLE
CHANHASSEN, MINNESOTA 55317
CONTACT: BRYON HOUGH
EMAIL: BRYON@CAMINCORPORATED.COM
PH: 952-237-4956

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: NICOLE NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

DOERR ARCHITECTURE
29861 MOHICAN CIR
BREEZY POINT, MN 56472
CONTACT: WILLIAM B. DOERR
EMAIL: DOERRARCHITECTS@AOL.COM
PH: (218) 839-9909

SUBMITTAL DATES

FIRST SUBMITTAL:	03/21/2025
SECOND SUBMITTAL:	04/28/2025
THIRD SUBMITTAL:	05/21/2025
FOURTH SUBMITTAL:	08/22/2025

LEGAL DESCRIPTION

LOT 1, GEORGETOWN PLAT 12, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY.

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

C-2

PROJECT SITE ADDRESS

1980 NW BRIARGATE DR.

PROPOSED USE

GYM

DEVELOPMENT SUMMARY

AREA: 4.29 ACRES (186,872 SF)

ZONING: COMMERCIAL (C-2)

SETBACKS

FRONT: 35 FEET
SIDE: 0 FEET
REAR: 40 FEET

OPEN SPACE

REQUIRED: 37,401 SF (20%)
PROVIDED: 69,726 SF (37%)

IMPERVIOUS AREA

BUILDING: 43,043 SF
SIDEWALK: 9,340 SF
PAVING: 64,763 SF
TOTAL: 117,146 SF

PROVIDED PARKING

STANDARD: 153 STALLS
ACCESSIBLE: 6 STALLS
TOTAL: 159 STALLS

DATE OF SURVEY

DECEMBER 28, 2022

BENCHMARKS

EXISTING SANITARY MANHOLES-EX1
ELEVATION=950.67

BURY BOLT ON HYDRANT 500 FEET +/- WEST OF
HWY 69 ON NORTH SIDE OF NW 20TH STREET.
ELEVATION=951.85

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY	—
SECTION LINE	- - - - -
CENTER LINE	—
RIGHT OF WAY	- - - R/W - - -
BUILDING SETBACK	- - - - -
PERMANENT EASEMENT	- - - P/E - - -
TEMPORARY EASEMENT	- - - T/E - - -
TYPE SW-501 STORM INTAKE	—
TYPE SW-502 STORM INTAKE	—
TYPE SW-503 STORM INTAKE	—
TYPE SW-505 STORM INTAKE	—
TYPE SW-506 STORM INTAKE	—
TYPE SW-512 STORM INTAKE	—
TYPE SW-513 STORM INTAKE	—
TYPE SW-516 STORM INTAKE	—
TYPE SW-401 STORM MANHOLE	—
TYPE SW-402 STORM MANHOLE	—
FLARED END SECTION	—
TYPE SW-301 SANITARY MANHOLE	—
STORM/SANITARY CLEANOUT	—
WATER VALVE	—
FIRE HYDRANT ASSEMBLY	—
SIGN	—
DETECTABLE WARNING PANEL	—
WATER CURB STOP	—
SANITARY SEWER	—
SANITARY SERVICE	—
STORM SEWER	—
STORM SERVICE	—
WATERMAIN WITH SIZE	— 8"W —
WATER SERVICE	— W —
SAWCUT (FULL DEPTH)	—
SILT FENCE	—
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

EXISTING

SANITARY MANHOLE	—
WATER VALVE BOX	—
FIRE HYDRANT	—
WATER CURB STOP	—
WELL	—
STORM SEWER MANHOLE	—
STORM SEWER SINGLE INTAKE	—
STORM SEWER DOUBLE INTAKE	—
FLARED END SECTION	—
DECIDUOUS TREE	—
CONIFEROUS TREE	—
DECIDUOUS SHRUB	—
CONIFEROUS SHRUB	—
ELECTRIC POWER POLE	—
GUY ANCHOR	—
STREET LIGHT	—
POWER POLE W/ TRANSFORMER	—
UTILITY POLE W/ LIGHT	—
ELECTRIC BOX	—
ELECTRIC TRANSFORMER	—
ELECTRIC MANHOLE OR VAULT	—
TRAFFIC SIGN	—
TELEPHONE JUNCTION BOX	—
TELEPHONE MANHOLE/VAULT	—
TELEPHONE POLE	—
GAS VALVE BOX	—
CABLE TV JUNCTION BOX	—
CABLE TV MANHOLE/VAULT	—
MAIL BOX	—
BENCHMARK	—
SOIL BORING	—
UNDERGROUND TV CABLE	— TV —
GAS MAIN	— G —
FIBER OPTIC	— FO —
UNDERGROUND TELEPHONE	— T —
OVERHEAD ELECTRIC	— OE —
UNDERGROUND ELECTRIC	— E —
FIELD TILE	— TILE —
SANITARY SEWER W/ SIZE	— 8"S —
STORM SEWER W/ SIZE	— 15"ST —
WATER MAIN W/ SIZE	— 8"W —

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION A WESTBOUND RIGHT-TURN LANE ON NW 18TH STREET AT THE INTERSECTION WITH NW BRIARGATE DRIVE, AND A SOUTHBOUND RIGHT-TURN LANE ON N ANKENY BLVD/ US 69 AT THE INTERSECTION WITH NW 20TH STREET PRIOR TO TEMPORARY AND/OR FINAL OCCUPANCY OF THE BUILDING WILL BE ISSUED BY THE CITY

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE LAWS OF THE STATE OF IOWA.

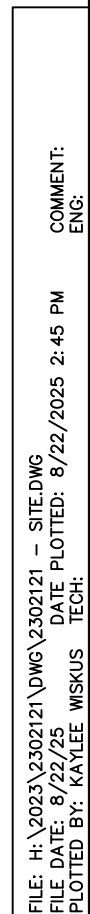
RYAN L. HOUGH, P.E. DATE _____

DISE NUMBER 25523
RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS L1.1 AND L 1.2

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

JOHN PATRICK, P.E. DATE _____

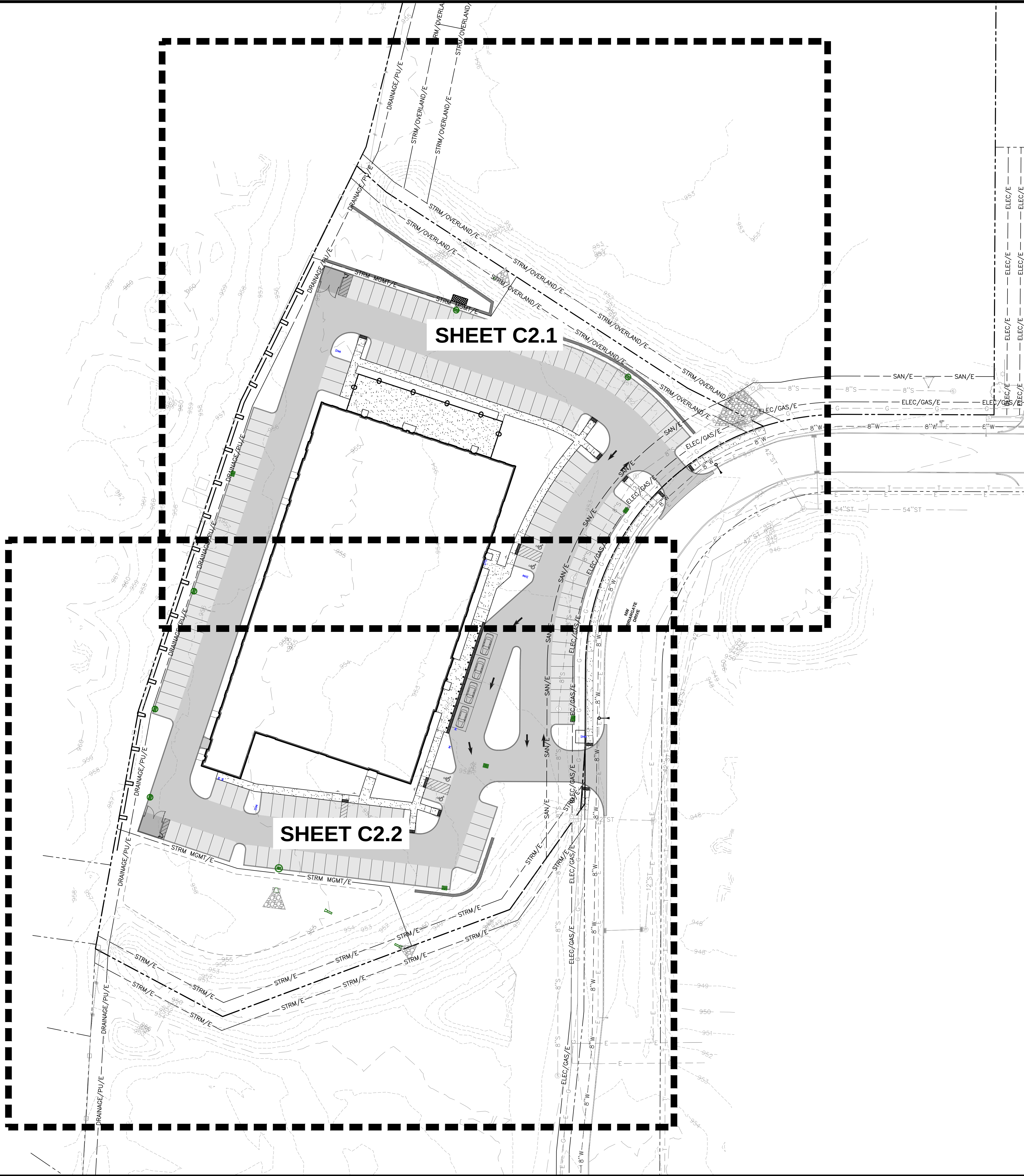
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Page 59 of 99

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FILE DATE: 6/22/2025
PLOTTED BY: KAYLEE WISNIEWSKI
COMMENT: ENG

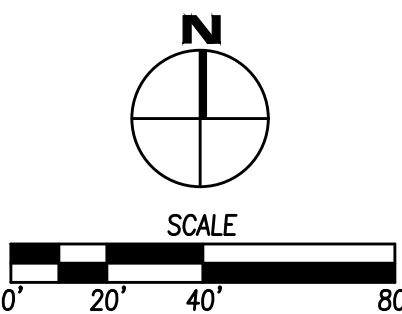


GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. SANITARY SEWER MANHOLES SHALL NOT BE BOXED OUT WITHIN THE PARKING LOT.
20. CONTRACTOR SHALL CALL DEVELOPMENT ENGINEERING FOR A PRE-POUR INSPECTION OF THE MANHOLES.

PAVEMENT THICKNESS

- | | |
|------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMP | 6" P.C.C. |
| 3. LIGHT DUTY | 6" P.C.C. |
| 4. STANDARD DUTY | 7" P.C.C. |
| 5. HEAVY DUTY | 8" P.C.C. |



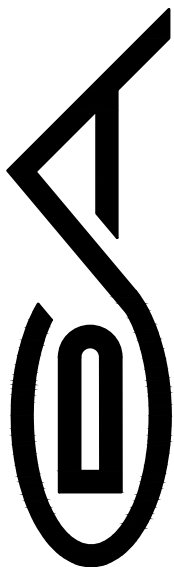
TRIAD KIDS GYM - 1980 NW BRIARGATE DR.

DIMENSION REFERENCE PLAN

DATE: 08/22/2025

SHEET NUMBER:
C2.0
2302.121

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



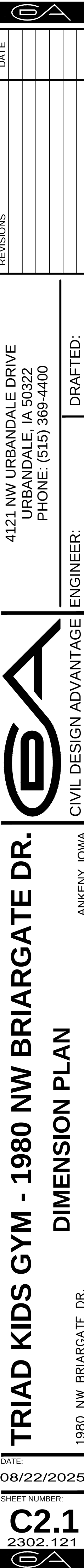
ANKENY, IOWA

ENGINEER:

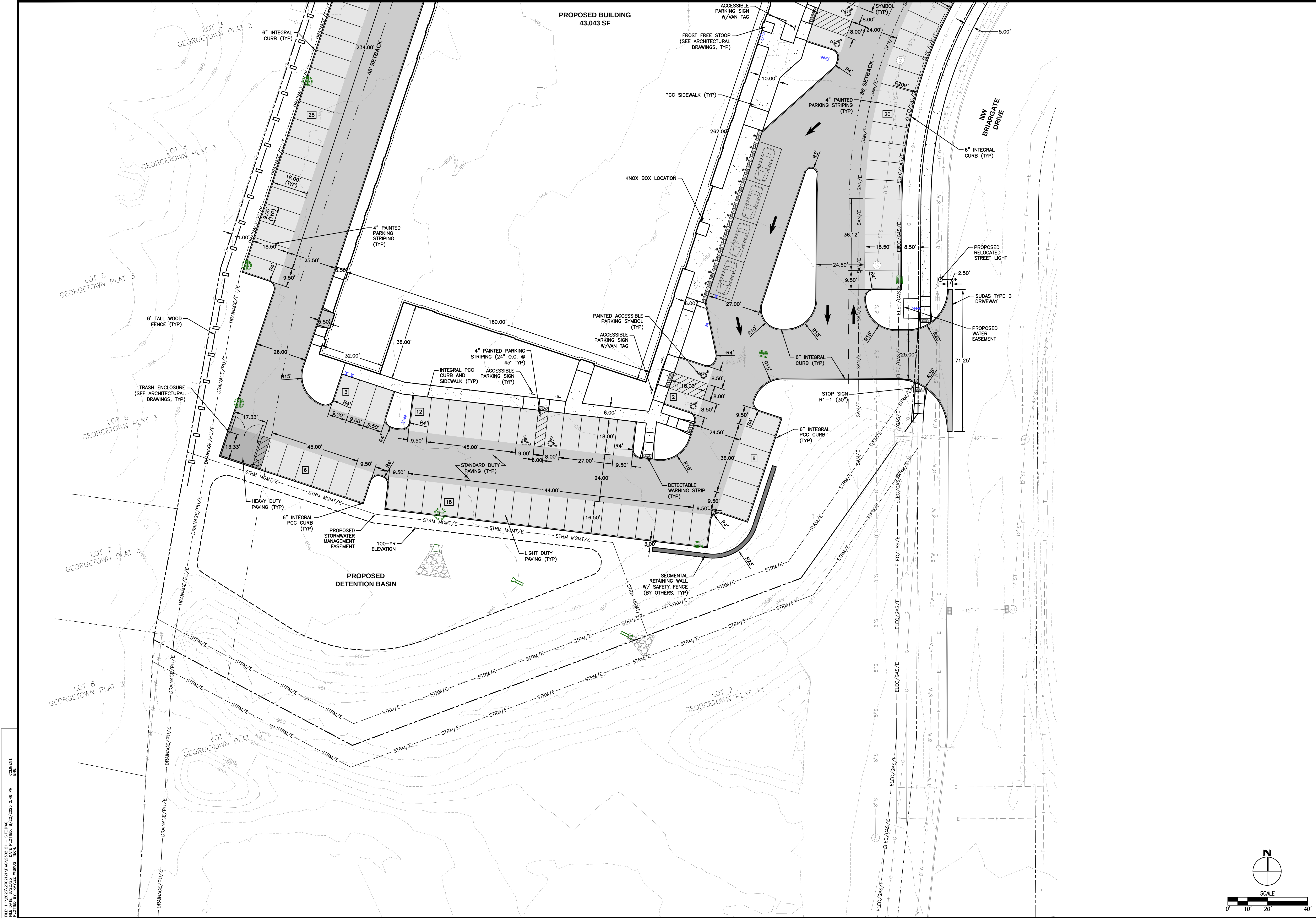
DRAFTED:

REVISIONS

DATE



FILE: J:\2025\2302121.DWG (3/25/25) - SITE PLAN
FILE DATE: 8/22/2025
PLOTTED BY: KAYLEE WISNIEWSKI
PLOT DATE: 8/22/2025 2:46 PM
COMMENT: ENG



DATE	

REVISIONS	

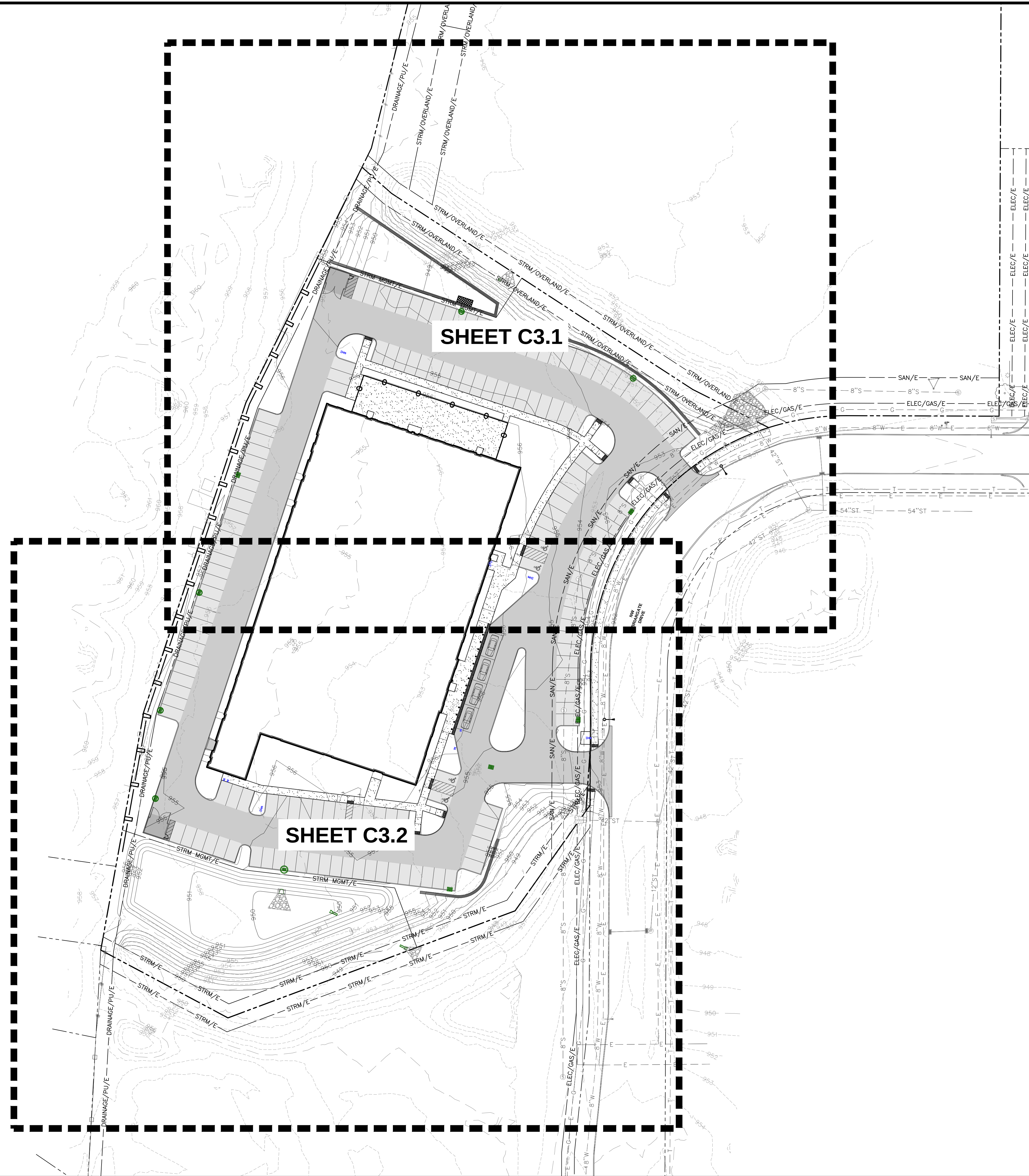
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER:	DRAFTED:

CIVIL DESIGN ADVANTAGE	
ANKENY, IOWA	

TRIAD KIDS GYM - 1980 NW BRIARGATE DR.	
DATE:	08/22/2025
SHEET NUMBER:	C2.2
	2302.121

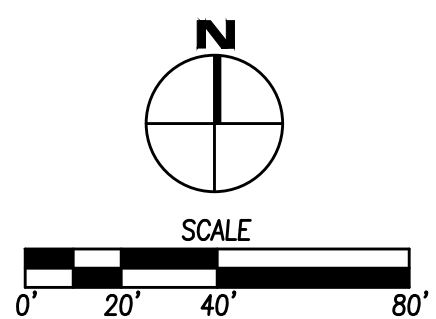
1980 NW BRIARGATE DR.	

