PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, February 17, 2026
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		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 February 17, 2026 Agenda

Consider MOTION to approve and accept the February 17, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. **Minutes of the February 3, 2026 Plan and Zoning Commission meeting**

   Consider MOTION to approve and accept the February 3, 2026, minutes of the Plan and Zoning Commission meeting.

2. **Berwick Estates Plat 2 - Final Plat**

   Consider MOTION to approve the final plat for Berwick Estates Plat 2; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $176,438.

3. **1010 N Ankeny Boulevard - Innovate Hub Site Plan**

Consider MOTION to approve the site plan for 1010 N. Ankeny Blvd, Innovative Hub, subject to approval of the required traffic impact study, obtaining the required Iowa DOT work permits and subject to City Council approval of the required easement documents and public improvement documents, including contracts and bonds.

4. First Street Commons Plat 4 - Final Plat

Consider MOTION to recommend City Council approval of the First Street Commons Plat 4 Final Plat.

5. 2401 SE 90th Street - I-80 Commerce Center Plat 1 Lot 2 Site Plan

Consider MOTION to approve the site plan for 2401 SE 90th Street, I-80 Commerce Center Plat 1 Lot 2, subject to approval of SWPPP, COSESCO, and NPDES General Permit.

6. Elevated Water Storage Tank No. 4 - Site Plan

Consider MOTION to approve the site plan for the Elevated Water Storage Tank No. 4., subject to recordation of the associated Plat of Survey.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - 6

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. February 16, 2026 City Council Report - Staff.
2. Tentative Agenda Items for Tuesday, March 3, 2026.
3. Commissioner's Reports.

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Approval of the February 17, 2026 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 February 17, 2025 agenda with/without amendments.

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Minutes of the February 3, 2026 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 February 3, 2026, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. February 3rd 2026 Minutes

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 3, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 3, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Lisa West, Joseph Herst, Trina Flack, Phil Tuning and Todd Ripper. Absent: Randy Weisheit. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Ryan Kirschman, Deb Gervais and Megan Flynn.

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the February 3, 2026 agenda without amendments. Second by J. Herst. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS
There were no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes of the December 16, 2025 meeting
Motion to approve and accept the December 16, 2025 minutes of the Plan and Zoning Commission meeting.
Item #2. 36th St - Dutch Bros Coffee - Site Plan
Item #3. 1302 N Ankeny Blvd - 2025 Northview Parking Lot Improvements
Item #4. 36th Street Centre Plat 2 - Final Plat
Item #5. Piper Properties Plat 5 - Final Plat
Item #6. Piper Properties Plat 6 - Final Plat

Motion by L. West to approve the recommendations for Consent Agenda Items #1 - #6. Second by P. Tuning. Motion carried 6-0.

BUSINESS ITEMS
Item # 1. Corporate Woods Business Park Urban Renewal Plan.
Director of Economic Development, Derek Lord, presented the Corporate Woods Business Park Urban Renewal Plan. The 2026 Corporate Woods Business Park Urban Renewal Plan I has been developed to promote commercial and industrial economic development so that the city may undertake urban renewal activities granted to it under Iowa Code Chapter 403, Urban Renewal. The area identified for urban renewal is located north of SE Corporate Woods Drive and east of SE Convenience Boulevard It is 20.413-acres and

located on Lot 1, Corporate Woods Business Park Plat 3. Iowa Code Section 403.5(2)(a) requires that the Plan and Zoning Commission review the urban renewal plan for conformity with the approved comprehensive plan. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within the thirty days, then the local governing body may proceed with the hearing on the proposed urban renewal plan.

The 2026 Corporate Woods Business Park Urban Renewal Plan I is in conformance with both the Future Land Use Map and the Economic Development Vision, Goals and Policies of The Ankeny Plan 2040, Comprehensive Plan.

Motion by T. Flack to approve the Corporate Woods Business Park Urban Renewal Plan. Second by T. Ripper. Motion carried 6-0.

REPORTS

City Council Meeting

E. Jensen reported on the February 2, 2026 City Council meeting and work session.

Director's Report

E. Jensen presented the tentative agenda items for the Tuesday, February 17, 2026 Plan and Zoning Commission meeting. He shared that there will be a site plan on the agenda at the next meeting for a request for approval of a new water tower in Uptown Ankeny.

Building Permit Reports

E. Jensen shared the December 2025 and January 2026 Monthly Building Reports.

Commissioner's Reports

Commissioners welcome newest commissioner, J. Herst.

MISCELLANEOUS ITEMS

Election of Chair and Vice Chair

T.Flack placed into nomination T.Rapp to serve as Chair.
Second by P. Tuning. All voted aye.

L. West placed into nomination R.Weisheit to serve at Vice Chair.
Second by P. Tuning. All voted aye.

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:48 p.m.

Submitted by Megan Flynn, Recording Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME

Berwick Estates Plat 2 - Final Plat

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

Cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $176,438.

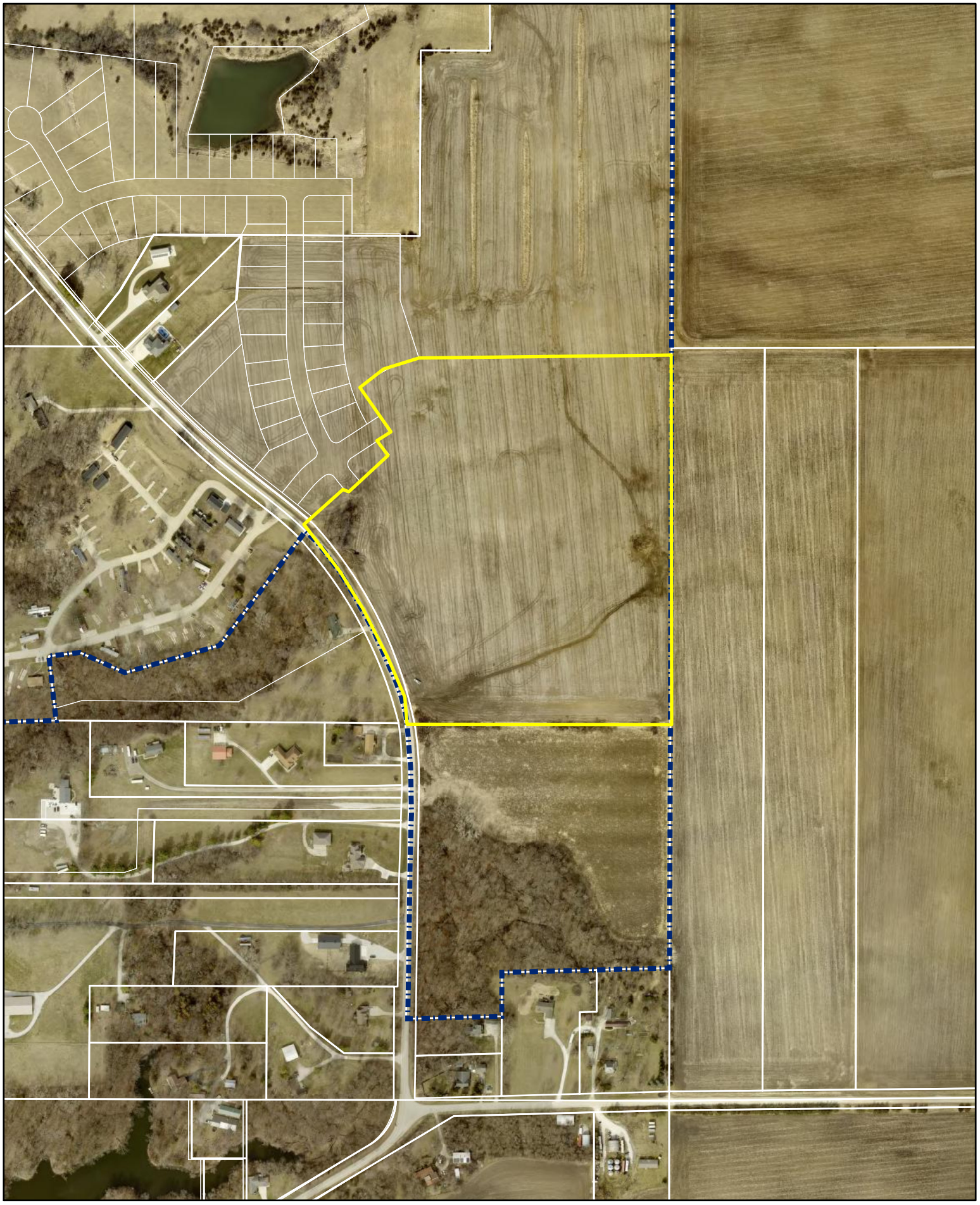
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the final plat for Berwick Estates Plat 2; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $176,438.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



N

1 inch = 429 feet

Date: 2/12/2026

Berwick Estates Plat 2
Final Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: February 17, 2026

Agenda Item: Berwick Estates Plat 2 – Final Plat
Report Date: February 12, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Berwick Estates Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $176,438.

Project Summary:

Berwick Estates Plat 2 is a proposed 23.52(+/-) acre final plat, located north of SE Corporate Woods Dr/NE 62nd St, east of NE Berwick Drive, and south of SE Oralabor Road/NE 78th Street. The property is zoned PUD, Berwick Estates PUD. The subject plat consists of creating 83 single family lots, 3 street lots, and an outlot. The 83 residential lots will consist of single-family homes, eight of the lots are anticipated to be single family bi-attached dwellings. Outlot Z will be utilized for stormwater detention. The proposed plat is in general conformance with the Berwick Estates PUD that was approved by the City Council June 3, 2024.

Project Report:

Streets: The primary access to the development off NE Berwick Drive will be from SE 33rd Street. SE 33rd Street will be a collector level street and runs from west to east. In the proposal SE Bannister Drive will be extended south where it will turn towards the east and turn into SE 35th Street. SE 35th Street will run to the east and then it will bend to the north where it will become SE Crossing Oak Drive. SE Crossing Oak Drive will run to the north eventually intersecting with SE 33rd Street and will continue north.

Water: The applicant is proposing to connect to the existing 10-inch water main along SE 33rd Street and extend it to the east ending at Lot B. An 8-inch water main will run along SE Bannister Drive, SE Crossing Oak Drive, and SE 35th Street to service the rest of the plat. The applicant is also proposing to extend 10-inch water main south along NE Berwick Drive to service future development.

Sewer: The applicant is proposing to install 8-inch sanitary sewer through the whole plat, looping two existing stubs under SE 33rd Street and SE Bannister Drive. The proposal will also extend an 8-inch line north from the SE Crossing Oak Drive and SE 33rd Street intersection.

Drainage: The proposed high points are in the north portion of the plat, near the intersection of SE 33rd Street and SE Crossing Oaks Drive. The grading slopes generally to the north towards the detention ponds in Outlot Z of the proposed plat and Outlot X of Berwick Estates Plat 1.

Parkland: The parkland dedication requirement for Plat 2 is 1.176 acres, but parkland is not proposed with this plat. The developer will be dedicating 7.2 acres of parkland with a future final plat. The total park dedication for the Berwick Estates is estimated at 7.2 acres.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Berwick Estates Plat 2**
NAME OF OWNER/ DEVELOPER: **Berwick Holdings LLC**

GENERAL INFORMATION:

PLAT LOCATION:	North of SE Corporate Woods Dr/NE 62nd St, east of NE Berwick Drive, and south of SE Oralabor Road/NE 78th Street
SIZE OF PLAT:	23.52 acres
ZONING:	Berwick Estates PUD

LOTS:

NUMBER:	83 single-family lots; 3 street lots; 1 outlot
SIZE/DENSITY:	3.52 units per acre
USE:	Residential
BUILDING LINES:	Parcel C: Lots 1-83
Front:	25′
Rear:	30′
Side:	5′ min. one side, 10′ total sum
Lot Width:	50′ minimum
Lot Area:	5,000 SF minimum
	Parcel C Bi-Attached Dwellings: Lots 41-48
Front:	25′
Rear:	30′
Side:	7′ min. single story, 8′ min. two story
Lot Width:	50′ minimum
Lot Area:	5,000 SF minimum

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 2 is 1.176 acres, but parkland is not proposed with this plat. The developer will be dedicating 7.2 acres of parkland with a future final plat. The total park dedication for the Berwick Estates is estimated at 7.2 acres.

ADJACENT LANDS:

NORTH:	Berwick Estates Plat 1
SOUTH:	R-1, One-Family Residence District
EAST:	Unincorporated land
WEST:	R-1, One-Family Residence District

STREET DEVELOPMENT:

NAME:	SE 33rd Street
LENGTH:	Approximately 992′
CLASSIFICATION:	Minor Collector
R.O.W. (REQ′D./PROV.):	70′/70′
PAVEMENT WIDTH:	31′

NAME:	SE Crossing Oaks Drive
LENGTH:	Approximately 750′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	SE 35th Street
LENGTH:	Approximately 658′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	SE Bannister Drive
LENGTH:	Approximately 347′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

WASTE WATER:

PROJECTED FLOWS: 83 units X 3 pers. per house X 300 gal. per day/pers.= 74,700 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Creek Basin.

WATER SYSTEM:

USAGE: 83 units X 3 pers. per house X 100 gal. per day/person = 24,900 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

McCLURE™
ENGINEERING CO.

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

1/22/2026

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: Berwick Estates Plat 2 Construction Drawings & Final Plat

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of Berwick Holdings LLC and ATI Group, we respectfully request your approval of the Berwick Estates Plat 2 Construction Drawings and Final Plat located in eastern Ankeny.

The proposal for Plat 2 remains substantially consistent with the master layout depicted in the PUD. Plat 2 contains 83 lots consisting of majority standard single-family lots and some multi-family in lots 41 - 48 consistent with the PUD. Portions of two new roadways will be constructed, along with major Berwick Drive ROW improvements, including new water main, sidewalk, and ditch grading along the east side of Berwick Drive. We believe this project will serve to protect the interests of existing Ankeny residents while expanding the lives of future residents.

The developer also requests authorization of City cost participation for NE Berwick Dr paving and subgrade replacement costs after culvert replacement to the amount of $[TBD]. The developer also requests authorization of City cost participation for modified subbase & 8-inch subdrain under and along on public roadways to the amount of $[TBD].

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Patt Kullberg, PE
Project Engineer

Cc: ATI Group

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

BERWICK ESTATES PLAT 2
ANKENY, IOWA
FINAL PLAT

INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
PLAT: OUTLOT X
SUBDIVISION: DRA ACRES PLAT 1
PROPRIETOR: BERWICK HOLDINGS LLC
REQUESTED BY: ATI REALTY GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 6655 NE 15TH STREET DES MOINES, IOWA 50313 / 515-512-1361

OWNERS:
BERWICK HOLDINGS LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IOWA 50021
(319) 560-5428
CASEY@ATIREALTY.COM
ATTN: CASEY SCHAFBUCH

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
PKULLBERG@MCCLUREVISION.COM
ATTN: PATRICK KULLBERG

GENERAL NOTES:
1) LOT 'A', LOT 'B', AND LOT 'C' TO BE DEDICATED TO THE CITY OF ANKENY FOR RIGHT OF WAY PURPOSES.

2) OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE HOA FOR THE PURPOSE OF STORM WATER DETENTION. OUTLOT Z WILL BE A STORMWATER MANAGEMENT EASEMENT.

3) LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

4) THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT, INCLUDING ALONG BERWICK DRIVE.

5) ACCESS TO LOTS 16 & 17 RESTRICTED TO SE CROSSING OAK DR AND AS FAR FROM SE 33RD ST AS FEASIBLE.

6) THE DRIVEWAY FOR LOT 25 SHALL BE CONSTRUCTED TO AVOID THE STORM SEWER INTAKE.

7) LOTS 41-48 WILL HAVE NO DRIVEWAY ACCESS TO NE BERWICK DRIVE.

8) LOTS 16-27 WILL HAVE NO DRIVEWAY ACCESS TO LOT B (NE 38TH ST).

9) THE EASTBOUND LEFT TURN LANE AT NE 62ND STREET AND NE BERWICK DRIVE WILL NEED TO BE CONSTRUCTED PRIOR TO TEMPORARY OR FINAL OCCUPANCY OF THE FIRST LOT BUILT WITHIN THIS PLAT.

10) 25' BUFFER EASEMENTS ARE PROPOSED ALONG NE BERWICK DRIVE AND FUTURE 38TH STREET. THESE EASEMENTS WILL BE ALLOWED TO OVERLAP PUBLIC UTILITY EASEMENTS AND GAS EASEMENTS. NO FENCES OR SHEDS ARE ALLOWED WITHIN THE BUFFER EASEMENTS. TREE/BUFFER REQUIREMENTS PER ANKENY CITY CODE ARE TO BE WITHIN THE BUFFER EASEMENTS.

11) THE DRIVEWAY FOR LOT 25 SHALL BE CONSTRUCTED TO AVOID THE STORM SEWER INTAKE.

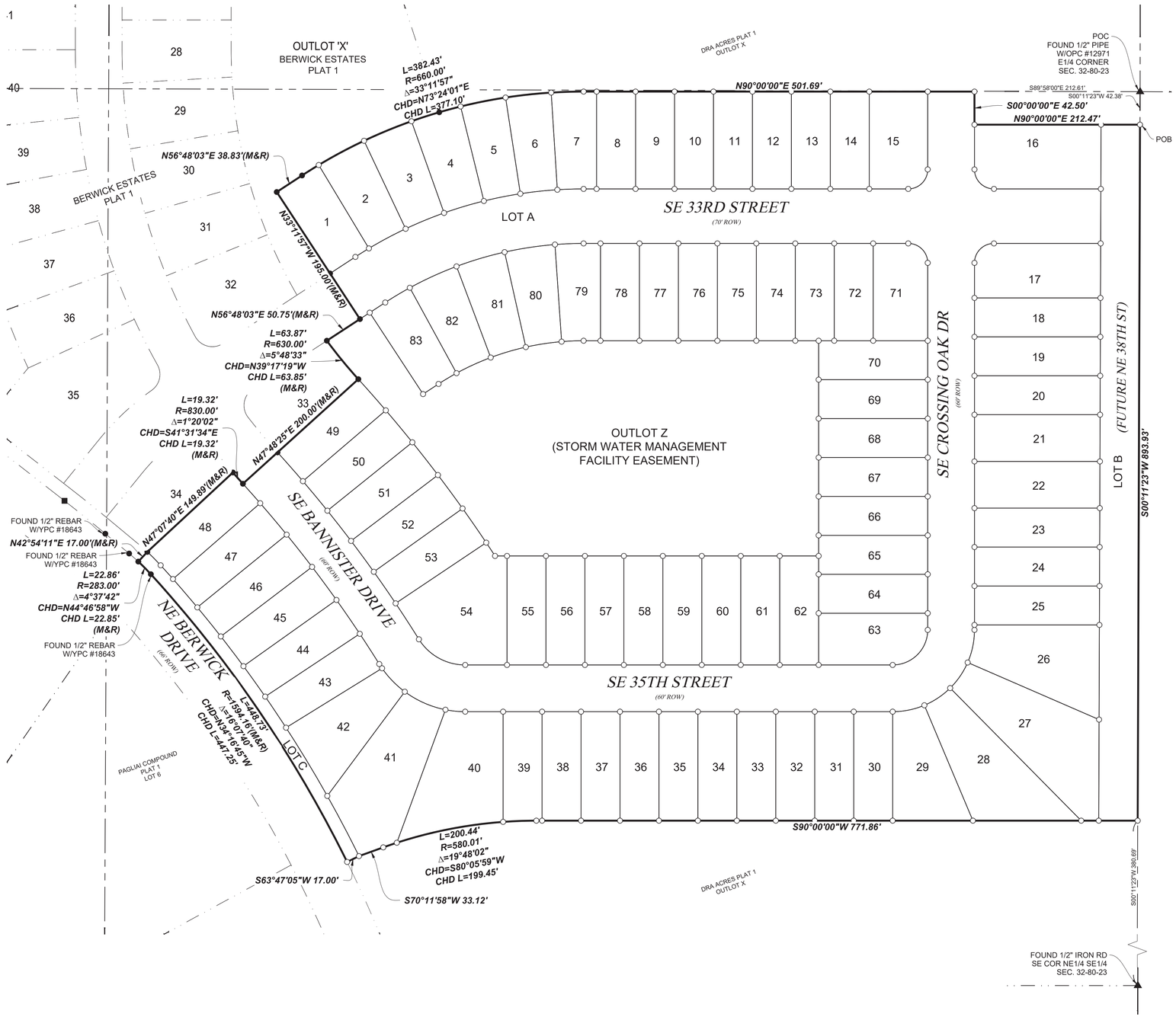
BULK REGULATIONS:
LOTS 1-83, PUD PARCEL C
FRONT SETBACK = 25' MINIMUM
SIDE SETBACK = 5' MINIMUM ONE SIDE, 10' MINIMUM
TOTAL SUM OF THE SIDE YARD SETBACK
REAR SETBACK = 30' MINIMUM
LOT WIDTH = 50' MINIMUM
LOT AREA = 5,000 SF MINIMUM