DIMENSION PLAN	

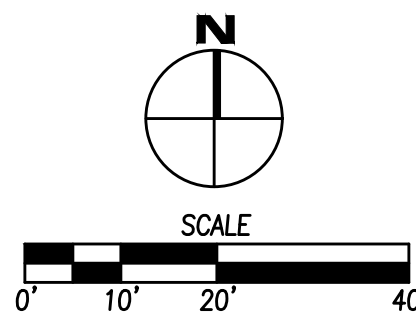
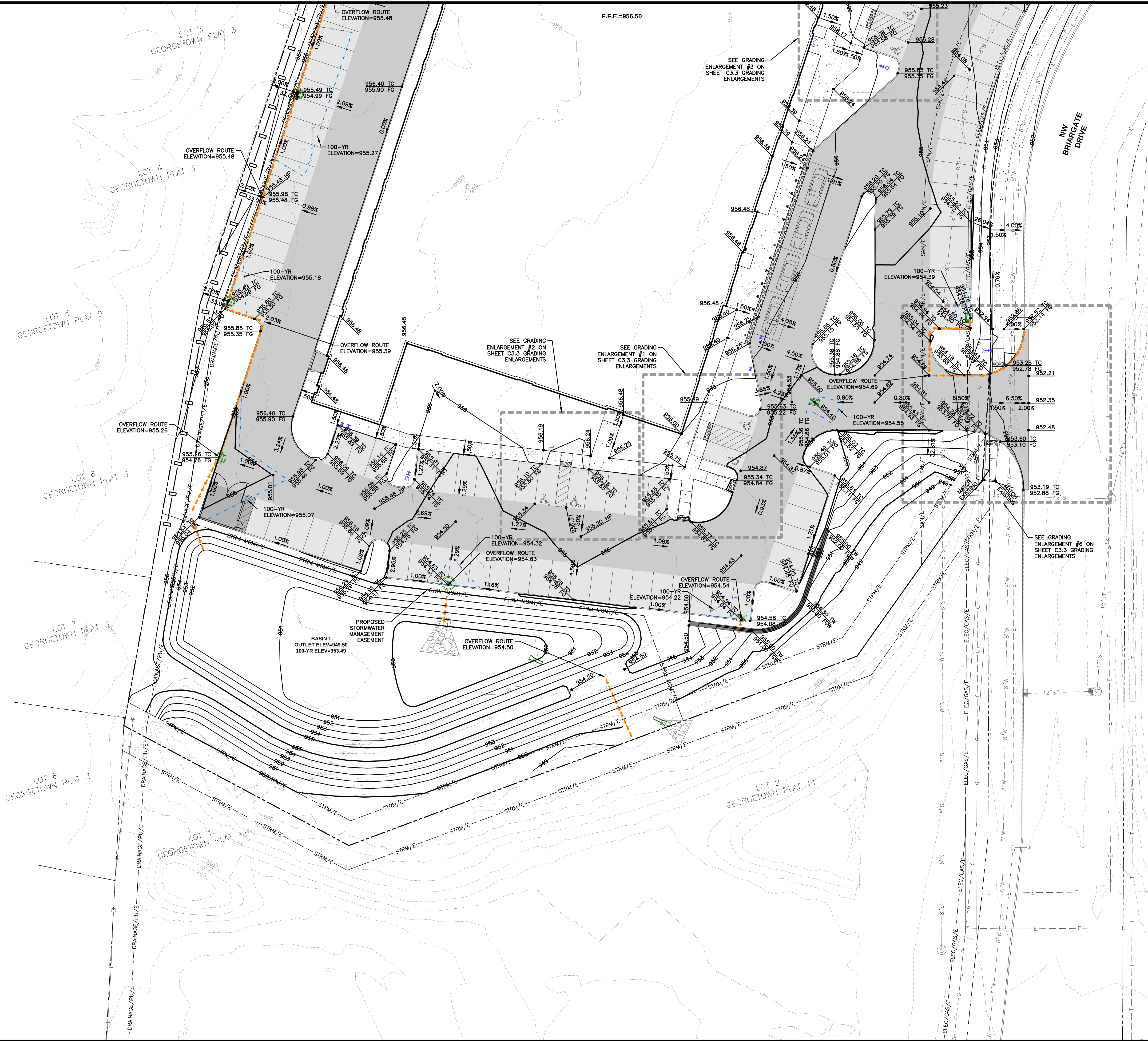


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETABLE MATERIAL, THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REVEALED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUFFICIENT TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE SDGAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MAINTAIN EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPE IN PAVEMENT SHALL BE UNIFORM TO AVOID UNDESIRABLE DRAINAGE.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTY OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREAS AND HAIL ROAD TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
 - Maintain 1% minimum and 5% maximum longitudinal slopes on all paved walkways.
 - Match 1% to 4% maximum cross slopes to existing sidewalks in the direction of natural drainage.
 - Saw cut joints as soon as concrete has set. Saw cuts will be 1/8" to 1/4" wide; depth: longitudinal 1/3, transverse 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INGRESS OF WATER IN ANY SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. THE VOLUME OF THE DETENTION BASIN SHALL BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.



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DATE PLOTTED: 8/22/2025 2:46 PM
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DATE	

REVISIONS	

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

ENGINEER:

DRAFTED:

TRIAD KIDS GYM - 1980 NW BRIARGATE DR.

GRADING PLAN

DATE: 08/22/2025

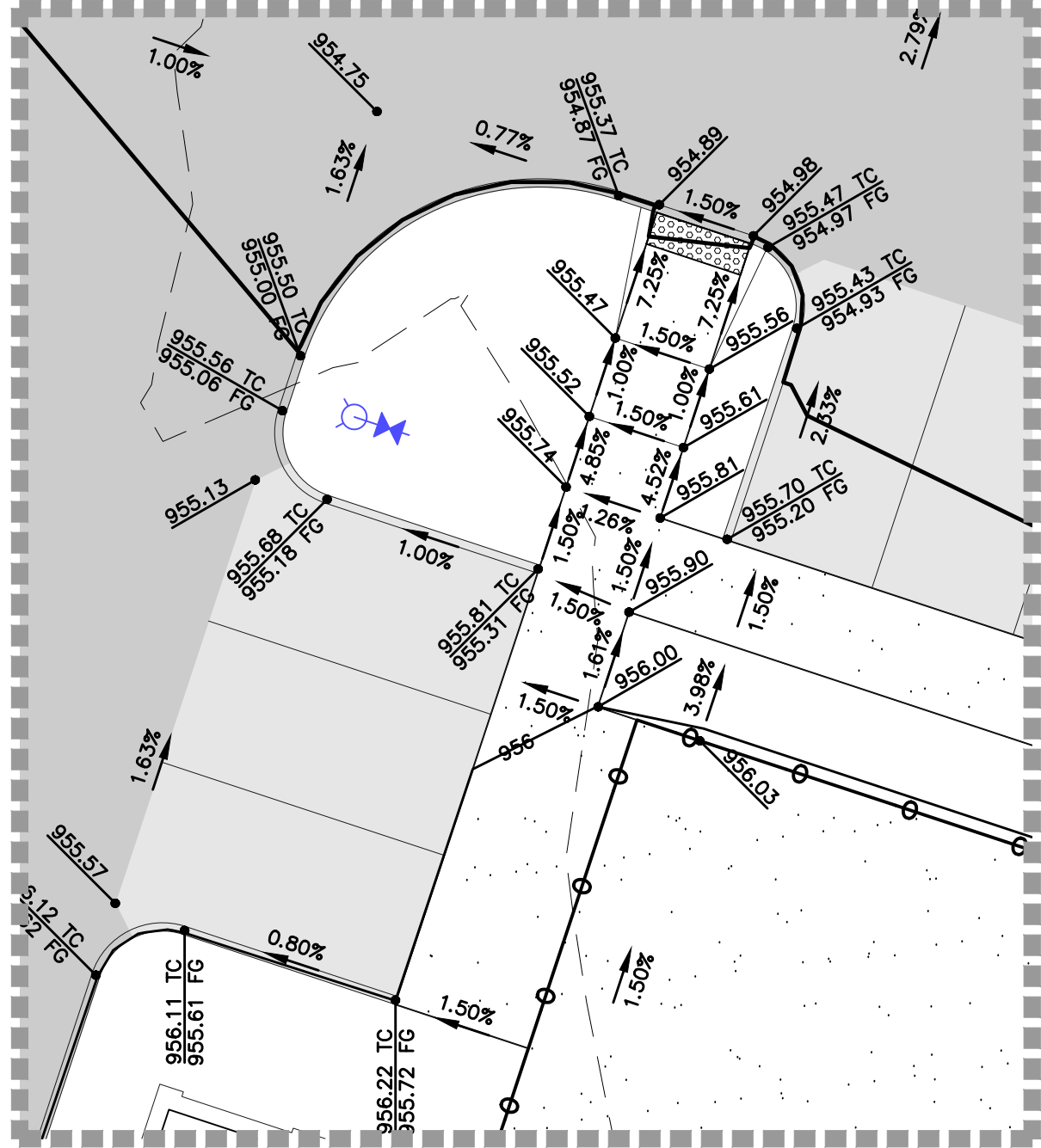
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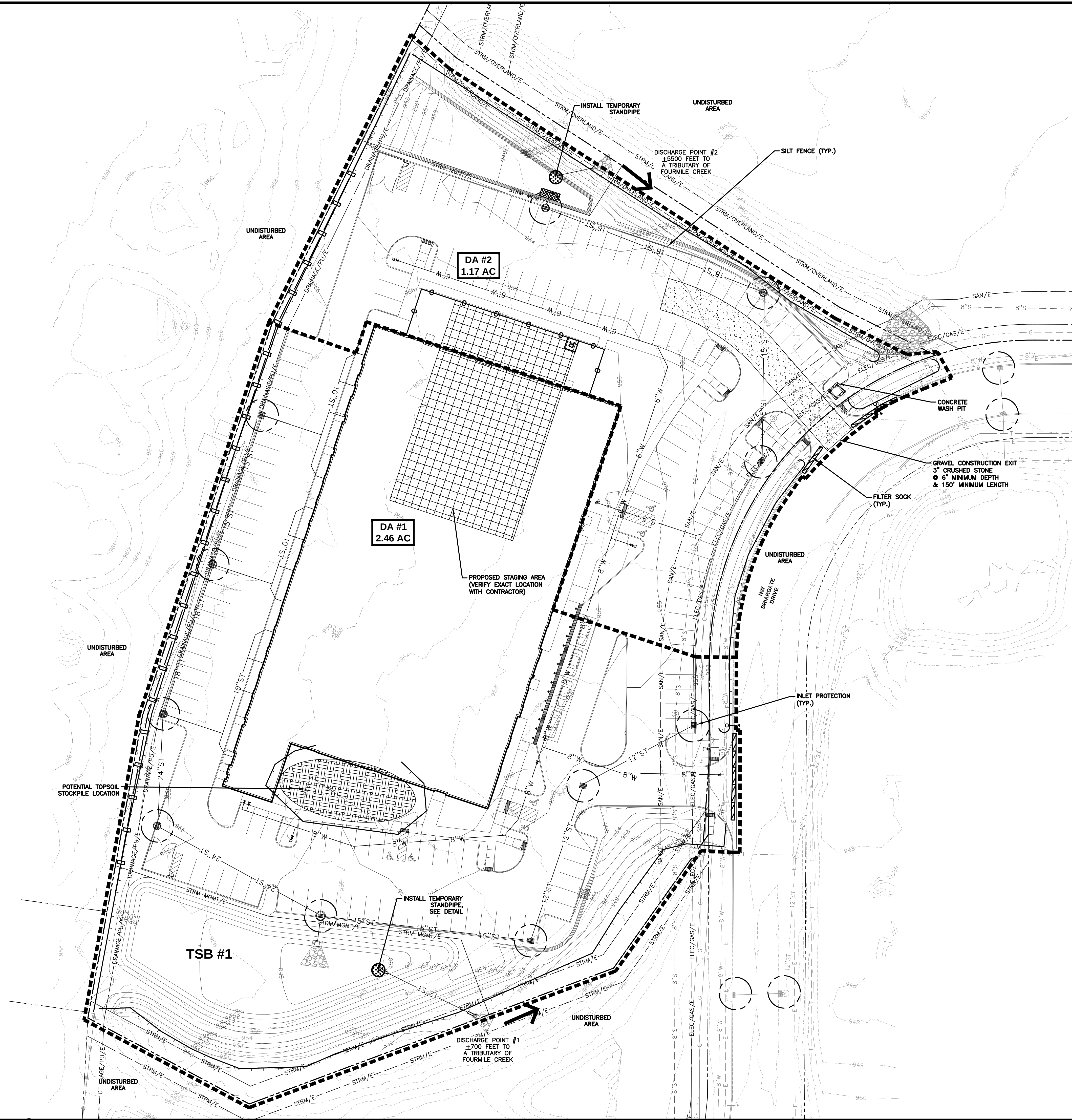
2302.121

ANKENY, IOWA

1980 NW BRIARGATE DR.

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FILE DATE: 8/22/2025
PLOT DATE: 8/22/2025 2:46 PM
COMMENT: ENG
PLOT BY: KAYLEE WISNOSKI





SWPPP LEGEND

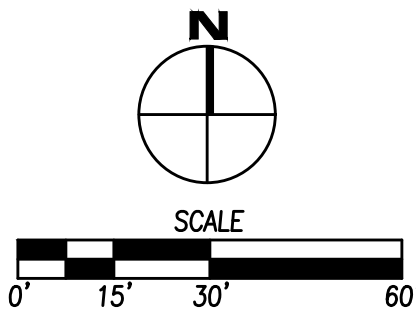
DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT TRAP	
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			

STABILIZATION QUANTITIES

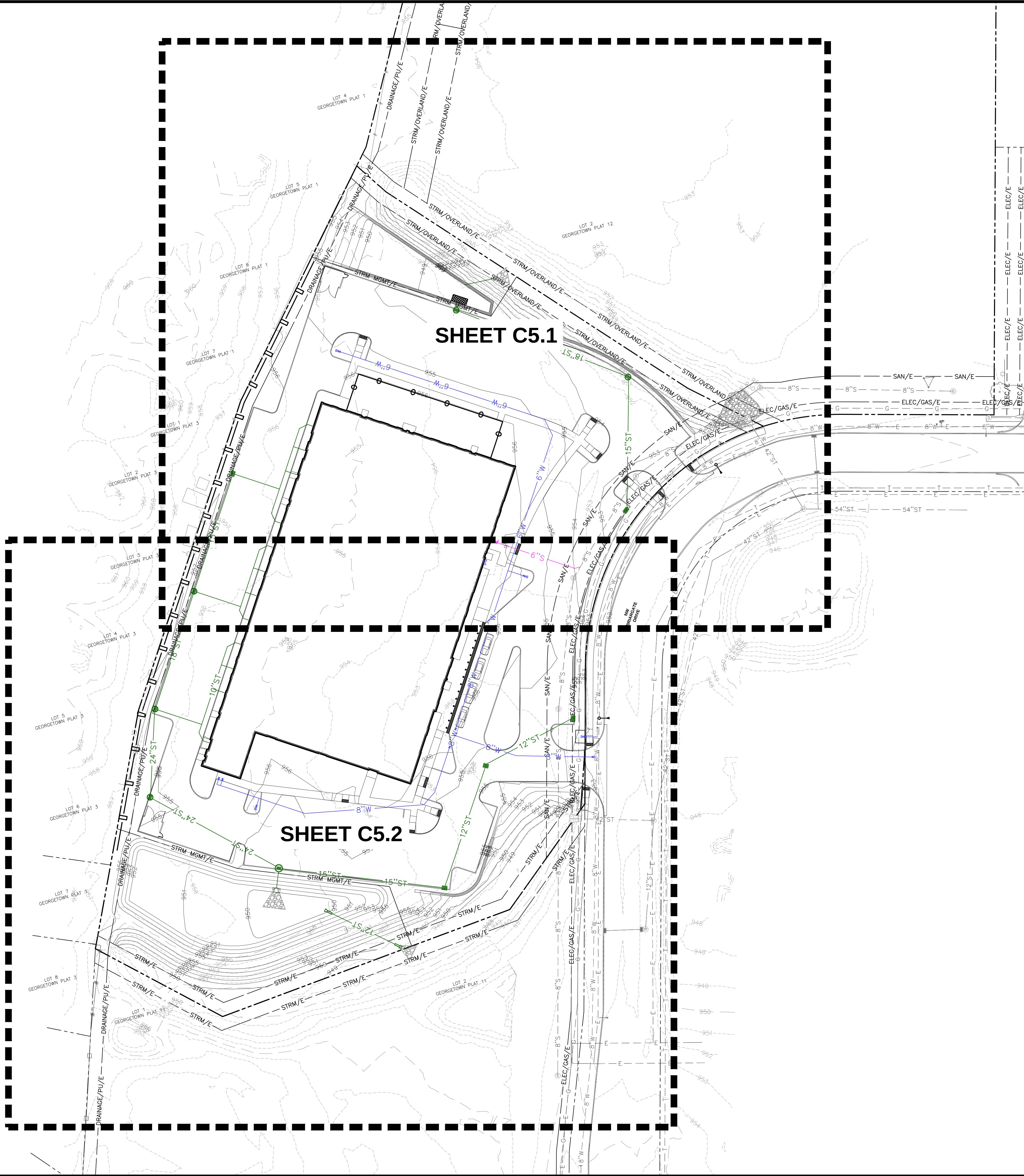
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,880
2	SEEDING, FERTILIZING, AND MULCHING	AC	2
3	INLET PROTECTION DEVICES	EA	15
4	CONCRETE WASHOUT PIT	EA	1
5	8" PVC TEMPORARY STANDPIPE	EA	2
6	FILTER SOCK	LF	106

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.