LOTS 41-48, PUD PARCEL C BI-ATTACHED DWELLINGS
FRONT SETBACK = 25' MINIMUM
SIDE SETBACK = 7' MINIMUM SINGLE STORY
8' MINIMUM TWO STORY
REAR SETBACK = 30' MINIMUM
LOT WIDTH = 50' MINIMUM
LOT AREA = 5,000 SF MINIMUM

LEGAL DESCRIPTION:
PART OF OUTLOT X, DRA ACRES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE S00°11'23"W, ALONG THE EAST LINE OF SAID OUTLOT X, 42.38 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S00°11'23"W, ALONG SAID EAST LINE, 893.93 FEET; THENCE S90°00'00"W, 771.86 FEET; THENCE 200.44 FEET ALONG A 580.01 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING S80°05'59"W, 199.45 FEET; THENCE S70°11'58"W, 33.12 FEET; THENCE S63°47'05"W, 17.00 FEET, TO A POINT ON THE SOUTHWEST LINE OF SAID OUTLOT X; THENCE 448.73 FEET, ALONG SAID SOUTHWEST LINE AND THE ARC OF A 1594.16 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, HAVING A CHORD BEARING N34°16'45"W, 447.25 FEET; THENCE 22.86 FEET ALONG SAID SOUTHWEST LINE AND THE ARC OF A 283.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, HAVING A CHORD BEARING N44°46'58"W, 22.85 FEET, TO THE SOUTHEAST LINE OF BERWICK ESTATES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE N42°54'11"E, ALONG SAID SOUTHEAST LINE, 17.00 FEET; THENCE N47°07'40"E, ALONG SAID SOUTHEAST LINE, 149.89 FEET; THENCE 19.32 FEET, ALONG SAID SOUTHEAST LINE AND THE ARC OF A 830.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, HAVING A CHORD BEARING S41°31'34"E, 19.32 FEET; THENCE N47°48'25"E, ALONG SAID SOUTHEAST LINE, 200.00 FEET; THENCE 63.87 FEET, ALONG SAID SOUTHEAST LINE AND THE ARC OF A 630.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, HAVING A CHORD BEARING N39°17'19"W, 63.85 FEET; THENCE N56°48'03"E, ALONG SAID SOUTHEAST LINE, 50.75 FEET; THENCE N33°11'57"W, ALONG SAID SOUTHEAST LINE, 195.00 FEET; THENCE N56°48'03"E, ALONG SAID SOUTHEAST LINE, 38.83 FEET; THENCE 382.43 FEET, ALONG SAID SOUTHEAST LINE AND THE EASTERLY EXTENSION OF SAID SOUTHEAST LINE AND THE ARC OF A 660.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, HAVING A CHORD BEARING N73°24'01"E, 377.10 FEET; THENCE N90°00'00"E, 501.69 FEET; THENCE S00°00'00"E, 42.50 FEET; THENCE N90°00'00"E, 212.47 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 23.52 ACRES.

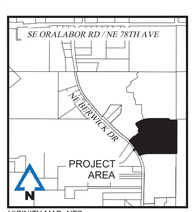


GENERAL LEGEND
- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- ■ 1/2" REBAR W/NO CAP
- ● 1/2" REBAR W/PPC #26776 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- ○ 1/2" REBAR W/PPC #24477
- ⌑ CUT X OR MAG NAIL

FND FOUND
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



VICINITY MAP- NTS

NORTH
0 18 35 70
(IN FEET)
1 inch = 70 ft.

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

PATRICK SHELQUIST — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-4
DATE SURVEYED: XX/XX/20XX

PROFESSIONAL LAND SURVEYOR — PATRICK SHELQUIST — 24477 — IOWA

BERWICK ESTATES PLAT 2
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	ANKENY, IOWA
KULLBERG	HART	11/6/2025	POLK COUNTY
SURVEYOR	CREW CHIEF	12/4/2025	
SHELQUIST	-----	1/20/2026	202300306-050
SHEET NO.		-	09/25/2025
01/04		-	

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Ankeny, Iowa 50021
515-512-1361

DRAWING PATH: P:\2023\00306-300\04-Drawings\Survey\20250930-050-FP.dwg PLOT DATE: 10/3/2025 11:10 AM PLOTTED BY: KATHRYN BERTRAM

BERWICK ESTATES PLAT 2
ANKENY, IOWA
FINAL PLAT

POC
FOUND 1/2" PIPE
W/OPC #12971
E1/4 CORNER
SEC. 32-80-23

S89°58'00"E 212.61'
S00°11'23"W 42.38'

DRA ACRES PLAT 1
OUTLOT X

BERWICK ESTATES
PLAT 1
OUTLOT X

N90°00'00"E 501.69'

N90°00'00"E 212.47'

N90°00'00"E 192.08'

N90°00'00"E 471.69'

LOT A
171,112 SF

SE 33RD STREET
(70' ROW)

SE CROSSING OAK DR
(60' ROW)

(FUTURE NE 38TH ST)

LOT B
44,697 SF

S00°11'23"W 893.93'

OUTLOT Z
138,679 SF

N90°00'00"E 548.69'

SE 35TH STREET
(60' ROW)

N90°00'00"E 415.36'

N90°00'00"W 301.69'

N90°00'00"E 140.00'

N90°00'00"W 276.43'

N90°00'00"E 531.43'

S90°00'00"W 771.86'

SE BANNISTER DRIVE
(60' ROW)

NE BERWICK DRIVE
(66' ROW)

PAGLIAI COMPOUND
PLAT 1
LOT 6

LOT C
8,070 SF

DRA ACRES PLAT 1
OUTLOT X

W1/2 W1/2 W1/2 SW1/4
LESS 25A RD
SEC 33-80-23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	22.86'	283.00'	4°37'42"	N44°46'58"W	22.85'
C2	448.73'	1594.16'	16°07'40"	N34°16'45"W	447.25'
C3	200.44'	580.01'	19°48'02"	S80°05'59"W	199.45'
C4	382.43'	660.00'	33°11'57"	N73°24'01"E	377.10'
C5	63.87'	630.00'	5°48'33"	N39°17'19"W	63.85'
C6	19.32'	830.00'	1°20'02"	S41°31'34"E	19.32'
C7	289.72'	500.00'	33°11'57"	S73°24'01"W	285.68'
C8	117.81'	75.00'	90°00'00"	N45°00'00"E	106.07'
C9	101.27'	100.00'	58°01'27"	S60°59'16"E	97.00'
C10	296.02'	1660.00'	10°13'02"	N37°05'04"W	295.63'
C11	20.48'	535.00'	2°11'36"	S57°53'50"W	20.48'
C12	25.26'	660.00'	2°11'36"	N57°53'50"E	25.26'
C13	65.99'	660.00'	5°43'45"	N61°51'31"E	65.97'
C14	53.50'	535.00'	5°43'45"	S61°51'31"W	53.47'
C15	53.39'	535.00'	5°43'04"	S67°34'55"W	53.37'
C16	65.86'	660.00'	5°43'04"	N67°34'55"E	65.84'
C17	37.48'	660.00'	3°15'15"	N72°04'04"E	37.48'
C18	28.38'	660.00'	2°27'49"	N74°55'36"E	28.38'
C19	53.39'	535.00'	5°43'04"	S73°17'58"W	53.37'
C20	58.90'	660.00'	5°06'48"	N78°42'54"E	58.88'
C21	47.75'	535.00'	5°06'48"	S78°42'54"W	47.73'
C22	58.90'	660.00'	5°06'48"	N83°49'42"E	58.88'
C23	47.75'	535.00'	5°06'48"	S83°49'42"W	47.73'
C24	41.64'	660.00'	3°36'54"	S88°11'33"W	41.64'
C25	33.76'	535.00'	3°36'54"	S88°11'33"W	33.75'
C26	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C27	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C28	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C29	43.06'	105.00'	23°29'56"	S11°44'58"W	42.76'
C30	40.04'	105.00'	21°50'58"	S34°25'25"W	39.80'
C31	40.04'	105.00'	21°50'58"	S56°16'23"W	39.80'
C32	41.79'	105.00'	22°48'08"	S78°35'56"W	41.51'
C33	42.69'	580.01'	4°13'01"	N87°53'30"E	42.68'
C34	25.47'	130.00'	11°13'31"	N84°23'14"W	25.43'
C35	139.37'	580.01'	13°46'02"	S78°53'59"W	139.03'
C36	57.60'	130.00'	25°23'17"	N66°04'50"W	57.13'
C37	18.39'	580.01'	1°49'00"	N71°06'28"E	18.39'
C38	87.37'	1611.16'	3°06'25"	S27°46'07"E	87.36'
C39	42.05'	130.00'	18°32'07"	N44°07'08"W	41.87'
C40	102.42'	1611.16'	3°38'33"	S31°08'36"E	102.41'
C41	6.52'	130.00'	2°52'32"	N33°24'49"W	6.52'
C42	48.06'	1611.16'	1°42'33"	S33°49'09"E	48.06'
C43	46.23'	1630.00'	1°37'30"	N32°47'18"W	46.23'
C44	52.75'	1630.00'	1°51'15"	N34°31'41"W	52.75'
C45	48.03'	1611.16'	1°42'29"	S35°31'40"E	48.03'
C46	52.75'	1630.00'	1°51'15"	N36°22'56"W	52.75'
C47	48.00'	1611.16'	1°42'25"	S37°14'07"E	48.00'
C48	52.75'	1630.00'	1°51'15"	N38°14'11"W	52.75'
C49	47.98'	1611.16'	1°42'22"	S38°56'30"E	47.98'
C50	52.75'	1630.00'	1°51'15"	N40°05'27"W	52.75'
C51	47.96'	1611.16'	1°42'20"	S40°38'51"E	47.96'
C52	33.43'	1630.00'	1°10'31"	N41°36'20"W	33.43'
C53	23.71'	1611.16'	0°50'36"	S41°55'19"E	23.71'
C54	24.25'	300.78'	4°37'11"	S44°46'52"E	24.25'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C55	53.35'	1830.00'	1°40'13"	N41°21'29"W	53.35'
C56	49.27'	1690.00'	1°40'13"	S41°21'29"E	49.27'
C57	49.27'	1690.00'	1°40'13"	S39°41'15"E	49.27'
C58	53.35'	1830.00'	1°40'13"	N39°41'15"W	53.35'
C59	49.27'	1690.00'	1°40'13"	S38°01'02"E	49.27'
C60	53.35'	1830.00'	1°40'13"	N38°01'02"W	53.35'
C61	49.27'	1690.00'	1°40'13"	S36°20'49"E	49.27'
C62	53.35'	1830.00'	1°40'13"	N36°20'49"W	53.35'
C63	49.27'	1690.00'	1°40'13"	S34°40'36"E	49.27'
C64	53.35'	1830.00'	1°40'13"	N34°40'36"W	53.35'
C65	70.89'	70.00'	58°01'27"	S60°59'16"E	67.90'
C66	55.03'	1690.00'	1°51'56"	S32°54'31"E	55.02'
C67	20.50'	1830.00'	0°38'31"	N33°31'14"W	20.50'
C68	70.69'	45.00'	90°00'00"	N45°00'00"E	63.64'
C69	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C70	36.82'	465.00'	4°32'14"	S87°43'53"W	36.81'
C71	28.27'	340.00'	4°45'49"	N87°37'05"E	28.26'
C72	65.44'	465.00'	8°03'46"	S81°25'53"W	65.38'
C73	46.50'	340.00'	7°50'10"	N81°19'05"E	46.46'
C74	64.40'	465.00'	7°56'07"	S73°25'57"W	64.35'
C75	47.09'	340.00'	7°56'07"	N73°25'57"E	47.05'
C76	65.98'	465.00'	8°07'45"	S65°24'00"W	65.92'
C77	48.24'	340.00'	8°07'45"	N65°24'00"E	48.20'
C78	26.91'	340.00'	4°32'05"	N59°04'05"E	26.90'
C79	36.80'	465.00'	4°32'05"	S59°04'05"W	36.79'
C80	287.25'	1830.00'	8°59'37"	N37°41'47"W	286.96'
C81	197.01'	340.00'	33°11'57"	S73°24'01"W	194.26'

NORTH
0 13 25 50
(IN FEET)
1 inch = 50 ft.

BERWICK ESTATES PLAT 2 FINAL PLAT				
ENGINEER KULLBERG	DRAWN BY HART	REVISIONS 11/6/2025 12/4/2025 1/20/2026 -	ANKENY, IOWA POLK COUNTY	
SURVEYOR SHELQUIST	CREW CHIEF ----		2023000306-050 09/25/2025	
SHEET NO. 02/04				

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BERWICK ESTATES PLAT 2
ANKENY, IOWA
FINAL PLAT

BERWICK ESTATES PLAT 1
OUTLOT 'X'

TEMPORARY OFFSITE DRAINAGE EASEMENT

C9

N90°00'00"W 441.69'

DRA ACRES PLAT 1
OUTLOT X

N90°00'00"E 90.00'

OFF-SITE 90.0' X 90.0' TEMPORARY TURNAROUND AND UTILITY EASEMENT (TO BE RECORDED IN SEPARATE DOCUMENT)

N00°00'00"E 90.00'

N00°00'00"E 60.00'

S00°00'00"E 90.00'

15.00'

60.00'

N90°00'00"W 90.00'

N90°00'00"E 441.69'

16.50' AT&T ROW & COMMUNICATIONS SYSTEM EASEMENT BK 19599 PGS 253-257

10.00' P.U.E. BK 19911 PG 819

STORM SEWER EASEMENT BK 19911 PG 814

C7

C8

10.00' PUE

7.00' GAS EASEMENT

LOT A

SE 33RD STREET

TEMPORARY TURNAROUND & UTILITY EASEMENT BK 19911 PG 744

7.00' GAS EASEMENT BK 19911 PG 828

L=10.03'
R=630.00'
Δ=0°54'43"
CHD=S37°28'40"E
CHD L=10.03'

S36°48'03"W 69.36'

N56°48'03"E 54.61'

N33°11'57"W 118.60'

S53°11'57"E 108.00'

N56°48'03"E 10.00'

5.00' P.U.E. BK 19911 PG 819

10.00' P.U.E. BK 19911 PG 819

5.00' PUE

SE CROSSING OAK DR

(FUTURE NE 38TH ST)

LOT B

OUTLOT Z
(STORM WATER MANAGEMENT FACILITY EASEMENT)

W1/2 W1/2 W1/2 SW1/4
LESS .25A RD
SEC 33-80-23

SE BANNISTER DRIVE

NE BERWICK DRIVE

LOT C

PAGLIAI COMPOUND
PLAT 1
LOT 6

STORM SEWER AND DRAINAGE EASEMENT

C6

L6

15.36'

N00°00'00"E 129.57'

5.00'

S00°00'00"E 140.00'

N05°28'05"E 47.14'

C5

S90°00'00"W 58.69'

20.00' SANITARY SEWER EASEMENT BK 15393 PGS 121-134

5.00' GAS EASEMENT BK 15393 PGS 121-134

25.00' LANDSCAPE BUFFER EASEMENT

20.00' PUBLIC UTILITY EASEMENT BK 15393 PGS 121-134

SE 35TH STREET

40.00' SANITARY & STORM SEWER EASEMENT

15.00' STORM SEWER & DRAINAGE EASEMENT

25.00' LANDSCAPE BUFFER EASEMENT BK 19911 PG 778

TEMPORARY TURNAROUND & UTILITY EASEMENT BK 19911 PG 744

30.00' ROW EASEMENT FOR WATER TRANSMISSION LINES AND APPURTENANCES BK 4816 PG 332

N70°11'58"E 4.95'

L=43.38'
R=580.01'
Δ=4°17'06"
CHD=N72°20'31"E
CHD L=43.37'

L5

C4

S20°04'31"W 67.49'

DRA ACRES PLAT 1
OUTLOT X

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C4	53.65'	1639.16'	1°52'31"	N25°10'03"W	53.65'
C5	11.95'	70.00'	9°46'43"	N85°06'38"W	11.93'
C6	17.47'	1830.00'	0°32'49"	S33°28'23"E	17.47'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N70°11'58"E	2.48'
L6	S90°00'00"W	20.36'

NORTH
0 13 25 50
(IN FEET)
1 inch = 50 ft.