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FILE DATE: 12/22/25
PLOTTED BY: KAYLEE WISNOSKY
COMMENT: ENG



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. EAST JORDAN SELF-LEVEL CASTINGS ARE REQUIRED FOR PUBLIC MANHOLES IN PAVEMENT.
18. A VAC TEST WILL BE NEEDED FOR ANY SANITARY MANHOLES WITH MAJOR ADJUSTMENTS.
19. ADJUSTING RINGS SHALL BE PRO-RINGS.
20. VIDEO INSPECTION OF THE EXISTING PUBLIC SANITARY MAIN AFTER THE SERVICE CONNECTION IS MADE SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE TEMPORARY CERTIFICATE OF OCCUPANCY BEING ISSUED.

DATE	

REVISIONS	

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

ENGINEER:

DRAFTED:

AN KENY, IOWA

CIVIL DESIGN ADVANTAGE

TRIAD KIDS GYM - 1980 NW BRIARGATE DR.

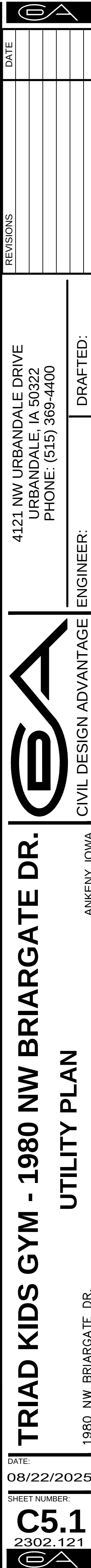
UTILITY REFERENCE PLAN

1980 NW BRIARGATE DR.

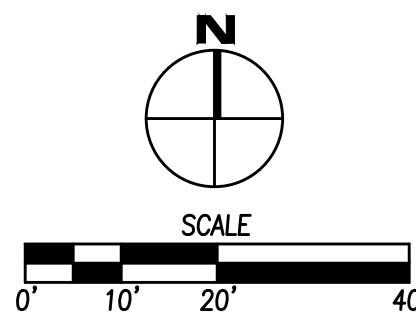
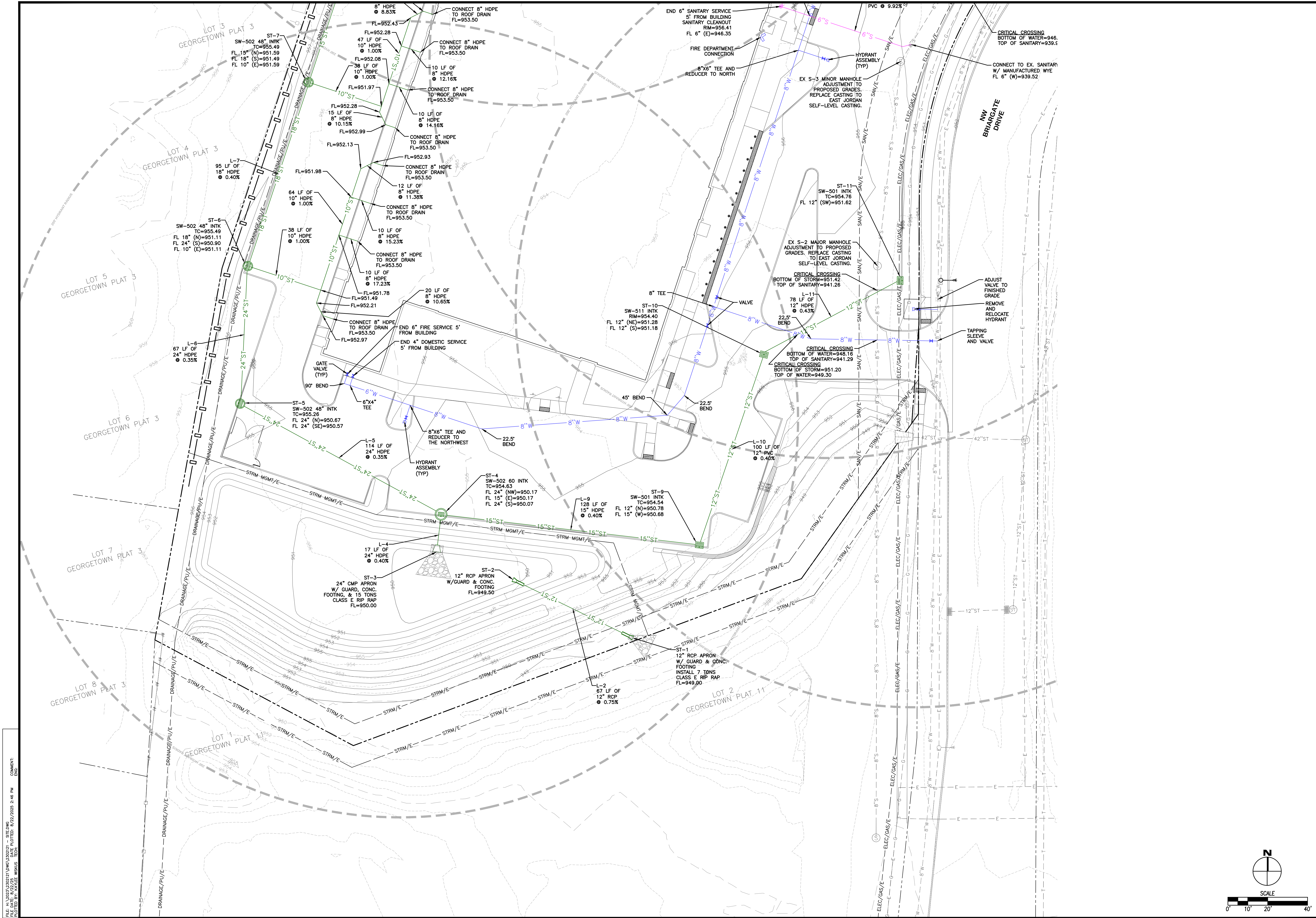
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SHEET NUMBER: C5.0

2302.121



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FILE DATE: 8/22/2025
PLOTTED BY: KANVAS
COMMENT: ENG.



DATE	

REVISIONS	

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

ENGINEER:
ANKENY, IOWA

TRIAD KIDS GYM - 1980 NW BRIARGATE DR.

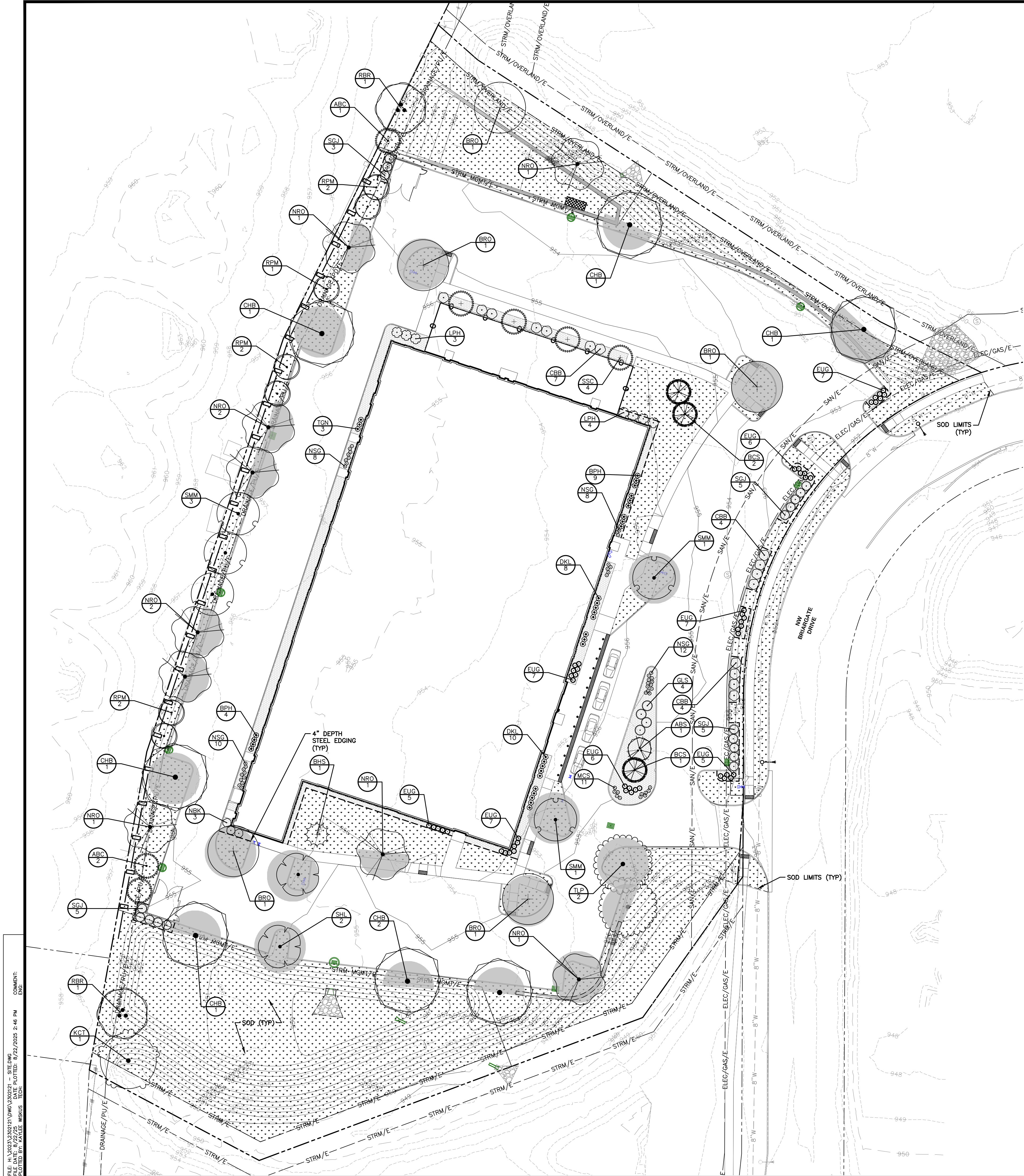
UTILITY PLAN

DATE:
08/22/2025

SHEET NUMBER:
C5.2
2302.121

1980 NW BRIARGATE DR.

DRAFTED:



- ### LANDSCAPE NOTES
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, Voids AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
 5. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
 6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
 7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
 8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL SOD AREAS TO A (MIN) DEPTH OF 3". MINIMUM DEPTH OF 4" ROCK MULCH SHALL BE PLACED IN PLANTING AREAS AS INDICATED.
 9. ALL EDGING SHALL STEEL LANDSCAPE EDGING.
 10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
 11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
 12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OPEN SPACE REQUIREMENTS

SITE AREA:	186,872 SF
REQUIRED OPEN SPACE:	37,374 SF (20%)
PROVIDED OPEN SPACE:	62,299 SF (33%)
REQUIRED PLANT UNITS:	12.5 UNITS
REQUIRED TREES:	25 TREES
REQUIRED SHRUBS:	75 SHRUBS
PROVIDED TREES:	28 TREES
PROVIDED SHRUBS:	92 SHRUBS

PARKING LOT REQUIREMENTS

EXISTING PARKING AREA:	66,015 SF
REQUIRED SHADING AREA: (66,015 x 20%)	13,203 SF
PROVIDED SHADING AREA: (706 x 14 TREES) 9,884 SF	13,414 SF
(353 x 10 TREES) 3,530 SF	

SCREEN REQUIRED BETWEEN C-2 ZONING AND R-1 ZONING: 'TYPE C'

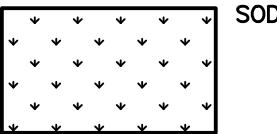
PLANT SCHEDULE OPEN SPACE PLANTINGS

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
BRO 1	1	BURR OAK	QUERCUS MACROCARPA	B&B, 2" CALIPER
KCT 1	1	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	B&B, 2" CALIPER
NRO 2	2	NORTHERN RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
RBR 2	2	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 2" CALIPER
RPM 7	7	REDPOINTE® MAPLE	ACER RUBRUM 'FRANK JR.'	B&B, 2" CALIPER
SMM 3	3	STATE STREET™ MIYABE MAPLE	ACER MIYABEI 'MORTON'	B&B, 2" CALIPER
EVERGREEN TREES				
ABC 3	3	WHITE FIR	ABIES CONCOLOR	B&B, 6" HEIGHT
BCS 3	3	BLUE COLORADO SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6" HEIGHT
BHS 1	1	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 6" HEIGHT
ORNAMENTAL TREES				
ABS 1	1	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 1.5" CALIPER
SSC 4	4	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B, 1.5" CALIPER
SHRUBS				
BPH 13	13	BOBO® PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'ILVOBO'	24" HEIGHT
CBB 15	15	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	3" HEIGHT
DKL 18	18	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	24" HEIGHT
GLS 4	4	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	18" HEIGHT
LPH 7	7	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	24" HEIGHT
MCS 11	11	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	18" HEIGHT
NBK 3	3	NINEBARK	PHYSOCARPUS OPULIFOLIUS	3" HEIGHT
NSC 18	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" HEIGHT
TGN 3	3	TINY WINE® GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG'	24" HEIGHT
GRASSES				
EUC 50	50	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILIMUS'	5 GAL
NSG 38	38	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	3 GAL

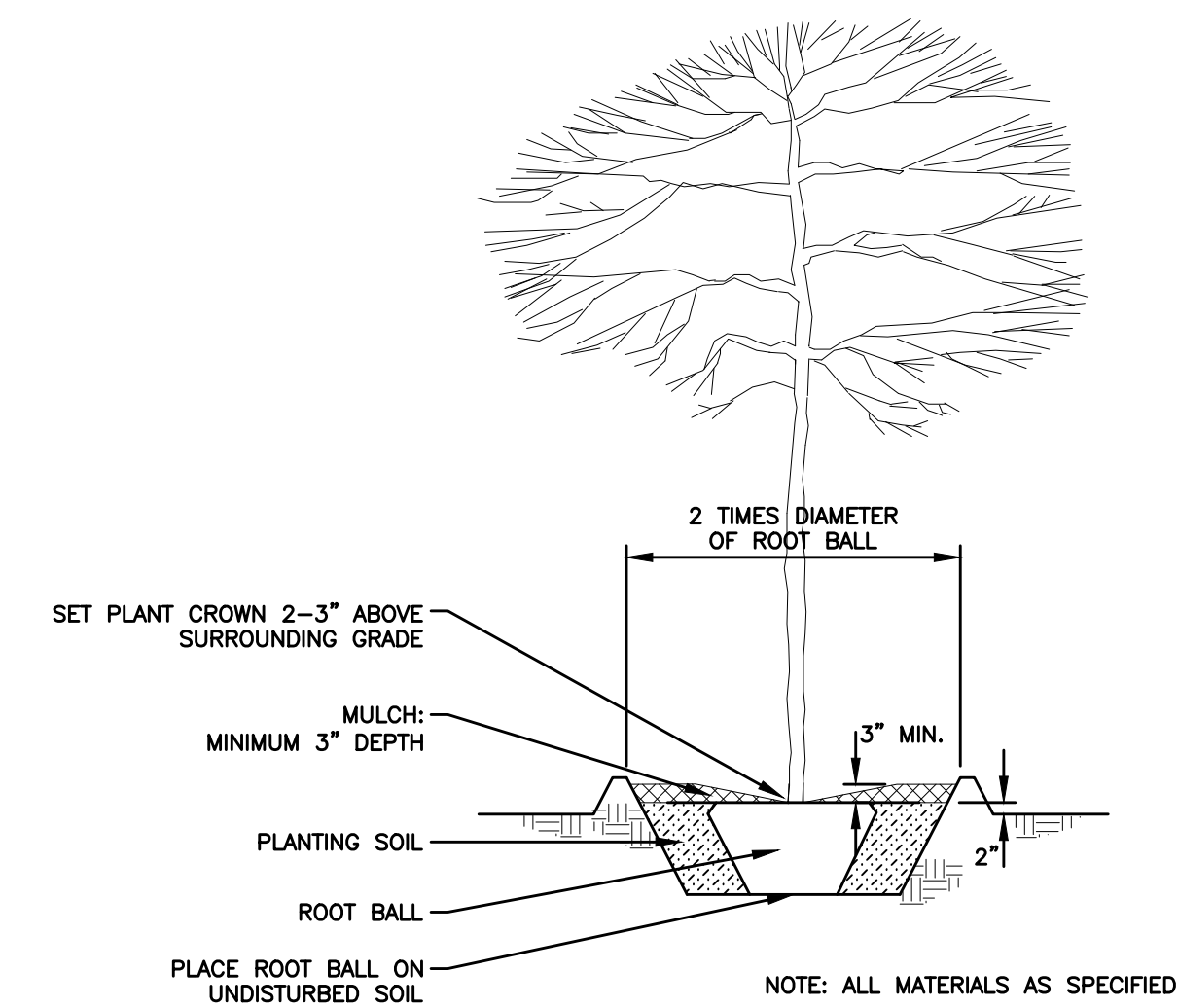
PLANT SCHEDULE PARKING LOT PLANTINGS

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
BRO 4	4	BURR OAK	QUERCUS MACROCARPA	B&B, 2" CALIPER
CHB 7	7	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B, 2" CALIPER
NRO 7	7	NORTHERN RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
SHL 2	2	SKYLINE® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2" CALIPER
SMM 2	2	STATE STREET™ MIYABE MAPLE	ACER MIYABEI 'MORTON'	B&B, 2" CALIPER
TLP 2	2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	B&B, 2" CALIPER

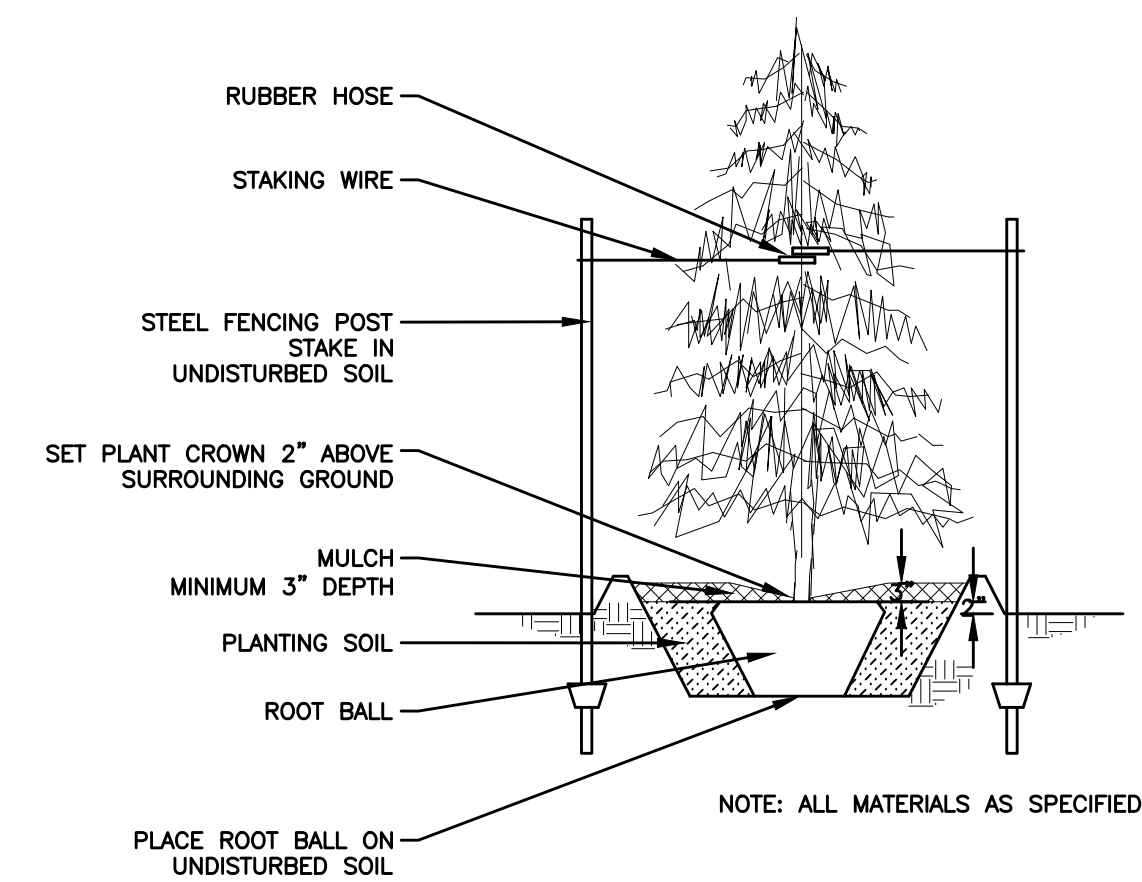
INDICATES 4" DEPTH OF ROCK MULCH OVER MURFAT SOIL BLANKET. ROCK TYPE TO BE SELECTED BY OWNER.



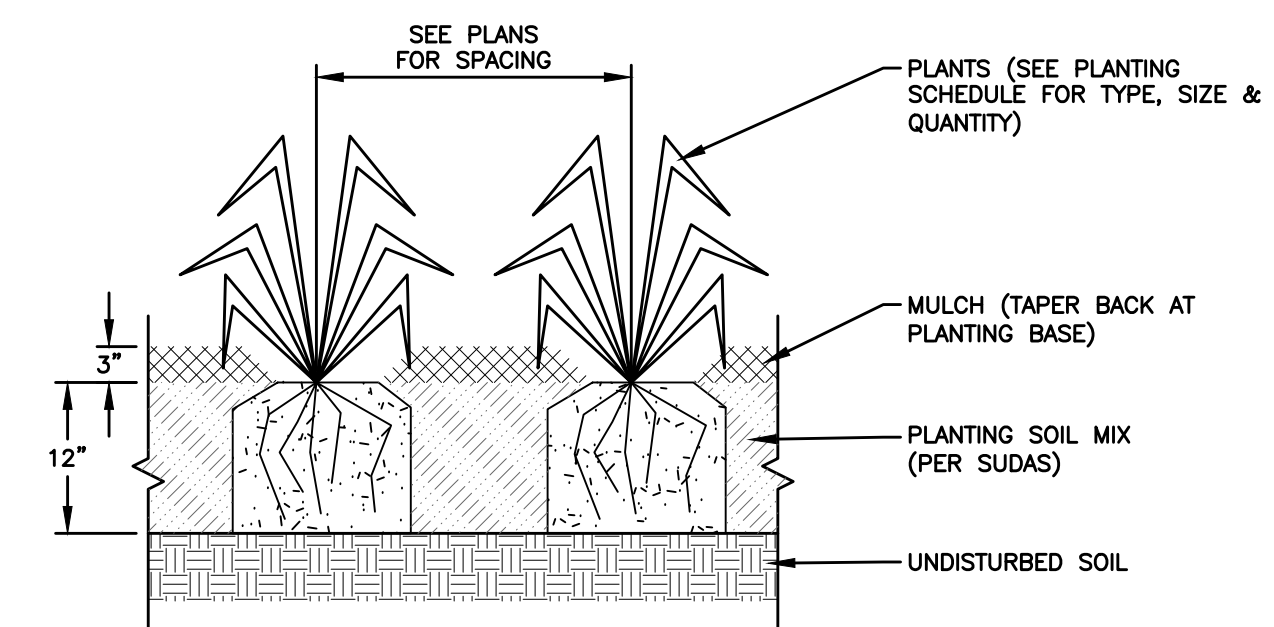
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FILE DATE: 8/22/2025
PLOTTED BY: KAYLEE WISNOSKI
COMMENT: ENG



3 DECIDUOUS TREE PLANTING



2 CONIFEROUS TREE PLANTING



1 SHRUB PLANTING
NOT TO SCALE

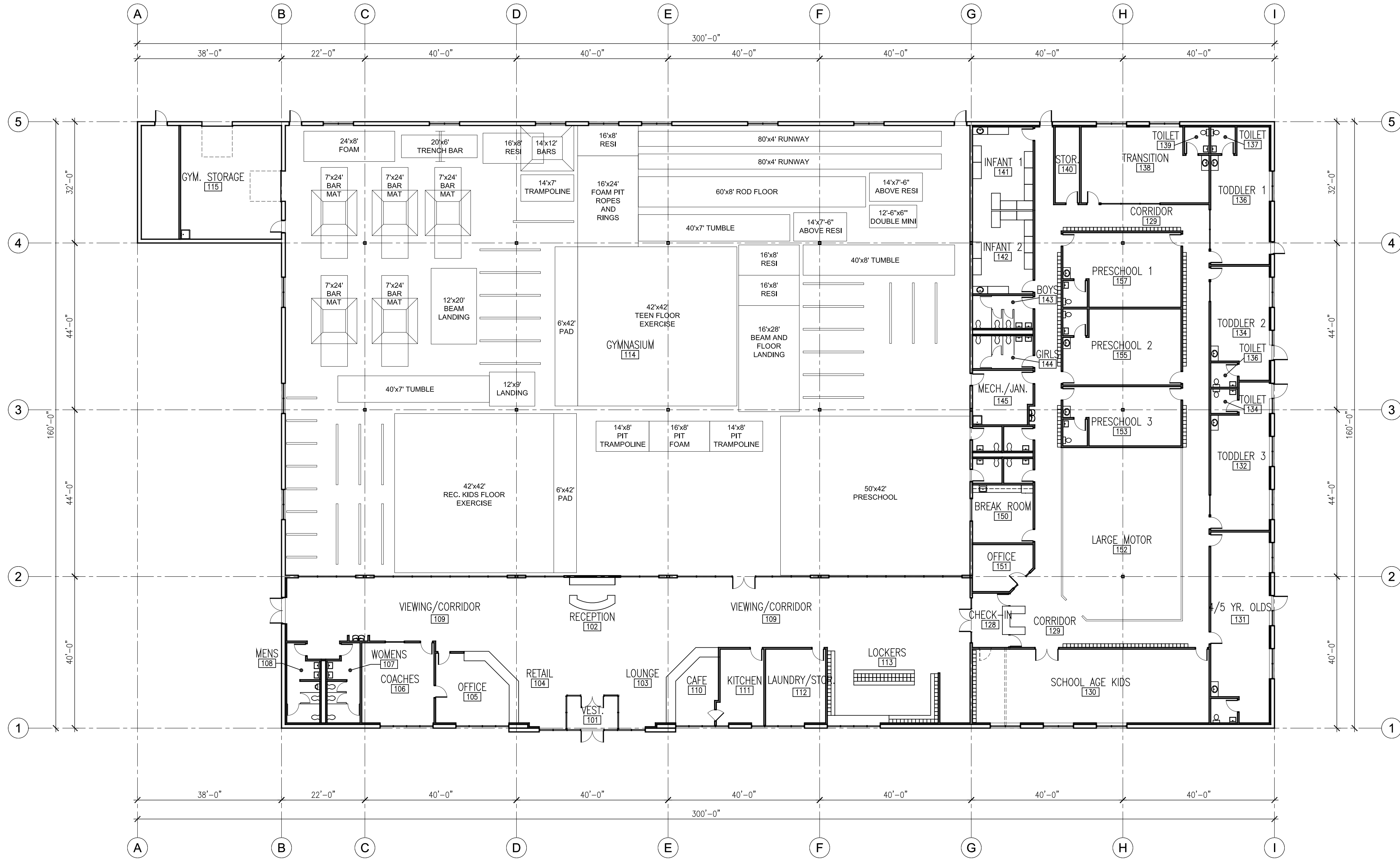
TRIAD KIDS GYM - 1980 NW BRIARGATE DR. LANDSCAPE DETAILS 1980 NW BRIARGATE DR. ANKENY, IOWA		 CIVIL DESIGN ADVANTAGE		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
DATE:		DATE:		DATE:	
08/22/2025					
SHEET NUMBER:		ENGINEER:		DRAFTED:	
L1.2 2302.121					

I HEREBY VERIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER
MY DIRECT SUPERVISION, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

PRINTED NAME: WILLIAM B. DOERR

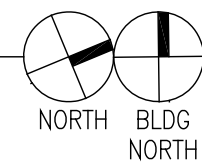
SIGNATURE: _____

DATE: _____ MN LICENSE #: 27051



01 FLOOR PLAN

A1.01 SCALE: 1/16" = 1'-0"



TRIAD KIDS GYM

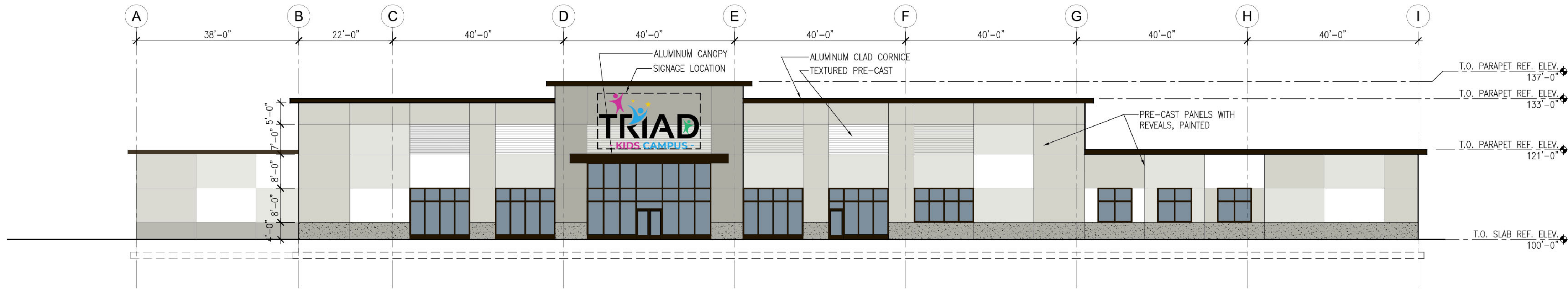
1980 NW BRIARGATE DRIVE
ANKENY, IOWA 50023

OWNER: _____

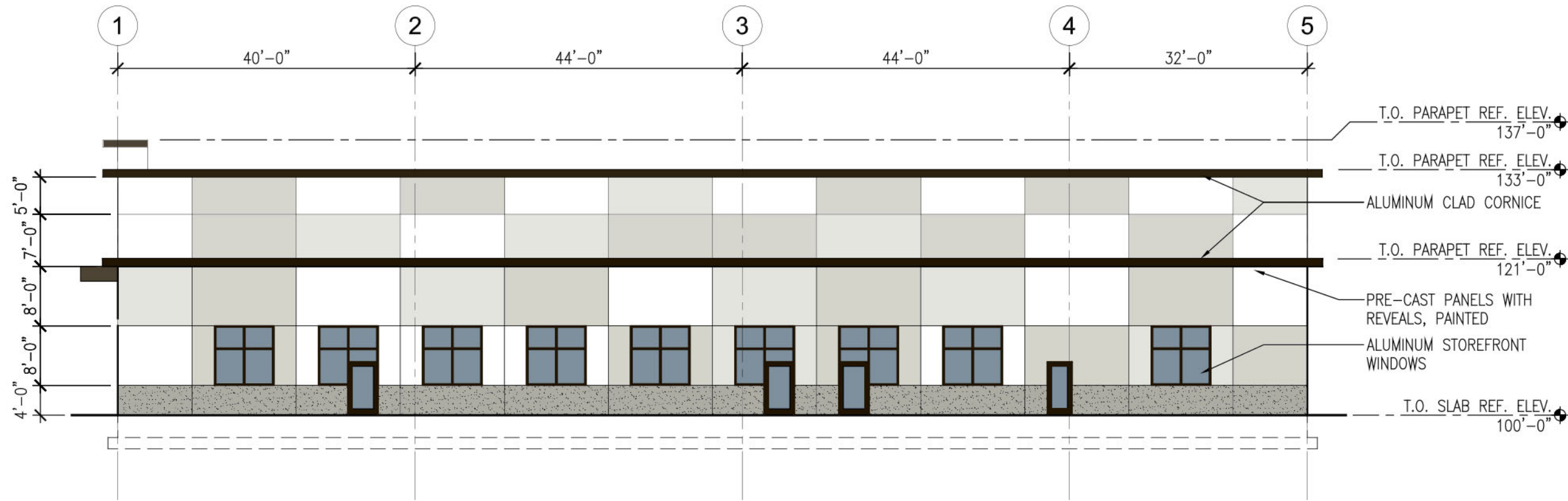
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FLOOR PLAN

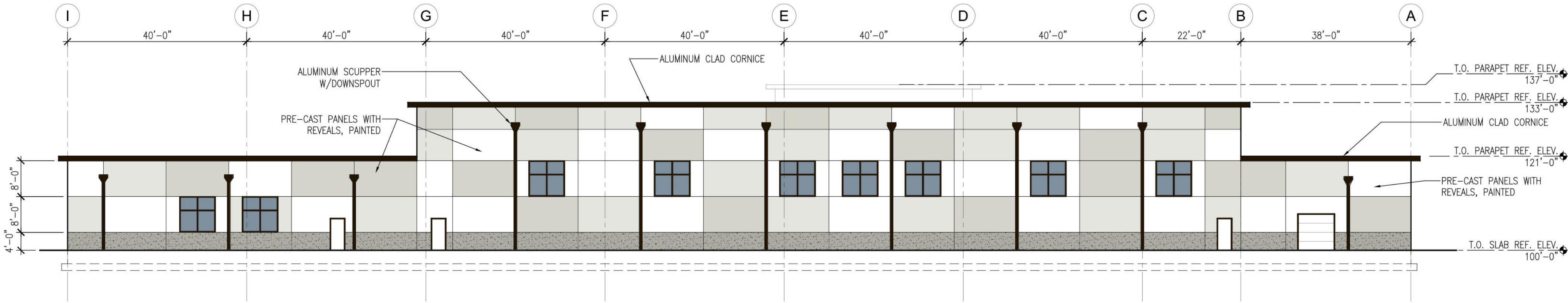
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SCALE: AS SHOWN
DRAWN BY: DRW
CHECKED BY: CHK
JOB NO. 25001



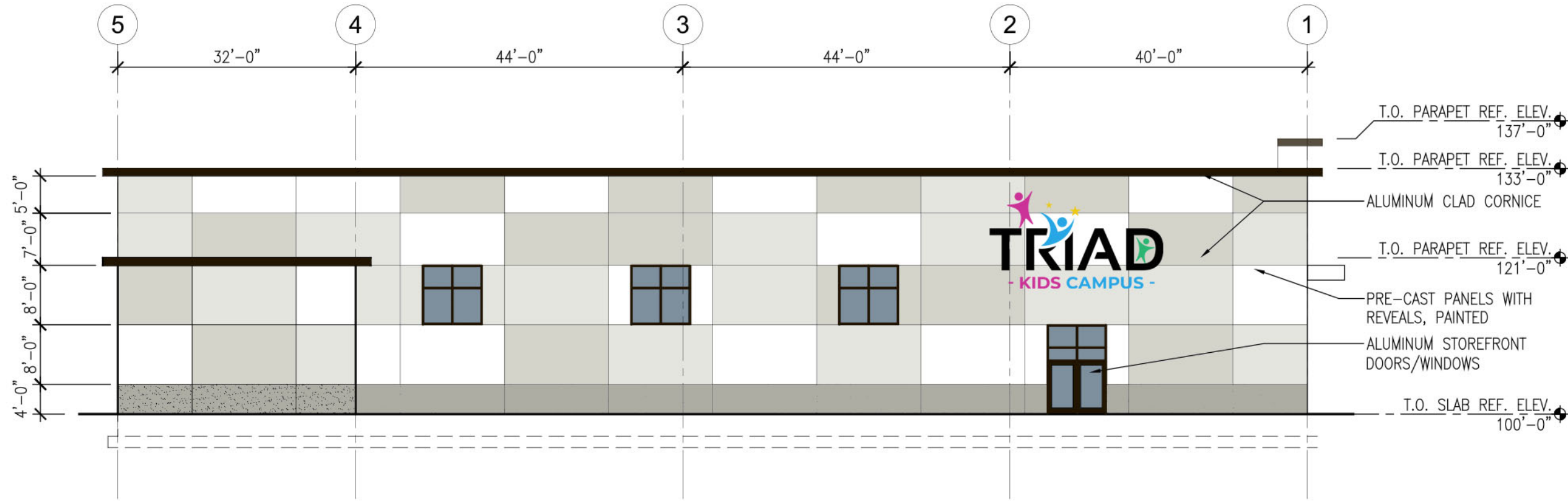
01 EAST ELEVATION
A2.01 SCALE: 1/16" = 1'-0"