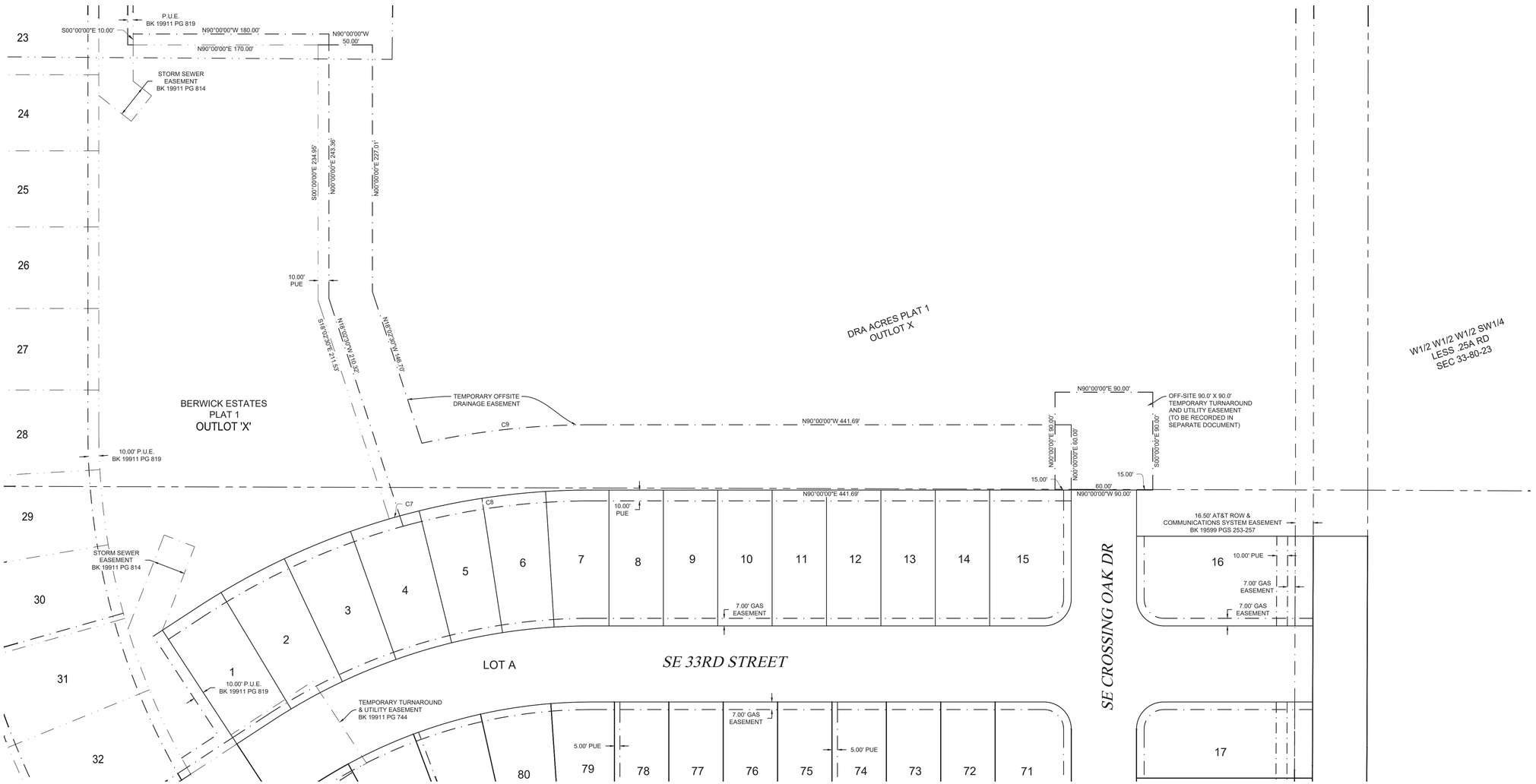
BERWICK ESTATES PLAT 2
FINAL PLAT

ENGINEER KULLBERG
SURVEYOR SHELQUIST
DRAWN BY HART
CREW CHIEF ----
REVISIONS 11/6/2025, 12/4/2025, 1/20/2026
ANKENY, IOWA
POLK COUNTY
202300308-050
09/25/2025
SHEET NO. 03/04

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DRAWING PATH: P:\2023\00308-050\Drawings\Survey\202300308-050-FP2.dwg PLOT DATE: 01/21/2026 11:11 AM PLOTTED BY: Katherine Eberhart

BERWICK ESTATES PLAT 2
ANKENY, IOWA
FINAL PLAT



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C7	10.01'	660.00'	0°52'07"	N74°07'45"E	10.01'
C8	187.82'	660.00'	16°18'19"	N81°50'51"E	187.19'
C9	156.61'	720.00'	12°27'45"	S83°46'08"W	156.30'

NORTH
0 13 25 50
(IN FEET)
1 inch = 50 ft.

BERWICK ESTATES PLAT 2
FINAL PLAT

ENGINEER
KULLBERG
SURVEYOR
SHELQUIST
DRAWN BY
HART
CREW CHIEF
---- ----
REVISIONS
11/6/2025
12/4/2025
1/20/2026
-
-
ANKENY, IOWA
POLK COUNTY
2023000306-050
09/25/2025
SHEET NO.
04/04

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DRAWING PATH: P:\2023000306-00\04\Drawings\Survey\2023000306-050-FP2.dwg PLOT DATE: 01/27/2026 11:11 AM PLOTTED BY: KATHRYN EBERMAN HART

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
1010 N Ankeny Boulevard - Innovate Hub 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

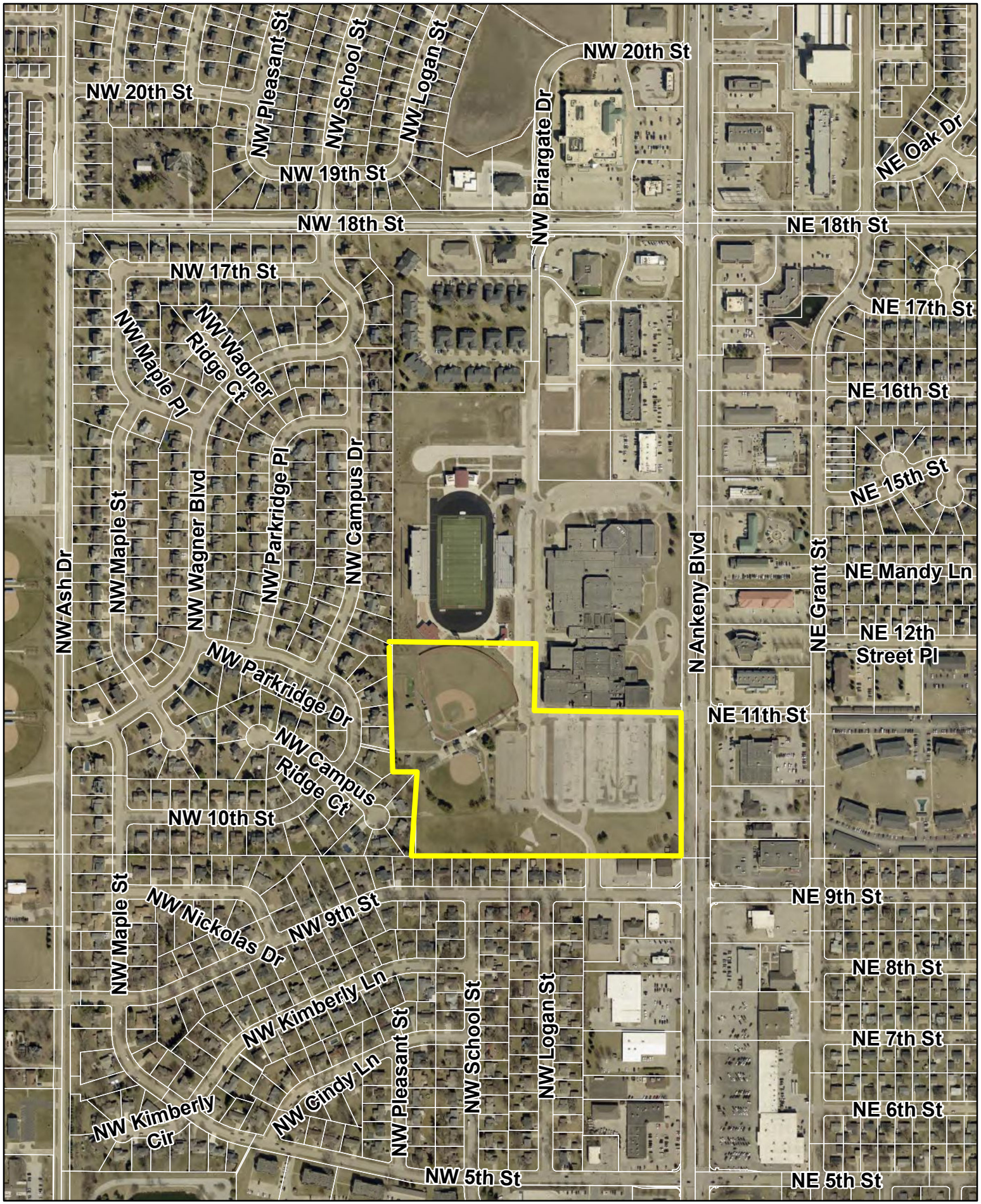
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1010 N. Ankeny Blvd, Innovative Hub, subject to approval of the required traffic impact study, obtaining the required Iowa DOT work permits and subject to City Council approval of the required easement documents and public improvement documents, including contracts and bonds.

ATTACHMENTS

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



N

1 inch = 507 feet

Date: 2/10/2026

1010 N. Ankeny Blvd
Innovative Hub
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: February 17, 2026

Agenda Item: 1010 N Ankeny Boulevard – Innovative Hub
Report Date: February 11, 2026
Prepared By: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1010 N Ankeny Boulevard, Innovative Hub, subject to approval of the required traffic impact study, obtaining the required Iowa DOT work permits and subject to City Council approval of the required easement documents and public improvement documents, including contracts and bonds.

Project Summary:

The property at 1010 N Ankeny Boulevard is located on the grounds of the existing Ankeny Northview Middle School, generally located northwest of the intersection at N Ankeny Boulevard and NW 9th Street. This proposed project sits on a 48.09 acres (+/-) site, and is zoned R-1, One-Family Residence District. Surrounding properties to the south and west are zoned R-2, One-Family and Two-Family Residence District, while properties to the north and east are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The proposed development encompasses a new educational facility directly south of the current Northview Middle School building on Ankeny School District property. This facility will provide vocational and technology-based curriculum for the entire Ankeny School District. The facility is a 157,600 square foot building, encompassing a variety of experimental labs and outdoor classroom opportunities to provide a hands-on learning approach. Site improvements include new utility services, storm water management facilities, new parking areas, bus drop-off and circulation routes, and landscape improvements.

Project Report:

The proposed building is approximately 157,600 square feet in size along with a proposed greenhouse structure approximately 2,400 square feet in size. The proposed site also includes an adjacent agricultural/outdoor learning area to support educational programming. The purpose of the building is to provide a variety of experimental labs and outdoor classroom opportunities to create a hands-on learning approach central to the Ankeny Community School District.

The proposed building is 157,600 square feet in size. The elevations provided show both a base bid and alternate bid for PZ approval. The base bid proposes primary materials of precast concrete and glass on all elevations which exceed the primary materials requirement by code. Architectural metal panels and perforated metal are used as accent elements. The base bid also utilizes a precast concrete base that exceeds 3 feet in height.

The alternate bid elevations also comply with the City of Ankeny code requirements. While the alternate bid shows fiber cement, which is classified as a secondary material, the north, south, east and west elevations continue to exceed the material requirement with the combined use of precast concrete and glass, both primary materials and meet the requirement. The elevations on the alternate utilize a precast concrete base that exceeds 3 feet in height.