02 NORTH ELEVATION
A2.01 SCALE: 1/16" = 1'-0"



03 WEST ELEVATION
A2.01 SCALE: 1/16" = 1'-0"



04 SOUTH ELEVATION
A2.01 SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES		
1. EAST ELEVATION MATERIAL COMPOSITION:		
1.1.	PRE-CAST CONCRETE	79.19%
1.2.	ALUMINUM CLADDING	4.45%
1.3.	ALUMINUM STOREFRONT WINDOWS/DOORS	16.36%
1.4.	STEEL DOORS	0%
2. NORTH ELEVATION MATERIAL COMPOSITION:		
2.1.	PRE-CAST CONCRETE	81.32%
2.2.	ALUMINUM CLADDING	6.47%
2.3.	ALUMINUM STOREFRONT WINDOWS/DOORS	12.21%
2.4.	STEEL DOORS	0%
3. WEST ELEVATION MATERIAL COMPOSITION:		
3.1.	PRE-CAST CONCRETE	87.68%
3.2.	ALUMINUM CLADDING	4.09%
3.3.	ALUMINUM STOREFRONT WINDOWS/DOORS	6.62%
3.4.	STEEL DOORS	1.61%
4. SOUTH ELEVATION MATERIAL COMPOSITION:		
4.1.	PRE-CAST CONCRETE	90.52%
4.2.	ALUMINUM CLADDING	4.06%
4.3.	ALUMINUM STOREFRONT WINDOWS/DOORS	5.42%
4.4.	STEEL DOORS	0%

TRIAD KIDS GYM

1980 NW BRIARGATE DRIVE
ANKENY, IOWA 50023

OWNER:

ISSUE RECORD:
PRELIMINARY

DATE: 4/24/2025
SCALE: AS SHOWN
DRAWN BY: DRW
CHECKED BY: CHK
JOB NO. 25001

EXTERIOR ELEVATIONS

I HEREBY VERIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: WILLIAM B. DOERR

SIGNATURE:

DATE: MN LICENSE #: 27051

TRIAD KIDS GYM

1980 NW BRIARGATE DRIVE
ANKENY, IOWA 50023

OWNER:

ISSUE RECORD:
PRELIMINARY

CODE PLAN

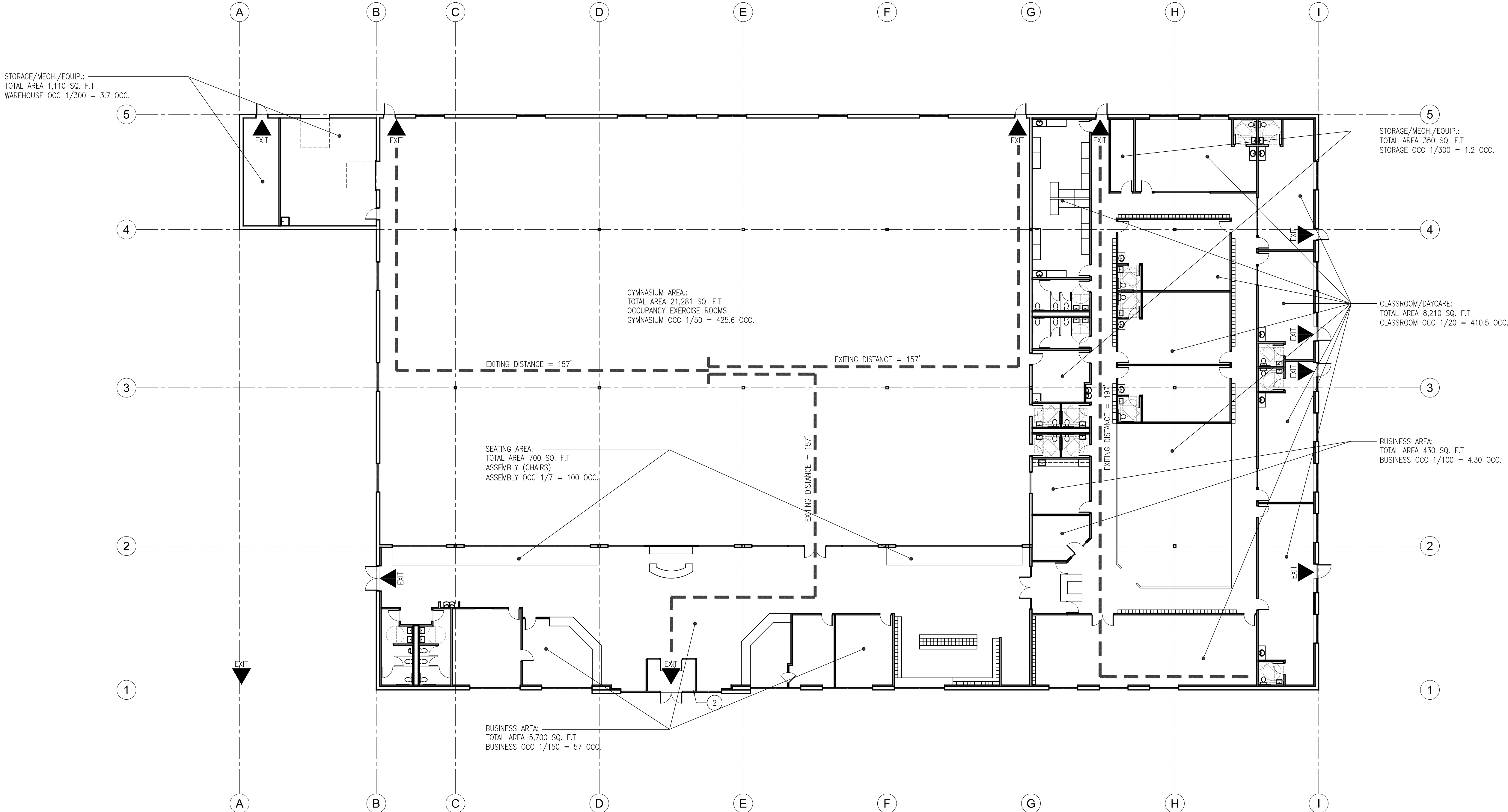
DATE: 4/24/2025

SCALE: AS SHOWN

DRAWN BY: DRW

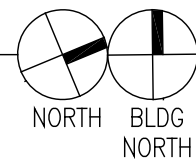
CHECKED BY: CHK

JOB NO. 25001



GENERAL NOTES	GENERAL NOTES, CONT.	CODE ANALYSIS, CONT.	CODE ANALYSIS, CONT.	CODE PLAN KEYNOTES
- NEW CONSTRUCTION TO BE BUILT FOLLOWING ALL CODES, STANDARDS OR REQUIREMENTS ADOPTED BY THE GOVERNING JURISDICTION OR AS APPROVED BY GOVERNING JURISDICTION OFFICIAL. - PROVIDE A MIN. 2A10:BC RATED FIRE EXTINGUISHERS WITHIN 75'-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. COORDINATE FINAL LOCATION WITH OWNER. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQ'D BY IFC CHAPTER 33: - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED - IN EVERY STORAGE AND CONSTRUCTION SHED - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. - PROVIDE AUTOMATIC FIRE DETECTION THROUGHOUT. - PROVIDE AUTOMATIC FIRE SPRINKLING IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE CHAPTER 903 AND NFPA 13 BY LANDLORD APPROVED SPRINKLING CONTRACTOR. AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO HAVE THE FIRE PREVENTION BUREAU NOTIFIED AT (801) 799-4150. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE, AS REQUIRED IN IFC CHAPTER 33. - CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF WORKING DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. - CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC. AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. - DO NOT SCALE DRAWINGS. - ANY AND ALL CHANGES OR VARIATIONS FROM THESE DOCUMENTS MUST BE APPROVED IN WRITING PRIOR TO BEING IMPLEMENTED. - SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING SPECIAL INSPECTIONS AND TESTS ARE PERFORMED PRIOR TO PROCEEDING WITH THE WORK.	- ANY AND ALL CHANGES OR VARIATIONS FROM THESE DOCUMENTS MUST BE APPROVED IN WRITING PRIOR TO BEING IMPLEMENTED. - REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. - VERIFY THAT ALL REQUIRED ACCESSIBLE FEATURES ALONG THE ACCESSIBLE PATH OF TRAVEL ARE COMPLIANT WITH ANSI A117.1-09 PER CHAPTER 305 OF THE 2018 IBC. - TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO ACCOMMODATE ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED. ALL BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. - SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT, TENANT AND/OR OWNER PRIOR TO FABRICATION OR ERECTION OF ANY PREFABRICATED OR MANUFACTURER DESIGNED COMPONENTS. PROJECT SUMMARY CONSTRUCTION OF NEW EXERCISE FACILITY MARKETED TO MINOR CHILDREN TO INCLUDE, GYMNASIUM AND DAYCARE/CLASSROOMS. CODE ANALYSIS PROJECT ADDRESS: NW BRIARGATE ANKENY, IOWA 50023 JURISDICTION: ANKENY, IOWA APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE IOWA STATE PLUMBING CODE IOWA STATE MECHANICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE IOWA STATE ELECTRIC CODE 2010 AMERICANS WITH DISABILITIES ACT	SUMMARY: THE PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A 51,000 SQ. FT. MIXED USE FACILITY TO INCLUDE A POOL AREA, GYMNASIUM AND PRE-SCHOOL. OCCUPANCY: GROUP A-3 GYMNASIUM (WITHOUT SPECTATOR SEATING) GROUP E DAY CARE/EDUCATION CONSTRUCTION TYPE: II-B - FULLY SPRINKLED (FS) AREA: ALLOWABLE - PER OCCUPANCY GROUP A-3 = 38,000 + (38,000x.75) = 66,500 SQ. FT. GROUP E = 58,000 + (58,000x.75) = 101,500 SQ. FT. INCREASE FACTOR = [960/960 - 0.25]30/30 = .75 MOST RESTRICTIVE: GROUP A-3 TOTAL AREA OF STRUCTURE = 51,200 + 3,600 PATIO = 54,800 SQ. FT. OCCUPANT LOAD: SEE PLAN FOR OCCUPANTS LOAD PER AREA BUSINESS AREAS = 61.3 OCCUPANTS GYMNASIUM = 425.6 OCCUPANTS ASSEMBLY (CHAIRS ONLY) = 100 CLASSROOMS/DAYCARE = 410.5 STORAGE/EQUIPMENT/MECHANICAL = 4.9 TOTAL OCCUPANTS = 1,002.3 EGRESS INFORMATION: EGRESS WIDTH CALCULATION: BUILDING OCCUPANCY A-3/E (FS): 1,002.3*0.2"=200.46" BUILDING EGRESS PROVIDED: 402" COMMON PATH OF EGRESS TRAVEL: MAXIMUM TRAVEL DISTANCE FOR A-3/E (FS) = 75' MAXIMUM DISTANCE AS DESIGNED = LESS THAN MAXIMUM (SEE PLAN) EXIT ACCESS TRAVEL DISTANCE: MAXIMUM ALLOWABLE DISTANCE FOR A-3/E (FS) = 250' (1017.2.2) MAXIMUM DISTANCE AS DESIGNED = 197' (SEE PLAN)	PLUMBING FIXTURES: WATER CLOSETS BUSINESS AREAS = 1/25 < 50, 1/50 > 50 EACH SEX REQUIRED = 61.3/2/25 = 1.2 PER SEX GYMNASIUM = MALE: 1/75 < 1,500 FEMALE: 1/40 < 1,520 REQUIRED = MALE: 425.6/2/75 = 2.8 FEMALE: 425.6/2/40 = 5.3 ASSEMBLY = MALE: 1/125 FEMALE: 1/65 REQUIRED = MALE: 100/2/125 = .4 FEMALE: 100/2/65 = .8 CLASSROOMS/DAYCARE = 1/50 EACH SEX REQUIRED = 410/2/50 = 4.1 PER SEX STORAGE/EQUIPMENT/MECHANICAL = 1/100 EACH SEX REQUIRED = 5/2/100 = .03 PER SEX TOTAL REQUIRED = MALE: 8.5 FEMALE: 11.4 TOTAL: 19.9 TOTAL PROVIDED = MALE: 8 FEMALE: 8 UNISEX: 8 TOTAL: 24 OTHER CODE ITEMS: PROJECT TO HAVE AUTOMATIC FIRE ALARM AS PER IBC 907.2	- PROVIDE NEW FIRE EXTINGUISHERS AS NECESSARY FOR MAXIMUM DISTANCE BETWEEN FIRE EXTINGUISHERS = 75' (TYP.) - PROVIDE/VERIFY RECESSED RAPID ENTRY KEYBOX (KNOX BOX). VERIFY LOCATION WITH FIRE MARSHALL BEFORE INSTALLATION. - PROVIDE SIGN ON WALL INDICATING MAXIMUM OCCUPANCY AT EACH CLASSROOM, POOL AREA AND GYMNASIUM.

01
G1.02 CODE PLAN
SCALE: 1/16" = 1'-0"



NOT FOR CONSTRUCTION

I HEREBY VERIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: WILLIAM B. DOERF

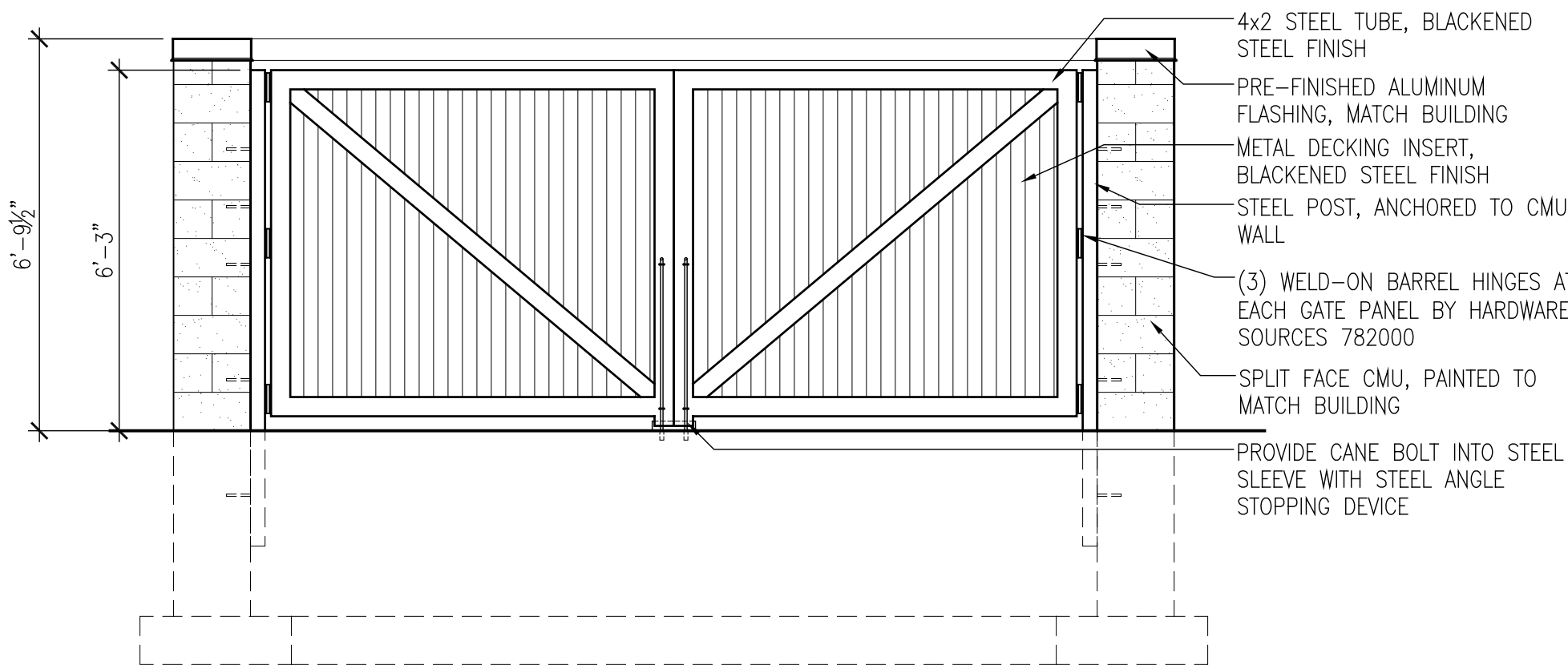
SIGNATURE

DATE: _____ MN LICENSE #: 2705

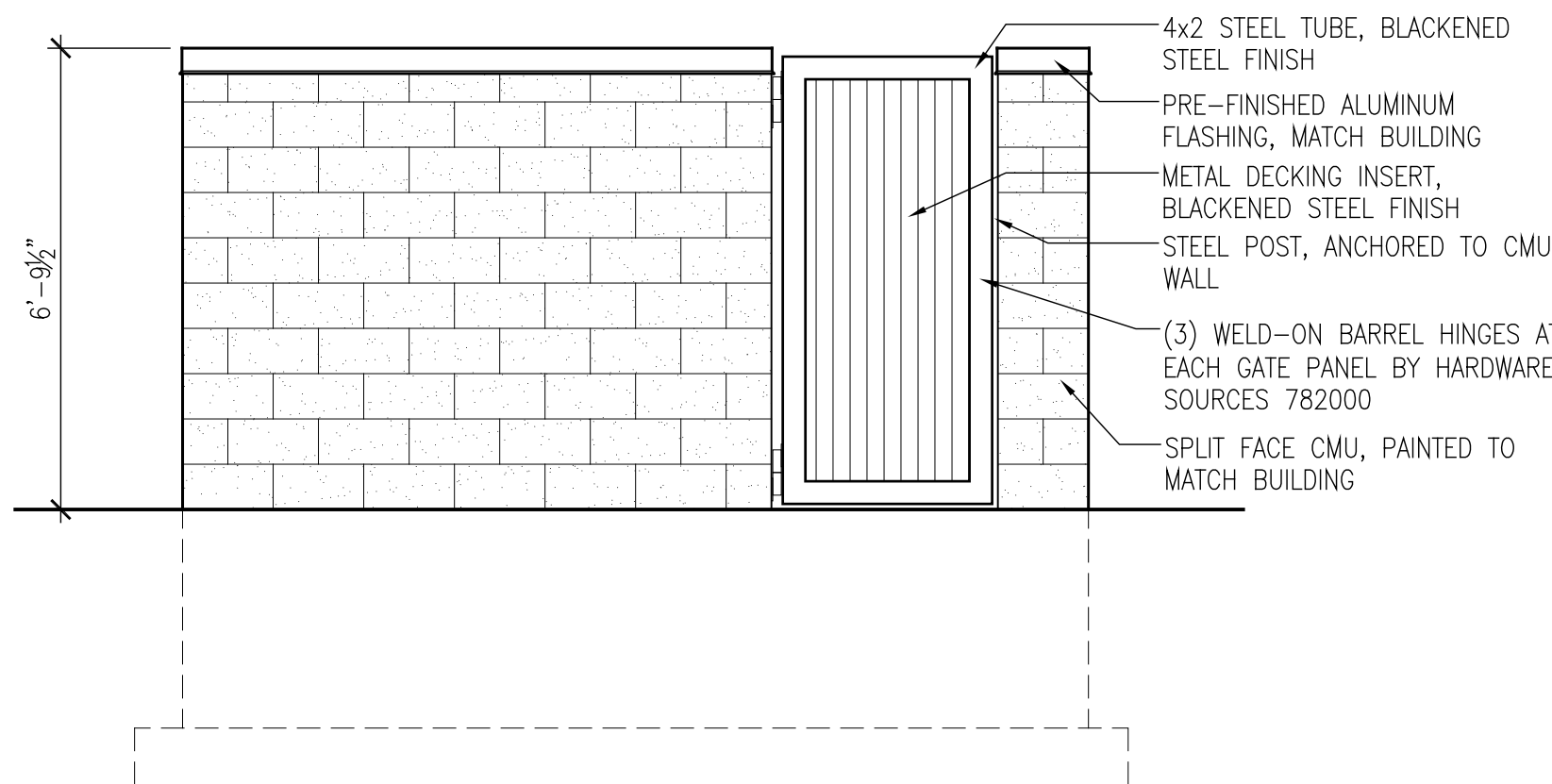
SITE GENERAL NOTES		
1.	VERIFY SCOPE OF WORK WITH CIVIL DRAWINGS.	
2.	PROVIDE KNOW BOX AT MAIN ENTRANCE OF BUILDING. COORDINATE LOCATION WITH FIRE DEPARTMENT.	
3.	MAX. FIRE MAIN RUN UNDER BUILDING = 10'-0"	
4.	ALL RETAINING WALLS OVER 4' TO BE DESIGNED BY STRUCTURAL ENGINEER.	
5.	SEE CIVIL DRAWINGS FOR TYPE 'C' SCREENING.	
SITE AREA ANALYSIS		
TOTAL LOT AREA	187,008 SF/4.29 ACRES	100%
BUILDING FOOTPRINT	43,043 SF/.99 ACRES	22.9%
PAVING	64,763 SF/1.49 ACRES	34.6%
TOTAL OPEN AREA PROVIDED	79,202 SF/1.82 ACRES	42.4%
TOTAL OPEN AREA REQUIRED	37,402 SF/.86 ACRES	20%
<u>LOT PARKING AREAS:</u>		
TOTAL PROVIDED	159 SPACES	
ACCESSIBLE SPACES	6 (5 REQ'D)	201-300)
KEYED NOTES		
①.	DUMPSTER ENCLOSURE	
②.	EXISTING METERS AND VAULT	
③.	EXISTING DOMESTIC WATER	
④.	EXISTING SANITARY SEWER	
⑤.	AREA OF FENCED PATIO SPACE. TOTAL AREA = 4,500 S.F.	
⑥.	PROVIDE TYPE 'C' SCREENING PER ZONING ORDINANCE 194.02(3)(C). OPAQUE FENCE TO MIN. 6' HIGH OPAQUE FENCE ALONG PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE. SEE LANDSCAPE PLAN FOR TREES TO PROVIDE MIN. 20' INTERMITTENT SCREENING.	

KEYED NOTES

1. DUMPSTER ENCLOSURE
2. EXISTING METERS AND VAULT
3. EXISTING DOMESTIC WATER
4. EXISTING SANITARY SEWER
5. AREA OF FENCED PATIO SPACE. TOTAL AREA = 4,500 S.F.
6. PROVIDE TYPE 'C' SCREENING PER ZONING ORDINANCE 194.02(3)(C). OPAQUE FENCE TO MIN. 6' HIGH OPAQUE FENCE ALONG PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE. SEE LANDSCAPE PLAN FOR TREES TO PROVIDE MIN. 20' INTERMITTENT SCREENING.



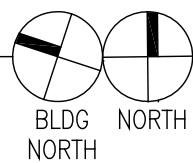
02 DUMPSTER ELEVATION
SP1.01 SCALE: 3/8" = 1'-0"



03 DUMPSTER ELEVATION
SP1.01 SCALE: 3/8" = 1'-0"

01 SITE PLAN

(SP1.01) SCALE: 1" = 30'-0"



TRIAD KIDS GYM

1980 NW BRIARGATE DRIVE
ANKENY, IOWA 50023

OWNER:

----- PRELIMINARY

SITE PLAN

DATE: 4/24/2025

SCALE: AS SHOWN

DRAWN BY: DRW

CHECKED BY: CH

JOB NO. 2500-

SP 1.01



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 3, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

ORIGINATING DEPARTMENT

Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

Public Hearing

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to close the public hearing, and receive and file documents.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map
7. Aerial Map - Amendment Specific Parcels



Agenda Item: Corporate Woods Business Park PUD Amendment – Public Hearing
Report Date: August 28, 2025
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Maven Crux Development, on behalf of the property owner, Knapp-Ewell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). The request is to amend the “Allowable Uses” section of the PUD, adding additional language to the section.

The PUD encompasses approximately 70.85-acres (+/-) located east of Interstate-35 near the Corporate Woods Interchange. The adjacent properties to the north are zoned M-1, Light Industrial District w/Conditions and U-1, Conservation and Public Utility District. Adjacent properties to the south are zoned R-1, One-Family Residence District and PUD, Planned Unit Development. The Ankeny Plan 2040 Future Land Use Map indicates the subject area as being suitable for either Office Business Park or Airport Business Park land uses.

The applicant is proposing to amend the “Allowable Uses” section of the PUD to permit the owner to utilize the property for luxury indoor storage units that will store RV’s, boats, cars, motorcycles, and off-road vehicles. Currently, the “Allowable Uses” section of the PUD reads as follows:

“Within the Corporate Woods PUD, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

- Corporate offices or headquarters with associated marketing and research buildings in a campus setting;
- Government offices;
- Laboratories, research facilities, medical facilities, professional and real estate offices, and support offices as the principal use;
- Offices with attached manufacturing or warehouse combinations wherein manufacturing or warehouse space shall not exceed 90% of the floor area per occupant. Office space shall be placed in a location nearest to the customer entrance;
- Contractor’s office, with indoor storage space not to exceed 90% of the floor area.
- Warehouse sales or showrooms for furniture, carpets, rugs and similar goods that do not include retail food sales;
- Storage facilities contained within a building and associated with the primary use or outdoor storage as a conditional use. Such storage facilities shall not exceed 90% of the floor area nor be used by multiple third parties;
- Animal hospitals or clinics with no exterior storage or animal runs;
- Television, recording and radio studios and sound stages. Microwave towers are permitted as accessory uses only when associated with a studio broadcast facility. The maximum height of a microwave tower shall be equal to or less than the distance the tower is setback from the closest property line and shall not exceed the Ankeny Tall Structure Ordinance in effect at the time a site plan is presented to the City;
- Daycare uses;
- Restaurants. When a restaurant has an associated drive-thru said drive-thru area shall be screened from all public streets, interstate highways, and adjoining properties with berms, landscaping, and/or masonry fence matching the building materials;

- Trade schools and community colleges with no exterior storage or outside classrooms;
- Retail business or service establishments that are contained entirely inside a building. All outdoor display areas associated with a retail business shall be screened from the view of all public streets, interstate highways, and adjoining properties with berms, landscaping, and/or a masonry fence matching the building materials of the primary building. All outdoor activity associated with a retail business shall be screened with berms and landscaping to lessen the effect of the activity on adjoining public streets and interstate highways;
- Hotels;
- Light fabrication/manufacturing when contained entirely within the building;
- Swim and fitness clubs, tennis clubs, skating, exercise and similar commercial recreation facilities when contained within a building;
- Outdoor storage of materials when associated with a permitted principal use, provided the storage areas are screened from view with berms, landscaping, and/or a masonry fence matching the building materials of the primary building and that the storage area is located along an interior lot line, not abutting and not viewable from any public street or interstate highways;
- Outdoor climate, weathering, environmental exposure research or testing facilities, which shall be screened from view, and not cause excessive noise and pollution. This is intended to be a passive research or testing area with tested items to be anchored for exposure to climatic conditions.”

Additionally, the following language is listed in the prohibited uses guidelines:

- “Building or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property;”

The applicant is proposing that the following language be added to the allowable uses section of the PUD:

- “Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, and locally known as Polk County Tax Parcel Nos. 792306176004, 792306176005, 792306176006, 792306176007, and 792306176008.”

It is important to note that the proposed language will only apply to select parcels within the PUD, rather than the entire PUD itself. A map highlighting the specific property the proposed language will apply to has been included with your packet. The applicant has submitted the required rezoning petitions to initiate the PUD Amendment process for the subject property. Furthermore, notifications for the public hearing were mailed to all properties within 250’ of subject area, a legal notice was posted in the Des Moines Register, and on-site signage indicating the time and date of the hearing was posted on the property seven days before the public hearing.

A complete staff report addressing any comments, questions, or concerns related to the proposed amendment will be presented at the next Planning and Zoning Commission meeting on September 16th, 2025.



Re: Corporate Woods Toy Storage
Corporate Woods Business Park

Development of 6100-6200 Block of SE Convenience Blvd.

Ankeny, Iowa

GP: 792306176007

GP: 792306176004

To: City of Ankeny, Iowa - Planning

Subject: PUD Amendment Request - Allowed Use & Open Space Requirement

On behalf of LLMC ANKENY, IA LLC, we formally request an amendment to the existing PUD to allow indoor storage as a primary use within the development. The proposed Corporate Woods Toy Storage project is designed to provide approximately 118 luxury indoor storage units, primarily sold as a condominium-style community, with a portion of the units available for lease. Combined to be managed via Property Management. The intended use is strictly limited to unit owners storing personal vehicles such as RVs, boats, cars, motorcycles, and off-road vehicles. To ensure compatibility with the PUD's objectives, the site will be secured with controlled access, managed by a property management team enforcing CC&R guidelines prohibiting non-storage uses.

While we acknowledge the current restrictions regarding self-storage and third-party use, we believe this amendment will better align with the evolving needs of the community and the intended functionality of the site.

The site will include designated landscaping along the east and south property boundaries, maintaining aesthetic cohesion with the surrounding development while meeting functional needs.

We welcome the opportunity to discuss this amendment in further detail and collaborate on a solution that aligns with the City of Ankeny's vision.

Respectfully

J. Ross Nichols

Manager, LLMC Ankeny IA, LLC

RECEIVED

AUG 22 2025

CITY OF ANKENY



**ADDENDUM TO P.U.D. DEVELOPMENT STANDARDS
CORPORATE WOODS PLANNED UNIT DEVELOPMENT**

This Addendum (the "Addendum") is hereby incorporated into and made a part of that certain P.U.D. Development Standards for Corporate Woods Planned Unit Development (the "PUD Standards"), which was approved by Ankeny City Council as part of Ordinance #1485 on December 20, 2004.

The following is hereby added as an Allowable Use to the PUD Standards:

Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, and locally known as Polk County Tax Parcel Nos. 792306176004, 792306176005, 792306176006, 792306176007, and 792306176008.

This Addendum is incorporated into and made a part of the PUD Standards. In the event of any conflict between the terms of this Addendum and the terms of the PUD Standards, this Addendum shall control.

**CORPORATE WOODS TOY STORAGE
REZONING DESCRIPTION
Date August 1, 2025**

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

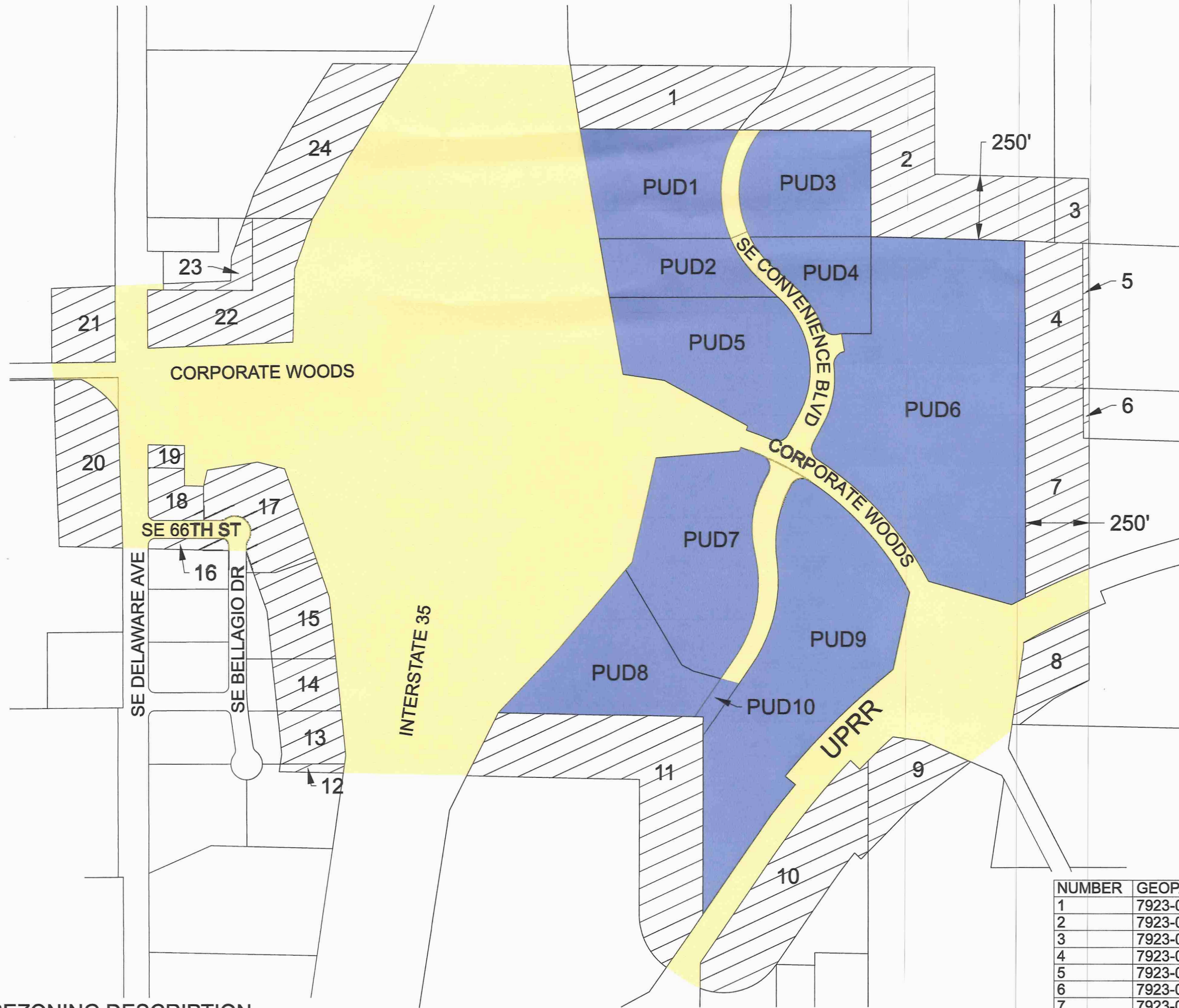
LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

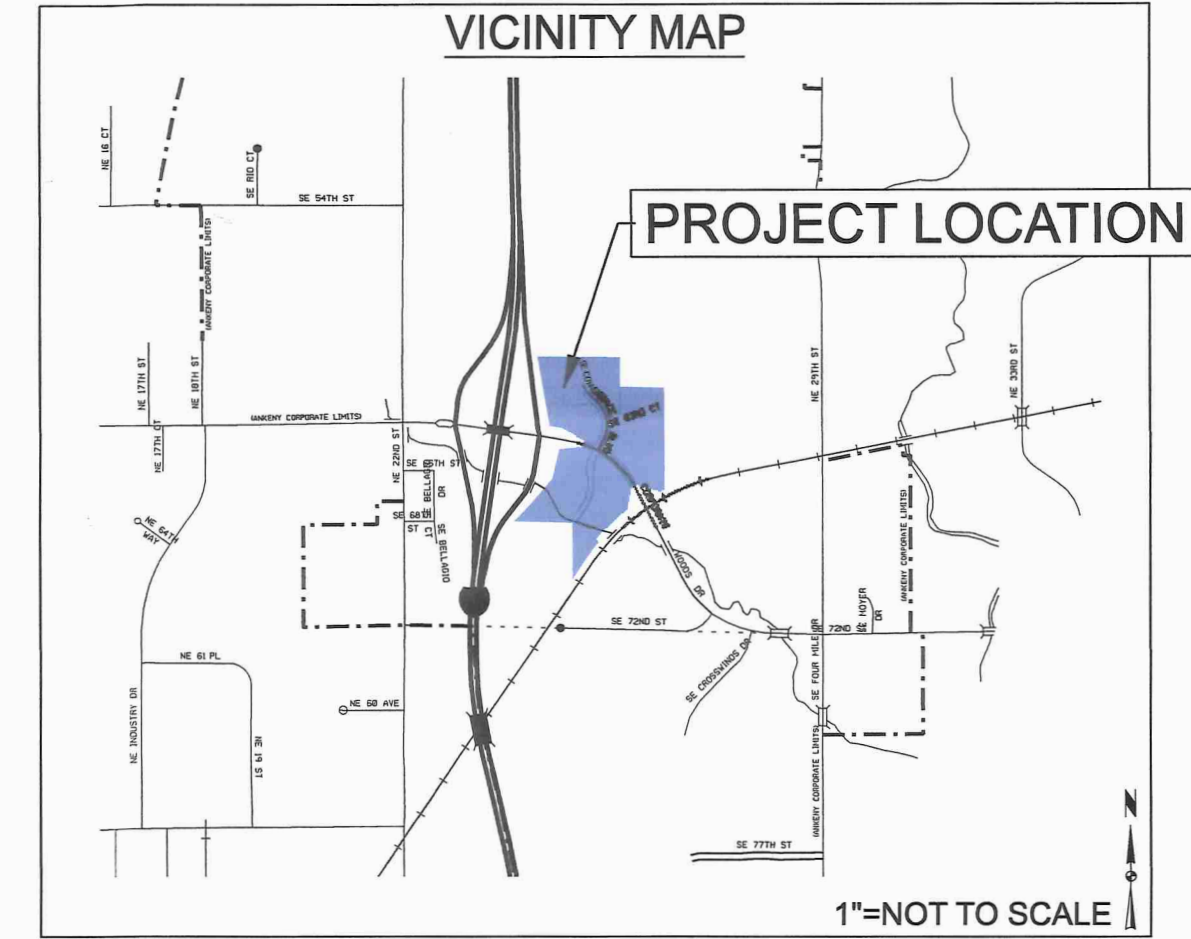
AND

LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA



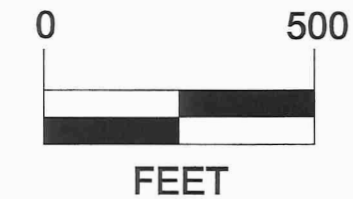
REZONING DESCRIPTION

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA



LEGEND

- PUD PROPERTIES
- ROW
- ADJACENT PROPERTIES (WITHIN 250')