The building is proposed with angled rooflines and reaches a maximum height of approximately 55 feet. Per Ankeny City Code Section 191.11(2), public buildings such as schools are allowed to be taller when they are set back farther from property lines. While the R-1 zoning district normally limits building height to 45 feet, the building is set back approximately 80 feet from the nearest property line, which allows the additional height. As a result, the proposed 55-foot building height complies with City Code.

The proposed project includes a fenced area to be utilized as an outdoor classroom on the west side of the building as well as a 2,400 SF greenhouse with an outdoor agricultural area for extending learning purposes on the west side of the site. There is also an area for shotput activities at the far west end of the site.

The south side of the site proposes a smaller, precast structure that houses the required mechanical equipment. This area will be planted with trees and shrubs to help screen it from public view. The trash enclosure is located at the southeast end of the site and houses multiple dumpsters and additional mechanical. It will be screened with a custom bar grating system and additional landscaping, with plants growing to about 10 to 12 feet tall, to keep it out of public view. There are only exhaust fans located on the rooftop and these will not be viewable to the public.

The proposed project includes parking areas on both the north and south sides of the site to support daily operations of the facility. A total of 1,140 parking spaces are being provided on site, including 291 new spaces in the south parking area, 203 spaces in the north parking area, 17 new spaces located directly north of the proposed building, and 419 existing spaces that will remain on site. In addition, a separate parking lot project—located north of the existing football stadium and not shown on this site plan—is included in the overall parking count and provides 178 spaces. The total parking of 1,140 spaces adequately serves the facility's daily needs and peak-use events, such as football games, and exceeds the minimum requirement of 1,135 spaces established by the parking variance approved on June 8, 2016.

The site will continue to be accessed from four main intersections, which include NW 18th Street & NW Briargate Drive, N Ankeny Blvd & NE Access, N Ankeny Blvd & NE 11th Street, and NW 9th Street. Specifically, the proposed site plan shows the two main accesses coming from N Ankeny

Blvd & NE 11th Street on the east side of the site, and from NW 9th Street at the south end of the site. The main driveway is located at the NE side of the site and serves as the primary entrance for the proposed project. This driveway then connects directly to the drive that leads to both the north and south parking areas, as well as the main building entrance. A second driveway is located further south along NW 9th Street. This access is connected to the internal loop and serves the north and south parking areas. A traffic study is currently underway and will be forwarded to the Iowa DOT for their review of the recommendations. City staff concurs with the following recommendations as brought forth in the study thus far:

- Construct a southbound right-turn lane on N Ankeny Blvd at the Commercial Access
- Construct a southbound right-turn lane on N Ankeny Blvd at the NE Access
- Construct a westbound left-turn lane on NW 9th Street at NW School Street
- Improve pedestrian crossing of NW 9th Street at NW Logan Street
- Extend the southbound left-turn lane at the school's access to NW 9th Street

Pedestrian routes from parking areas to the building entrances are provided with sidewalks, curb ramps and marked crossings. In some pedestrian areas, snow-melt pavement is included.

The site is served by existing and proposed utilities. Water, sanitary sewer and electrical are located throughout the site within designated easements. A new 30-foot sanitary sewer easement is proposed along the interior of the site, east of the main building and runs north-south through the property. Stormwater on the site is managed through a combination of piping and designated stormwater management area on the south side of the site. A storm water management easement and a public sanitary sewer easement will be required.

Before the project can move forward, the developer will be required to seek a DOT permit for work in the right of way along N Ankeny Boulevard related to the sanitary sewer portion of the project.

New water, sewer, and stormwater systems will be installed as part of this project. An existing eight-inch water main near the northwest corner of the school will be used, and a new six-inch water line will be extended from it to serve the proposed building. The project will connect to the existing eight-inch sanitary sewer. Stormwater from the site will flow north through new storm sewer pipes to a new detention pond.

Landscaping is provided around the site, along N. Ankeny Boulevard, and within the parking lot islands. Additional landscaping is used to screen the mechanical equipment on the south side of the building. The proposed project meets landscape requirements using shrubs, grasses and overstory trees. The site also provides screening for the adjacent neighborhoods. The site naturally slopes 8 feet at the west end. This slope and the proposed landscaping along the west property line provide adequate visual separation between the proposed project and the neighboring homes. Along the south side of the site, the mix of grade change, landscaped open space and stormwater areas help to provide a visual buffer.

Building signs shown on the submitted elevations are conceptual only and any signage associated with this project will be approved through a separate sign permitting process.

Site Plan Worksheet
1010 N Ankeny Boulevard
Ankeny Hub

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 building, driveways, parking areas, and service areas are placed to fit in with the existing school's campus and nearby development. The layout follows the established pattern of the site.

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

   The site design matches the look and feel of N Ankeny Boulevard. Building setbacks, access points, and landscaping are consistent with other nearby school and commercial uses.

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

   The site provides enough parking for daily use and special events including football games. Safe and clear routes are provided for cars, pedestrians, and bicycles. Sidewalks, curb ramps, and marked crossings connect parking areas to building entrances.

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.**

   Two driveways along N Ankeny Boulevard provide access to the site. Internal drives allow vehicles to move safely between parking areas and building entrances. The layout has been reviewed by the City and will not create unsafe traffic conditions.

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.**

   Parking areas include landscaped islands, trees, shrubs, and grasses. These items, in addition to the slope of the site, help reduce the visual impact of large parking areas on nearby streets and properties.

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.**

   Trash, mechanical equipment, and stormwater areas are screened from public view using landscaping, fencing, and building placement. The trash enclosure includes fencing and tall landscaping to block visibility.

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 new utility lines will be installed underground. Utility connections are placed away from main pedestrian areas.

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.**

   Exterior lighting is designed for safety and visibility without being overly bright. Lighting is directed downward and away from nearby properties.

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.**

   The site includes stormwater pipes and a detention pond on the southeast side of the site to safely manage runoff.

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.**

    Water and sanitary sewer connections are designed to work with existing public systems and will not overload them.

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 includes open space areas that are visible from the street and surrounding properties. These areas help break up the paved areas. Open space requirements meet code.

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.**

    Landscaping has been proposed to improve the look of the site and help screen nearby homes. Trees, shrubs, and grasses are used throughout the site. The proposed landscaping 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 sized appropriately for a school facility and fits in with other nearby school and commercial buildings. The building height is allowed by City Code due to its distance from property lines.

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

    The building uses materials and colors that are consistent with nearby development. Both design options (base bid and alternate bid) meet the material requirements of Ankeny City Code.

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.**

   Mechanical equipment, trash areas, and service spaces are screened so they are not visible from public areas.

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

   The main building, greenhouse, and other site structures are designed to look consistent with each other and the surrounding structures along Ankeny Blvd.

C. Signs

1. **All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

   Location of signs have been shown on the submitted elevations, 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 generally conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

   The proposed building meets all required setbacks and provide enough distance from nearby residential properties. The building is complementary to other existing structures both on site and along N. Ankeny Blvd.

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

   The site is laid out in a way that supports how the building will be used. The main building is placed south of the existing middle school and is easy to access from the parking areas.

Parking lots are located on the north and south sides of the site to help manage daily use and large events. Driveways connect directly to N Ankeny Boulevard and provide safe and efficient access throughout the site. Open spaces, including landscaped areas and stormwater features, are placed along the edges of the site and near public areas to improve appearance and provide buffering for nearby residences.

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

   The building is designed to fit in with nearby school and commercial buildings. Its size and height are appropriate for a public school given the setbacks and meet City Code requirements. The building uses primary materials such as precast concrete and glass, with accent materials used consistently in both the base bid and alternate bid. The colors and materials are compatible with surrounding development.

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.

February 6, 2026

Members of the Plan & Zoning Commission
c/o Laura Hutzell, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: SITE DEVELOPMENT PLAN RE-SUBMITTAL
ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB

Dear Members of the Plan & Zoning Commission:

On behalf of the Ankeny Community School District, please see the attached re-submittal for the proposed site plan associated with the above-referenced project. These plans have been revised based on City Staff comments dated January 28, 2026. The Ankeny School District intends to build a new educational facility directly south of the current Northview Middle School building on School District property. This facility will provide vocational and technology-based curriculum for the entire Ankeny School District.

The Ankeny Community School District collaborated with the design team from the outset, envisioning the educational programming and the physical design of their new space in tandem. The Ankeny Innovative Hub signifies a bold new direction for the district, providing students with an engaging and dynamic learning environment. This facility encompasses a variety of specialized labs, including agricultural and research labs, culinary areas, a working restaurant, high-bay trades labs, and experimental labs, all designed to foster hands-on learning and real-world applications. To ensure the design met the District's vision, the Owner and design team conducted extensive research, visiting innovative educational facilities across the country to gather insights and best practices. Locally, focus groups and design workshops with students, parents, teachers, and business stakeholders helped refine the program to align with the community's aspirations and expectations.

Site improvements include new utility services, storm water management facilities, new parking areas, bus drop-off and circulation routes, expanded parent queuing lanes, landscape and site restoration improvements. We are requesting your review and recommendation to approve a site development plan for these improvements.

This submittal consists of the following:

- Summary of design changes based on City Comments dated January 28, 2026.
- Four (4) copies of the revised Site Plans at a 24" x 36" size.
- Two (2) copies of the revised Public Improvement Plans
- One (1) copy of the Storm Water Management Plan

Please review the attached materials and feel free to contact me with any questions or requests for additional information.

SNYDER & ASSOCIATES, INC.