NUMBER	GEOPARCEL NUMBER	OWNER
PUD 1	7923-06-176-004	KNAPP-ELWELL LC
	7923-06-176-007	
PUD 2	7923-06-176-002	ABC INVESTMENT INC
PUD 3	7923-06-177-003	CONVENIENCE BUSINESS PARK LLC
PUD 4	7923-06-177-002	1600 CORPORATE WOODS LLC
PUD 5	7923-06-100-023	STATE OF IOWA
PUD 6	7923-06-401-002	1600 CORPORATE WOODS LLC
PUD 7	7923-06-326-001	CASEY'S MARKETING COMPANY
PUD 8	7923-06-326-002	KNAPP-ELWELL LC
PUD 9	7923-06-300-024	KNAPP-ELWELL LC
PUD10	7923-06-326-003	KNAPP-ELWELL LC

NUMBER	GEOPARCEL NUMBER	OWNER	ACRES
1	7923-06-100-029	SECOND VAN HOUWELING PROPERTY LLC	4.28
2	7923-06-200-024	AVIATION AUTHORITY	8.92
3	7923-06-200-006	POLK COUNTY	0.78
4	7923-06-200-014	POLK COUNTY	2.96
5	7923-06-200-009	POLK COUNTY	0.29
6	7923-06-400-016	POLK COUNTY	0.10
7	7923-06-400-001	POLK COUNTY	4.27
8	7923-06-400-019	POLK COUNTY	1.86
9	7923-06-451-001	RUAN TRANSPORT CORP	2.05
10	7923-06-300-008	LARDOG PROPERTIES LLC	5.49
11	7923-06-300-017	SILVER LAND COMPANY LC	8.68
12	7923-06-351-004	ELECTRICAL WORKERS BUILDING FOUNDATION	0.19
13	7923-06-351-003	ELECTRICAL WORKERS BUILDING FOUNDATION	1.20
14	7923-06-301-004	GURU KRUPA LLC SERIES 1	1.18
15	7923-06-301-003	WILLIAM KIMBERLEY DEVELOPMENT CORP	2.10
16	7923-06-301-002	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.31
17	7923-06-302-001	WILLIAM KIMBERLEY DEVELOPMENT CORP	2.74
18	7923-06-301-001	MUB PROPERTIES LLC	0.91
19	7923-06-300-019	POLK COUNTY	0.30
20	7924-01-426-008	QRS INVESTMENTS LLC	3.61
21	7924-01-200-022	CHAPMAN BROS FARM LC	1.70
22	7923-06-100-024	DENNY ELWELL FAMILY LC	4.06
23	7923-06-100-038	KWIK TRIP INC	0.64
24	7923-06-100-037	KWIK TRIP INC	4.05
TOTAL			62.67

CORPORATE WOODS BUSINESS PARK PUD AMENDMENT

ANKENY, IOWA

PUD AMENDMENT MAP

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



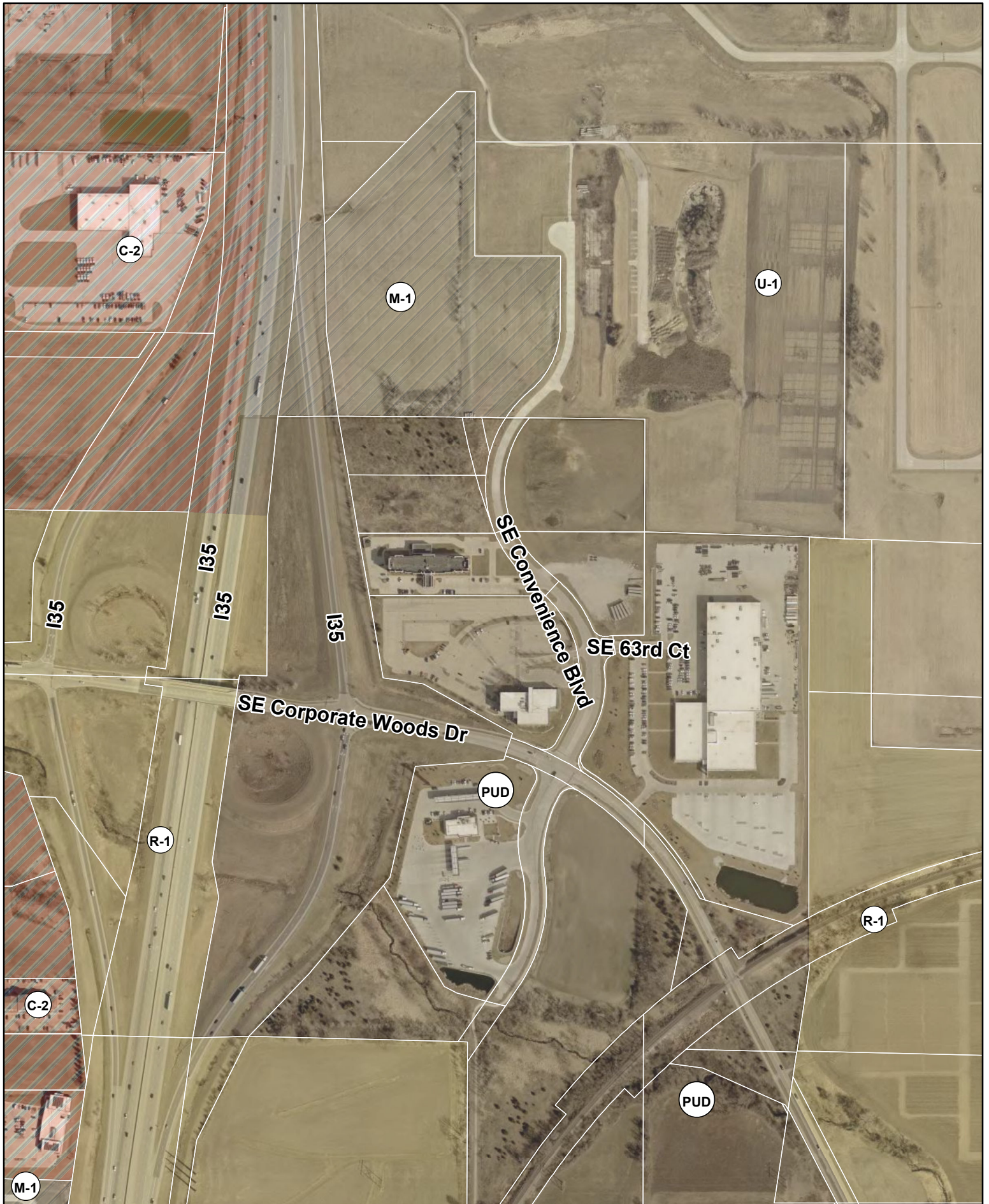
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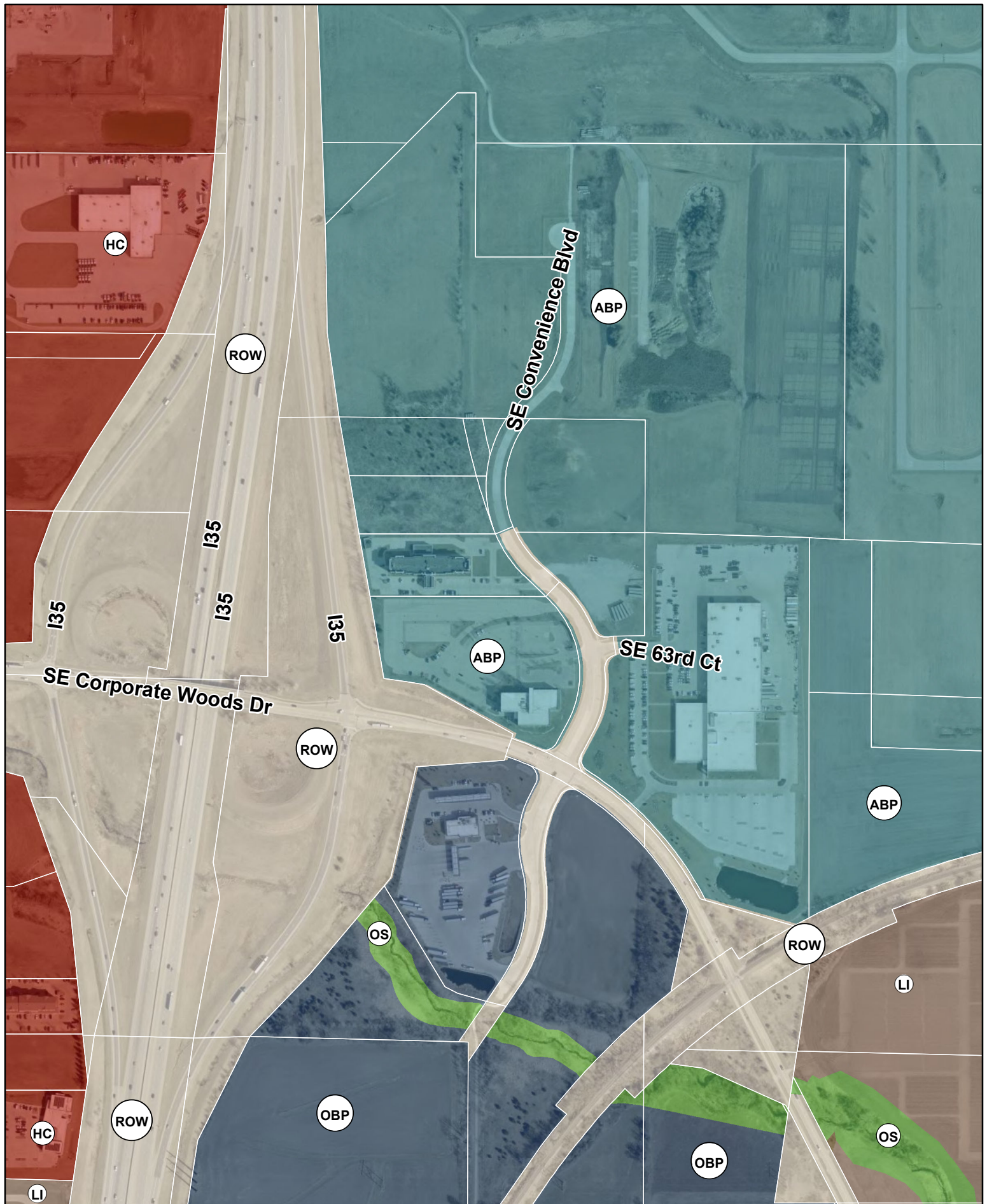
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1 inch = 450 feet

Date: 8/28/2025

Corporate Woods Business Park PUD Amendment Zoning Map



1 inch = 450 feet
Date: 8/28/2025

Corporate Woods Business Park PUD Amendment Future Land Use Map





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 3, 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. September 2, 2025, City Council Report
2. Tentative Agenda items for Tuesday, September 16, 2025
3. August 2025 Building Permits Report
4. Commissioner's Reports

ATTACHMENTS

1. August 2025 Building Permit Report

**City of Ankeny
Building Permit Report**

Month of August 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	August-25		August-24		1/1/2025-8/31/2025		1/1/2024-8/31/2024		7/1/2025-8/31/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	20	\$8,228,209	26	\$9,377,510	204	\$80,791,188	296	\$112,208,168	42	\$17,285,749
New Single Family Attached/Duplex	12	\$3,405,350	34	\$7,554,066	255	\$66,186,976	116	\$28,859,239	22	\$6,213,392
New Multi - Family	0	\$0	3	\$13,915,857	7	\$69,848,877	6	\$15,530,623	0	\$0
Total New Residential Permits	32	\$11,633,559	63	\$30,847,433	466	\$216,827,041	418	\$156,598,030	64	\$23,499,141
Additions/Alterations/Other (1)	62	\$476,563	87	\$953,346	535	\$22,934,522	528	\$6,181,671	141	\$988,434
Total New Dwelling Units	32		144		1049		506		64	
NON-RESIDENTIAL										
New Commercial	3	\$3,550,190	1	\$551,723	18	\$60,545,223	9	\$14,731,803	4	\$5,050,190
COM Additions/Alterations/Other	7	\$863,909	10	\$4,436,830	52	\$18,255,557	72	\$39,300,205	12	\$1,425,909
New Church	0	\$0	0	\$0	1	\$300,000	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	1	\$177,960	3	\$3,635,950	3	\$259,708	1	\$95,000
New School	1	\$10,000	0	\$0	1	\$10,000	0	\$0	1	\$10,000
SCH Additions/Alterations/Other	0	\$0	0	\$0	3	\$826,490	2	\$3,612,000	1	\$268,000
Total Non Residential Permits	11	\$4,424,099	12	\$5,166,513	78	\$83,573,220	86	\$57,903,716	19	\$6,849,099
MISC PERMITS (2)	74	\$201,409	61	\$53,298	647	\$1,626,813	572	\$960,942	165	\$293,149
TOTALS	179	\$16,735,630	223	\$37,020,590	1726	\$324,961,596	1604	\$221,644,359	389	\$31,629,823

(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 August 2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	8/6/2025	\$519,229	25-4561-NEW	2715 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	8/11/2025	\$269,952	25-3977-NEW	3500 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	8/11/2025	\$279,275	25-3978-NEW	3501 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	8/11/2025	\$332,668	25-3979-NEW	3404 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	8/11/2025	\$333,350	25-3980-NEW	3402 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	8/11/2025	\$344,936	25-3981-NEW	3400 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	8/11/2025	\$326,138	25-3982-NEW	3406 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	8/12/2025	\$479,359	25-4523-NEW	1604 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	8/13/2025	\$573,727	25-4507-NEW	6332 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	8/15/2025	\$353,476	25-4714-NEW	5711 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	8/15/2025	\$350,916	25-4715-NEW	5715 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	8/15/2025	\$402,777	25-4716-NEW	5716 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	8/19/2025	\$361,341	25-4696-NEW	318 SW 16th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	8/22/2025	\$659,222	25-4743-NEW	1812 NE Pine Lake Cir	Happe Homes	Happe Homes, LLP
Single Family Detached	New Building	8/22/2025	\$398,010	25-4866-NEW	712 NE Doe Pointe Dr	Sead Hambasic	Sead Hambasic
Single Family Detached	New Building	8/22/2025	\$391,168	25-4867-NEW	708 NE Doe Pointe Dr	Sead Hambasic	Sead Hambasic
Single Family Detached	New Building	8/22/2025	\$392,968	25-4868-NEW	704 NE Doe Pointe Dr	Sead Hambasic	Sead Hambasic
Single Family Detached	New Building	8/28/2025	\$461,026	25-4572-NEW	1911 NE Pine Lake Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	8/28/2025	\$597,442	25-4833-NEW	3212 NE Avery Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	8/29/2025	\$401,229	25-4899-NEW	6222 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Attached	New Building	8/11/2025	\$286,856	25-4717-NEW	5902 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/11/2025	\$286,856	25-4718-NEW	5906 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/11/2025	\$286,856	25-4719-NEW	5910 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/11/2025	\$286,856	25-4720-NEW	5914 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/11/2025	\$286,856	25-4721-NEW	5918 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/12/2025	\$268,395	25-4712-NEW	4415 NE 13th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/12/2025	\$268,395	25-4713-NEW	4419 NE 13th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/28/2025	\$286,856	25-4723-NEW	5917 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/28/2025	\$286,856	25-4724-NEW	5913 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/28/2025	\$286,856	25-4725-NEW	5909 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/28/2025	\$286,856	25-4726-NEW	5905 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	8/28/2025	\$286,856	25-4727-NEW	5901 NE Seneca Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Pergola	8/1/2025	\$25,000	25-4502-PERG	838 SE Laurie Ln	Chad Heuton	Lynn Heuton
Single Family Detached	Building Addition	8/4/2025	\$46,669	25-4219-ADD	1221 NE 53rd Ct	Grand Homes & Renovations	Grand Homes & Renovations
Single Family Detached	Building Alteration	8/5/2025	\$5,125	25-4667-ALT	717 SE Richland Ct	AJ's Cleaning & Restoration	AJ's Cleaning & Restoration
Single Family Detached	Building Alteration	8/7/2025	\$5,950	25-3586-ALT	802 NW Westwood St	Naylor Ross	Renomads LLC
Single Family Detached	Building Addition	8/8/2025	\$24,856	25-4736-ADD	5905 NE Sherman Dr	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	8/12/2025	\$26,302	25-4769-ALT	421 NE 57th Ct	Naylor Ross	Renomads LLC
Single Family Detached	Building Alteration	8/14/2025	\$15,309	25-4821-ALT	3206 NW 25th St	Jackie Armstrong	Jackie Armstrong
Single Family Detached	Building Alteration	8/16/2025	\$29,232	25-4749-ALT	3304 NE 5th Ln	Johnathan White	Johnathan White
Single Family Detached	Building Alteration	8/19/2025	\$8,500	25-4801-ALT	205 NE Crestmoor Pl	Zachary Norgaard	Zachary Norgaard

Single Family Detached	Building Alteration	8/19/2025	\$19,152	25-4913-ALT	2712 NW 21st St	Ankeny Home Services	Ankeny Home Services
Single Family Detached	Gazebo	8/21/2025	\$3,360	25-4324-GAZ	2018 NW Beechwood St	Daniel B Reece	Daniel B Reece
Single Family Detached	Porch	8/21/2025	\$3,640	25-4927-PRCH	1305 NW Maple St	Chris Perrin	Chris Perrin
Single Family Detached	Building Alteration	8/21/2025	\$7,000	25-4956-ALT	405 SW 17th St	DLR Construction	DLR Construction
Single Family Detached	Building Alteration	8/22/2025	\$2,048	25-4977-ALT	508 NE Whitetail Dr	DLR Construction	DLR Construction
Single Family Detached	Building Alteration	8/22/2025	\$8,000	25-4984-ALT	1309 NE 47th St	Amazed Construction Service INC	Amazed Construction Services Inc
Single Family Detached	Building Alteration	8/26/2025	\$21,735	25-4900-ALT	732 NE Deerfield Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	8/29/2025	\$4,855	25-5013-ALT	609 SE Lawrence Dr	BAM Basements	BAM Basements
Single Family Detached	Garage	8/26/2025	\$20,000	25-5007-GAR	2909 SW Pleasant St	Brett Snyder	Brett Snyder
Single Family Detached	Garage	8/28/2025	\$109,627	25-4511-GAR	5825 N Ankeny Blvd	Vander Kamp Homebuilders	Vanderkamp Framing LLC
Single Family Detached	Shed	8/5/2025	\$1,600	25-4625-SHD	2411 SW 23rd St	Ryan Cronbaugh	Ryan Cronbaugh
Single Family Detached	Shed	8/6/2025	\$2,400	25-3961-SHD	1007 NE Otter Ridge Cir	Tuff Shed	Tuff Shed
Single Family Detached	Shed	8/6/2025	\$2,400	25-4699-SHD	509 SW 18th St	Lindsey N Capdevila	Doug Lull
Single Family Detached	Shed	8/7/2025	\$3,200	25-4697-SHD	3212 SE 20th St	Shannon Koenigstein	Shannon Koenigstein
Single Family Detached	Shed	8/7/2025	\$1,600	25-4729-SHD	1323 NW Shoreline Ct	Michael Gonzalez	Michael Gonzalez
Single Family Detached	Shed	8/12/2025	\$3,200	25-4467-SHD	858 NW Orchard Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	8/13/2025	\$3,840	25-4689-SHD	5102 NW 6th St	Tim Carman	Tuff Shed
Single Family Detached	Shed	8/13/2025	\$1,400	25-4810-SHD	3235 NW 27th Cir	Larry Dean	Larry Dean
Single Family Detached	Shed	8/14/2025	\$9,600	25-4826-SHD	1605 NE Pittsburg Ct	CW Construction	CW Construction
Single Family Detached	Shed	8/14/2025	\$2,800	25-4847-SHD	306 NW Mils Dr	Kim Young	Tuff Shed
Single Family Detached	Shed	8/18/2025	\$2,400	24-6745-SHD	5704 NE Northgate Dr	Nick Jorgensen	Nick Jorgensen
Single Family Detached	Shed	8/19/2025	\$2,400	25-4906-SHD	1012 NW Rolling Rock Rd	William McClintock	William McClintock
Single Family Detached	Shed	8/20/2025	\$1,920	25-4894-SHD	2117 NW Abilene Rd	Derek Denucce	Tuff Shed
Single Family Detached	Shed	8/22/2025	\$2,400	25-4952-SHD	2309 NW Beechwood St	Zach Elenz	Zach Elenz
Single Family Detached	Shed	8/27/2025	\$2,240	25-4853-SHD	203 NE 19th Ct	Thien Nguyen	Thien Nguyen
Single Family Detached	Shed	8/27/2025	\$3,200	25-4918-SHD	2205 NW Maple St	Robert Loiola	Robert Loiola
Single Family Detached	Shed	8/28/2025	\$2,520	25-5014-SHD	1011 NE 43rd St	Elite Construction	Elite Construction
Single Family Detached	Slab	8/28/2025	\$0	25-4459-SLAB	2506 NW Maple St	Rachel Walter	Rachel Walter
Single Family Attached	Spa/Hot Tub	8/14/2025	\$0	25-4816-SPA	502 SE 33rd St	Jared Hempy	Jared Hempy
Single Family Detached	Spa/Hot Tub	8/28/2025	\$0	25-4513-SPA	5825 N Ankeny Blvd	Vander Kamp Homebuilders	Vanderkamp Framing LLC
Single Family Detached	Swimming Pool	8/1/2025	\$0	25-4305-POOL	1313 NE 51st St	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Swimming Pool	8/6/2025	\$0	25-4532-POOL	604 NE 53rd Ct	Heather Mortvedt	Heather Mortvedt
Single Family Detached	Swimming Pool	8/12/2025	\$0	25-3553-POOL	1602 NE Innsbruck Ct	Abby Flynn	Abby Flynn
Single Family Detached	Swimming Pool	8/13/2025	\$0	25-4225-POOL	2403 NW Rockcrest Ct	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Swimming Pool	8/16/2025	\$0	25-2918-POOL	1425 NW Pebble Dr	Ashlyn Onley	Ashlyn Onley
Single Family Detached	Swimming Pool	8/18/2025	\$0	25-4852-POOL	5821 NE Oak Dr	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Swimming Pool	8/19/2025	\$0	25-4908-POOL	324 SE Springwood Dr	Neil Young	Neil Young
Single Family Detached	Swimming Pool	8/25/2025	\$0	25-4914-POOL	503 NW Seasons Dr	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Swimming Pool	8/28/2025	\$0	25-4512-POOL	5825 N Ankeny Blvd	Vander Kamp Homebuilders	Vanderkamp Framing LLC
Single Family Detached	Deck	8/1/2025	\$5,976	25-4214-DECK	2701 SW 2nd St	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	8/4/2025	\$2,880	25-4630-DECK	920 NE Otter Ridge Cir	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	8/5/2025	\$2,436	25-4641-DECK	3608 NW 13th St	Central Iowa Contractor Services	Central Iowa Contractor Services

Single Family Attached	Deck	8/6/2025	\$2,376	25-4656-DECK	2852 NW North Creek Cir	The HomeLife Brothers	The HomeLife Brothers
Single Family Detached	Deck	8/8/2025	\$2,016	25-4637-DECK	4319 NE 12th St	Ware Capital and Home Services	Ware Capital and Home Services
Single Family Detached	Deck	8/8/2025	\$4,800	25-4665-DECK	4019 NE Bellagio Cir	Christianson Innovations LLC	Christianson Innovations LLC
Single Family Detached	Deck	8/8/2025	\$840	25-4707-DECK	2606 SW 19th St	Better Builders	Better Builders
Single Family Detached	Deck	8/8/2025	\$6,260	25-4740-DECK	414 SW Prairie Trail Pkwy	Jeff Coop	Jeff Coop
Single Family Detached	Deck	8/11/2025	\$1,536	25-4648-DECK	1313 NE Stone Valley Cir	4 Corners Remodeling & Const	5 Corners Remodeling & Const
Single Family Detached	Deck	8/13/2025	\$2,304	25-4800-DECK	909 NW Boulder Point Pl	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Deck	8/17/2025	\$2,604	25-4408-DECK	905 SE Laurie Ln	Palace Pros	Palace Pros
Single Family Detached	Deck	8/19/2025	\$3,600	25-4907-DECK	1301 NE Banbury Rd	Eddie Reiter	Eddie Reiter
Single Family Detached	Deck	8/27/2025	\$1,728	25-4993-DECK	5213 NW 7th St	Denali Builders	Denali Builders
Single Family Detached	Deck	8/27/2025	\$1,728	25-5051-DECK	2703 NW Northpark Dr	Deck & Drive Solutions	Deck and Drive Solutions
Industrial	New Building	8/14/2025	\$1,156,045	25-3170-NEW	3219 SE 36th Cir	Karl Chambers	Karl Chambers
Industrial	New Building	8/14/2025	\$2,339,360	25-4405-NEW	3219 SE 36th Cir	Karl Chambers	Karl Chambers
Mixed Use	New Building	8/15/2025	\$54,785	25-4308-NEW	1340 SW District Dr	DRA Properties	DRA Properties LLC
School	New Building	8/21/2025	\$10,000	25-4244-NEW	1900 NW 4th St	Faith Baptist Bible College	Faith Baptist Bible College
Office	Building Alteration	8/5/2025	\$5,000	25-4619-ALT	1615 SW Magazine Rd	JCorp DB LC	JCorp DB LC
Other	Building Addition	8/6/2025	\$50,727	25-4486-ADD	501 SW Oralabor Rd	AT&T c/o Amentum Digital	Amentum Digital
Other	Building Alteration	8/8/2025	\$20,000	25-4464-ALT	130 NE Georgetown Blvd	Karl Chambers	Karl Chambers
Other	Building Addition	8/12/2025	\$35,000	24-2835-ADD	202 NW Ash Dr	Triad Associates Inc	Triad Associates Inc
Office	Building Alteration	8/13/2025	\$20,000	25-4049-ALT	1510 SW Oralabor Rd Ste C	accurate commercial	accurate commercial
Office	Building Alteration	8/18/2025	\$533,182	25-4465-ALT	335 SE Oralabor Rd	Guardian Pharmacy of Iowa	Navigate Construction Services LLC
Mixed Use	Building Alteration	8/26/2025	\$200,000	25-4759-ALT	1630 S Ankeny Blvd Ste 116	ARMOUR CONSTRUCTION LLC	ARMOUR CONSTRUCTION LLC
Single Family Attached	Fence/Wall	8/13/2025	\$0	25-2916-FNCE	4807 NW 5th St	Tatsu Kirschenman	Tatsu Kirschenman
Single Family Detached	Fence/Wall	8/1/2025	\$0	25-4626-FNCE	1313 NE 51st St	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Fence/Wall	8/1/2025	\$0	25-4611-FNCE	1603 SW Des Moines St	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	8/5/2025	\$0	25-4636-FNCE	606 SW Cherry St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/5/2025	\$0	25-4651-FNCE	207 SW 18th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	8/6/2025	\$0	25-4703-FNCE	2814 NW 28th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/8/2025	\$0	25-4693-FNCE	3305 NE Huntington Ln	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	8/12/2025	\$0	25-4778-FNCE	1505 SW Des Moines St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/12/2025	\$0	25-4779-FNCE	211 NE Harvest Ridge Ln	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	8/12/2025	\$0	25-4789-FNCE	736 NE 44th Ct	Peyton Leever	Midwest Fence & Construction
Single Family Detached	Fence/Wall	8/13/2025	\$0	25-4795-FNCE	210 SW 50th St	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	8/13/2025	\$0	25-4803-FNCE	2818 NW Boulder Point Pl	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	8/14/2025	\$0	25-4818-FNCE	705 NE 57th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	8/15/2025	\$0	25-4856-FNCE	5821 NE Oak Dr	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Fence/Wall	8/18/2025	\$0	25-4861-FNCE	3910 SW Bluegrass Dr	Rachel Norgaard	Rachel Norgaard
Single Family Detached	Fence/Wall	8/18/2025	\$0	25-4782-FNCE	1517 NW Jackson Dr	Blake Justus	Justus Fencing
Single Family Detached	Fence/Wall	8/18/2025	\$0	25-4863-FNCE	4308 NE 8th St	Jorge Alvarado	Alvarado Fence & Lawn LLC
Single Family Detached	Fence/Wall	8/19/2025	\$0	25-4845-FNCE	5508 NE Sienna Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/19/2025	\$0	25-4846-FNCE	5006 NW 7th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/19/2025	\$0	25-4812-FNCE	1303 NW 25th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/20/2025	\$0	25-4916-FNCE	3801 SW Stonehaven Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	8/21/2025	\$0	25-4911-FNCE	1605 NW Benjamin Dr	Rylux Fence Company	Rylux Fence Company

Single Family Detached	Fence/Wall	8/22/2025	\$0	25-4945-FNCE	4023 NE 5th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/22/2025	\$0	25-4414-FNCE	2607 NE 16th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	8/22/2025	\$0	25-4978-FNCE	4424 NW 17th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/22/2025	\$0	25-4980-FNCE	1408 NW Jackson Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	8/25/2025	\$0	25-5003-FNCE	2815 NW Cedarwood Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	8/25/2025	\$0	25-5011-FNCE	503 NW Seasons Dr	Aaron Moreland	Aaron Moreland
Single Family Detached	Fence/Wall	8/25/2025	\$0	25-3343-FNCE	1705 NW Wagner Blvd	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	8/25/2025	\$0	25-4170-FNCE	1017 SE Chaparal Dr	Clanton Creek Fence	Clanton Creek Fence and Gate
Manufacturing	Fence/Wall	8/19/2025	\$0	25-4587-FNCE	7310 SE Crosswinds Dr	Jared Kenyon	Ryan Companies US, Inc.
Office	Fence/Wall	8/20/2025	\$90,000	25-4668-FNCE	1255 SW Prairie Trail Pkwy	BJ Frideres	The Weitz Company, LLC
Single Family Detached	Fence/Wall	8/26/2025	\$0	25-4922-FNCE	2508 NW Linwood Ct	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	8/26/2025	\$0	25-5002-FNCE	3208 NW Reinhart Dr	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	8/26/2025	\$0	25-5033-FNCE	1628 NE Deerfield Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	8/27/2025	\$0	25-5053-FNCE	1201 NW Wagner Blvd	Post to Post Fence LLC	Post to Post Fence LLC
Single Family Detached	Fence/Wall	8/27/2025	\$0	25-5072-FNCE	2520 NW 14th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	8/28/2025	\$0	25-4747-FNCE	5825 N Ankeny Blvd	Vander Kamp Homebuilders	Vanderkamp Framing LLC
Single Family Detached	Fence/Wall	8/28/2025	\$0	25-5080-FNCE	305 NE Country Meadow Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	8/29/2025	\$0	25-5122-FNCE	309 SW 18th St	Superior Fence & Rail	Superior Fence and Rail
Other	Sign	8/4/2025	\$16,500	25-4538-SIGNP	6155 SE Delaware Ave	CAT Scale Company	CAT Scale Company
Multi-Family	Sign	8/5/2025	\$10,950	25-4145-SIGNP	2030 S Ankeny Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Industrial	Sign	8/5/2025	\$2,480	25-2538-SIGNP	2402 SE Hulsizer Rd	Kinzler Corporation	MediaQuest Sign Company, LLC
Other	Sign	8/7/2025	\$6,700	25-4451-SIGNP	2820 NE 38th St	Signarama Urbandale	Signarama Urbandale
Multi-Family	Sign	8/7/2025	\$8,930	25-4454-SIGNP	1210 SW 28th St	Iowa Sign Company	Iowa Sign Company
Retail	Sign	8/7/2025	\$600	25-4555-SIGNP	132 SE Shurfine Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	8/11/2025	\$3,500	25-4552-SIGNP	240 NW 36th St Ste 103	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	8/12/2025	\$8,000	25-2625-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$3,000	25-3076-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$2,000	25-3079-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$3,000	25-3086-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$2,000	25-3087-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$1,500	25-3088-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$2,000	25-3089-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Retail	Sign	8/12/2025	\$7,000	25-3093-SIGNP	5575 SE Delaware Ave	First Class Signs	First Class Signs
Office	Sign	8/13/2025	\$800	25-4631-SIGNP	2575 N Ankeny Blvd Ste 201	Vital Signs Display Graphics	Vital Signs Display Graphics
Office	Sign	8/15/2025	\$15,500	25-4670-SIGNP	2295 SW State St	Latitude Signage + Design	Latitude Signage + Design
Office	Sign	8/18/2025	\$3,000	25-3746-SIGNP	1513 N Ankeny Blvd	Maryville Family Partnership	Maryville Family Partnership
Single Family Detached	Sign	8/18/2025	\$600	25-4644-SIGNP	121 NE 18th St Ste B	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	8/18/2025	\$5,000	25-4762-SIGNP	2222 SW Vintage Pkwy	Fastsigns of Clive	Visual Concepts, Inc DBA FastSigns
Retail	Sign	8/28/2025	\$1,500	25-4992-SIGNP	2010 SE Delaware Ave Ste 214	Jennifer Ronneburger	First Class Signs
Retail	Sign	8/28/2025	\$1,500	25-4989-SIGNP	2010 SE Delaware Ave Ste 214	Jennifer Ronneburger	First Class Signs
Retail	Sign	8/28/2025	\$3,949	25-4974-SIGNP	317 E 1st St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	8/28/2025	\$1,400	25-4973-SIGNP	317 E 1st St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	8/22/2025	\$0	25-4957-SIGNT	833 E 1st St Ste 102	Arun Sharma	Arun Sharma
Single Family Detached	Drive Approach	8/1/2025	\$0	25-4624-RSTRM	1606 NE Lowell Ct	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	8/7/2025	\$0	25-4722-RSTRM	3504 SW Timberline Dr	Aj concrete	Aj concrete

Single Family Detached	Drive Approach	8/11/2025	\$0 25-4615-RSTRM	1305 NE Lake View Ct	I-80 Concrete	I-80 Concrete
Single Family Detached	Drive Approach	8/11/2025	\$0 25-4761-RSTRM	806 NE Vail Ct	GLC Construction LLC	GLC Construction LLC
Manufacturing	Drive Approach	8/19/2025	\$0 25-4588-RSTRM	7310 SE Crosswinds Dr	Jared Kenyon	Jared Kenyon
Single Family Detached	Sidewalk	8/18/2025	\$0 25-4902-RSWRP	622 SW Cherry St	Robert Fontana	Dave Huber Grading
Church	Sidewalk	8/12/2025	\$0 25-4786-RSWRP	1102 NW Weigel Dr	Howrey Construction Inc	Howrey Construction Inc
Single Family Detached	Sidewalk	8/26/2025	\$0 25-5023-RSWRP	805 NE Vail Ct	GLC Construction LLC	GLC Construction LLC
Single Family Detached	Sidewalk	8/26/2025	\$0 25-5024-RSWRP	810 SE Trilein Dr	GLC Construction LLC	GLC Construction LLC



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 3, 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