Tim West, PLA
Project Manager

cc: Mark Ramirez, Invision
Brian Lane, Invision

ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

INVISION:23126
ANKENY COMMUNITY SCHOOL DISTRICT

BID DOCUMENTS - VOLUME 1
1/30/2026



OWNER
ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST
ANKENY , IA 50023
P:(515) 965-9600

CIVIL
SNYDER
2727 SW SNYDER BOULEVARD,
ANKENY, IA 50023
P:(515) 964-2020

STRUCTURAL
RAKER RHODES
4717 GRAND AVE.
DES MOINES, IA 50312
P:(515) 277-0275

MEPTF
IMEG
2882 106TH STREET
URBANDALE, IA 50322
P:(515) 334-9906

CONSTRUCTION MANAGER
STAHL
1861 SE PRINCETON DR
GRIMES, IA 50111
P:(515) 244-5770

KITCHEN
RIPPE ASSOCIATES
10650 RED CIRCLE DR
MINNEAPOLIS, MN 55343
(952) 933-0313

INVISION
PLANNING | ARCHITECTURE | INTERIORS

900 MULBERRY STREET
Des Moines, Iowa 50309
515.633.2941

INNOVATIVE HUB

INVISION:23126
ANKENY COMMUNITY SCHOOL DISTRICT

ISSUE DATE:1/30/2026
BID DOCUMENTS
PROJECT ARCHITECT:
MARK RAMIREZ (Markr@invisionarch.com)

SHEET NAME:
COVER SHEET

SHEET:
G0.00.V1

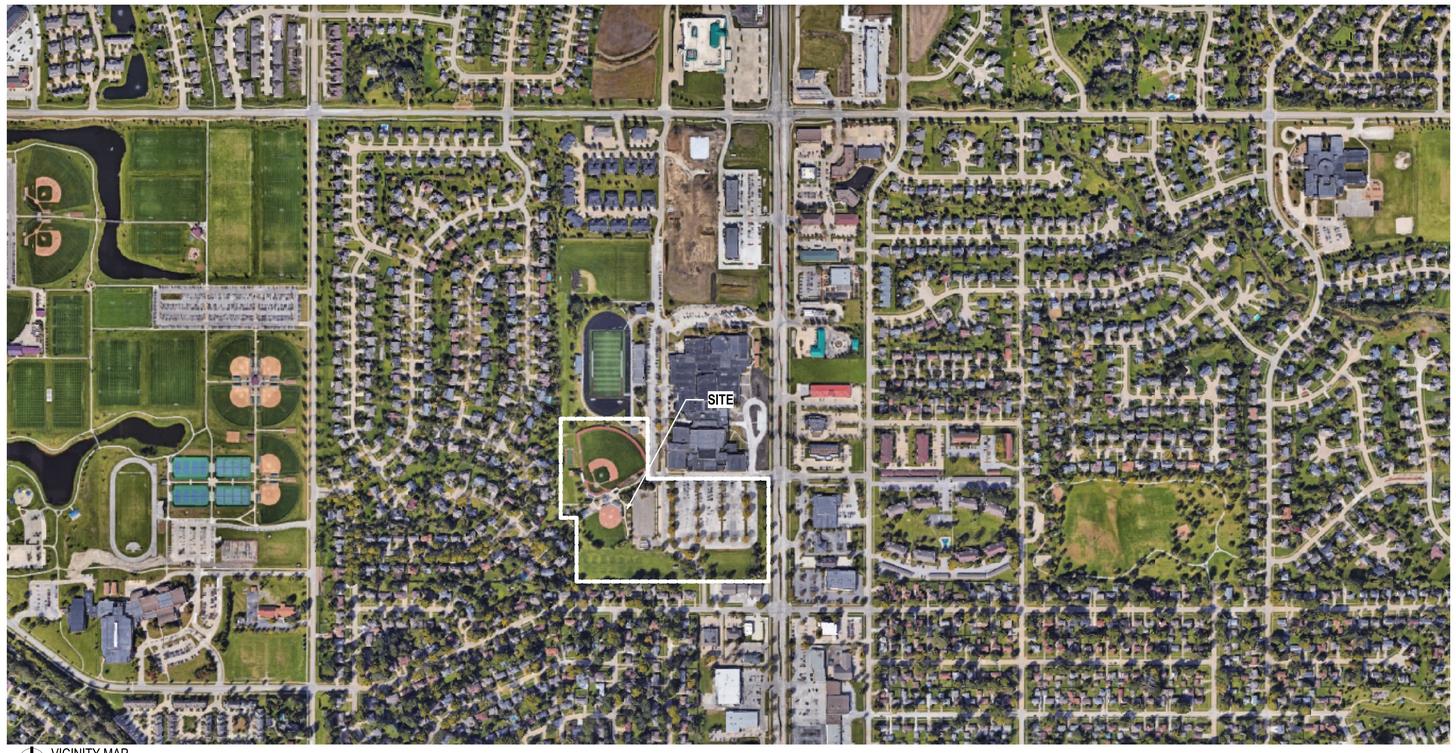
ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

BID DOCUMENTS

1/30/2026



VICINITY MAP
NOT TO SCALE

NORTH

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF CONSTRUCTION.
2. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT PRIOR TO START OF WORK.
3. CONTRACTORS SHALL CONSULT PLANS OF ALL TRADES FOR OPENINGS AND ROUGH-INS, ROUGH-OUTS THROUGH SLABS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT, AND SHALL VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK.
4. PROVIDE FIRE RESISTIVE CLOSURE, MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES, AT ALL GAPS AROUND THE PENETRATING DUCT, PIPES, CONDUITS, OR LIKE ITEMS AT ALL FIRE RATED BUILDING COMPONENTS.
5. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS AND EQUIPMENT, FURNISHED AND INSTALLED BY HIMSELF/HERSELF OR OTHERS, PRIOR TO PROCEEDING WITH WORK.
6. ALL PIPING, CONDUITS, DUCTS, ETC. SHALL BE FURRED-IN WITHIN ALL ROOMS EXCEPT ELECTRICAL CLOSETS, TELEPHONE CLOSETS, MECHANICAL ROOMS, AND ROOMS DESIGNATED TO HAVE EXPOSED ROOF STRUCTURE.
7. CONTRACTOR SHALL COORDINATE WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW OR FUTURE WORK INDICATED.

SHEET INDEX:

0. GENERAL
G0.00.V1 COVER SHEET
G0.01.V1 TITLE SHEET
G0.02 CODE REVIEW
G0.03 LIFE SAFETY PLANS
G0.04 STORM SHELTER PLANS
G0.05 ACCESSIBILITY DETAILS & TYPICAL MOUNTING HEIGHTS
G0.06 UNDER SLAB DRAINAGE AND RADON PLAN
G0.07 SITE PHASING PLAN
G0.08 SITE STAGING PLAN

1. CIVIL
C1.00 CIVIL COVER SHEET - SEE THIS SHEET FOR CIVIL SHEET INDEX AND STAMP
C7.00 CIVIL COVER SHEET (PUBLIC IMPROVEMENTS) - SEE THIS SHEET FOR CIVIL SHEET INDEX AND STAMP

3. ARCH SITE
AS1.11 ARCHITECTURAL OVERALL SITE PLAN
AS1.12 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.13 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS - GREENHOUSE
AS1.14 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS - GREENHOUSE
AS1.15 EXTERIOR FINISH MATERIALS PLAN
AS1.16 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.17 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.18 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.19 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.20 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS

4. STRUCTURAL
S0.00 STRUCTURAL COVER SHEET - SEE THIS SHEET FOR STRUCTURAL SHEET INDEX AND STAMP

5. ARCHITECTURAL
A0.01 WALL TYPES, ASSEMBLIES, DETAILS
A0.02 OPENING SCHEDULES
A0.04 OPENING ELEVATIONS & DETAILS
A0.06 INTERIOR GLAZING ELEVATIONS
A0.07 EXTERIOR GLAZING ELEVATIONS
A0.08 EXTERIOR GLAZING ELEVATIONS
A0.09 OVERALL SLAB DEPRESSION & SAWCUT PLANS
A1.10A OVERALL FIRST FLOOR PLAN
A1.10B OVERALL SECOND FLOOR PLAN
A1.11A FIRST FLOOR PLAN - AREA A
A1.11B FIRST FLOOR PLAN - AREA B
A1.21A SECOND FLOOR PLAN - AREA A
A1.21B SECOND FLOOR PLAN - AREA B
A1.31 CLERESTORY PLANS AND PEELED CLERESTORY GEOMETRY PLAN
A1.41 OVERALL ROOF PLAN, DEFS SOFFIT RCP, AND GUTTER DETAILS
A1.51 ENLARGED PLANS AND ELEVATIONS - WEST VEIL
A2.00 EXTERIOR ELEVATIONS
A2.51 PRECAST PLAN, SCHEDULE, AND TYP DETAILS
A3.00 BUILDING SECTIONS
A3.01 BUILDING SECTIONS
A3.10 WALL SECTIONS - EXTERIOR
A3.11 WALL SECTIONS - EXTERIOR
A3.12 WALL SECTIONS - EXTERIOR
A3.13 WALL SECTIONS - EXTERIOR
A3.14 WALL SECTIONS - EXTERIOR
A3.15 WALL SECTIONS - EXTERIOR
A3.20 ELEVATOR SECTION AND ENLARGED PLANS
A3.30 STAIR PLANS, SECTIONS AND DETAILS
A3.31 STAIR PLANS, SECTIONS AND DETAILS
A3.32 STAIR PLANS, SECTIONS AND DETAILS
A3.33 STAIR PLANS, SECTIONS AND DETAILS
A4.01 ENLARGED PLANS AND ELEVATIONS - WELCOME & ADMIN SUITE
A4.02 ENLARGED PLANS AND ELEVATIONS - TEACHER COLLABORATION
A4.03 ENLARGED PLANS AND ELEVATIONS - BEYOND
A4.04 ENLARGED PLANS AND ELEVATIONS - GUIDANCE & NURSE
A4.05 ENLARGED PLANS AND ELEVATIONS - MEDIA
A4.06 ENLARGED PLANS AND ELEVATIONS - FOOD SERVICE AND CULINARY
A4.07 INTERIOR ELEVATIONS - FOOD SERVICE AND CULINARY
A4.08 ENLARGED PLANS AND ELEVATIONS - RESTROOMS
A4.09 INTERIOR ELEVATIONS
A4.10 INTERIOR ELEVATIONS
A4.11 INTERIOR ELEVATIONS
A4.12 INTERIOR ELEVATIONS
A4.13 INTERIOR ELEVATIONS
A4.14 INTERIOR ELEVATIONS
A4.15 INTERIOR ELEVATIONS
A4.16 INTERIOR ELEVATIONS
A4.17 INTERIOR ELEVATIONS
A4.18 INTERIOR ELEVATIONS
A4.19 INTERIOR ELEVATIONS
A4.20 INTERIOR ELEVATIONS
A5.01 EXTERIOR DETAILS - SECTION
A5.02 EXTERIOR DETAILS - SECTION
A5.05 EXTERIOR DETAILS - PLAN
A5.10 ENLARGED SECOND FLOOR OPENINGS PLANS
A5.11 SECOND FLOOR RAILING DETAILS
A5.20 INTERIOR DETAILS - SECTION
A5.21 INTERIOR DETAILS - SECTION
A5.23 INTERIOR DETAILS - PLAN
A5.50 TYPICAL CASEWORK SECTION AND DETAILS
A5.51 CUSTOM CASEWORK SECTION AND DETAILS - WELCOME RECEPTION DESK AND STORAGE
A6.01A FIRST FLOOR REFLECTED CEILING PLAN - AREA A
A6.01B FIRST FLOOR REFLECTED CEILING PLAN - AREA B
A6.02A SECOND FLOOR REFLECTED CEILING PLAN - AREA A
A6.02B SECOND FLOOR REFLECTED CEILING PLAN - AREA B
A6.03 ENLARGED REFLECTED CEILING PLANS
A7.00 FINISH LEGEND
A7.01A FIRST FLOOR FINISH PLAN - AREA A
A7.01B FIRST FLOOR FINISH PLAN - AREA B
A7.02A SECOND FLOOR FINISH PLAN - AREA A
A7.02B SECOND FLOOR FINISH PLAN - AREA B
A8.01A FIRST FLOOR FURNITURE PLAN - AREA A
A8.01B FIRST FLOOR FURNITURE PLAN - AREA B
A8.02A SECOND FLOOR FURNITURE PLAN - AREA A
A8.02B SECOND FLOOR FURNITURE PLAN - AREA B
A9.00 EQUIPMENT SCHEDULE
A9.01A FIRST FLOOR EQUIPMENT PLAN - AREA A
A9.01B FIRST FLOOR EQUIPMENT PLAN - AREA B
A9.02A SECOND FLOOR EQUIPMENT PLAN - AREA A
A9.02B SECOND FLOOR EQUIPMENT PLAN - AREA B
A10.00 SIGNAGE SCHEDULE
A10.01 FIRST FLOOR SIGNAGE PLAN - AREA A
A10.02 FIRST FLOOR SIGNAGE PLAN - AREA B
A10.03 SECOND FLOOR SIGNAGE PLAN - AREA A
A10.04 SECOND FLOOR SIGNAGE PLAN - AREA B
A10.05 OVERALL EXTERIOR DOOR NUMBER PLAN
A10.50 ALTERNATE #1 ELEVATIONS AND DETAILS
A10.60 ALTERNATE #5 REFLECTED CEILING PLAN
A11.00 EXTERIOR & INTERIOR RENDERINGS

ARCHITECTURAL SYMBOLS:

NORTH ARROW
NORTH DIRECTION
NORTH

DETAIL REFERENCE
DETAL NUMBER
SIM
XX.XX
SHEET NUMBER

STANDARD DIMENSION STYLE
DIMENSION W/ DOT INDICATE CENTERLINE OF OBJECT
3/8"
STANDARD DIMENSIONS

INTERIOR WALL IDENTIFICATION
WALL TYPE
ADDITIONAL COMMENTS / MODIFIER
INSULATION IDENTIFIER
FIRE RATING

EXTERIOR WALL IDENTIFICATION
WALL TYPE

DRAWING REFERENCE
View Name
1/8" = 1'-0"

DOOR IDENTIFICATION
NEW
EXISTING
XXX
DOOR NUMBERS

WINDOW IDENTIFICATION
FRAME TYPE
XX
FRAME NUMBER

EXTERIOR & INTERIOR ELEVATION
DENOTES ELEVATION SHOWN
ELEVATION NUMBER
SHEET NUMBER

SPOT ELEVATION
0'-0"

SECTION TAG
SECTION NUMBER
SHEET NUMBER

ROOM IDENTIFICATION
Room Name
101
ROOM NAME
ROOM NUMBER

STRUCTURAL GRID
NUMBER DESIGNATES (VERTICAL), LETTER DESIGNATES (HORIZONTAL) GRID BUBBLES

KEYNOTE
XX
NUMBER DESIGNATES KEY NOTE

FINISH TAG
Room name
RM ###
Wall Finish
Base Finish
Floor Finish
Remarks

CASEWORK TAG
CUSTOM SIZE
CUSTOM PLAM-1
24 • 24 • 34.5
MATERIAL
LOCK INDICATOR
LIGHT VALANCE
SIZE: W•D•H

COUNTERTOP TAG
PLAM1
4 • 25 • 1.50
MATERIAL
COUNTERTOP THICKNESS
COUNTERTOP SIZE: D
BACKSPLASH SIZE: H

MATERIALS LEGEND:

- FINISH CONTOURS
- EXISTING CONTOURS
- EARTH
- GRAVEL
- BRICK
- CONCRETE
- PARTICLE BOARD
- PRECAST CONCRETE
- RIGID INSULATION
- SPRAY INSULATION
- FIBER CEMENT PANEL
- GYPSUM BOARD
- PLYWOOD
- MASONRY
- STEEL
- NOMINAL LUMBER
- NON-NOMINAL LUMBER/SHIM
- ALUMINUM
- FINISH LUMBER
- BATT INSULATION
- MINERAL WOOL

ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AMC	ACOUSTICAL METAL CEILING
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
AP	ACRYLIC PANEL
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASTM	ASTM INTERNATIONAL
AW	ACOUSTICAL WALLCOVERING
BB	BURNISHED BLOCK
BD	BOARD
BGC	BY GENERAL CONTRACTOR
BLDG	BUILDING
BLKG	BLOCKING
BO	BY OTHER (THAN CONTRACTOR)
BR	BUMPER RAIL
BRG	BEARING
CAB	CABINET
CB	CARPET BASE
CC	CUBICAL CURTAIN
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CK	CORK
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CONCRETE SEALED
CSWK	CASEWORK
CTOP	COUNTERTOP
CTR	CENTER, CENTERED
CW	CURTAIN WALL
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DP	DEPTH
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EC	ENTRY CARPET
EF	EPOXY FLOOR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
FCB	FIBER CEMENT BOARD
FD	FLOOR DRAIN
FE	FINISHED END PANEL
FEC	FIRE EXTINGUISHER CABINET
FEW	FIRE EXTINGUISHER WALL
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLEX	FLEXIBLE
FLM	GRAPHIC FILM
FLR	FLOOR
FOF	FACE OF FINISH
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT OR FEET
FTP	FIRE TREATED PLYWOOD
FV	FIELD VERIFY
G	GROUND
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL	GLASS
GP	GLASS PANEL
GR	GROUT
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HD	HAND DRYER
HDG	HOT DIPPED GALVANIZED
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPC	HIGH PERFORMANC COATING/ED
HR	HANDRAIL
HT	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
IB	INTEGRAL BASE
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KS	KNEE SPACE
L	LOCK
LAV	LAVATORY
LKR	LOCKER
LVR	LOUVER
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MKBD	MARKERBOARD
MLWK	MILLWORK
MM	MILLIMETER
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NEW
NA	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFVI	OWNER FURNISHED, VENDER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
PC	POLISHED CONCRETE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PREFIN	PREFINISHED
PT	PAINT
PTD	PAPER TOWEL DISPENSER
RAD	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQD	REQUIRED
RF	RESILIENT FLOORING
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RV	ROOF VENT
SC	SCRIBE
SCHED	SCHEDULE
SIM	SIMILAR
SLNT	SEALANT
SN	STAIR NOSING
SPEC	SPECIFICATION
SPECD	SPECIFIED
SQ	SQUARE
SR	STAIR RISER
SSM	SOLID SURFACE MATERIAL
SST	STAINLESS STEEL
ST	STAIR TREAD
STN	STAIN
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPEND
SYMM	SYMMETRICAL
T	TEMPERED
T&G	TONGUE AND GROOVE
TB	TILE BASE
TC	TROWELED CONCRETE
THRU	THROUGH
TK	TACKABLE SURFACE
TKBD	TACKBOARD
TL	TILE
TM	T MOLDING
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TSTAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
TZ	TERRAZZO
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	LIGHT VALANCE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THOUGH ROOF
VWP	VINYL WALL PAD
W	WITH
W/O	WITHOUT
WB	WOOD BASE
WBL	WOOD BLOCKING
WC	WALL COVERING
WD	WOOD
WDSF	WOOD SPORTS FLOORING
WF	WOOD FLOORING
WOC	WALK-OFF CARPET
WP	WALL PROTECTION
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

ALTERNATES:

ALTERNATE #1: ADD - FIBER CEMENT BOARD CLADDING ON BACKUP ASSEMBLY AS SPECIFIED AND AS SHOWN ON SHEET A10.50. BASE BID IS PRECAST PANELS WITH FORMLINER AND SMOOTH FINISH. REFER TO EXTERIOR ELEVATIONS.

ALTERNATE #2: ADD - GREENHOUSE CISTERN. REFER TO CIVIL, MEP, AND ARCHITECTURAL SITE PLAN. BASE BID IS NO CISTERN.

ALTERNATE #3: ADD - SMALL CEILING FANS IN TYPICAL CLASSROOMS. REFER TO MEP AND ARCHITECTURAL REFLECTED CEILING PLANS. LARGE INDUSTRIAL FANS IN LARGE VOLUME SPACES ARE NOT PART OF THIS ALTERNATE AND SHALL BE IN BASE BID. BASE BID IS NO SMALL CEILING FANS.

ALTERNATE #4: ADD - SNOW MELT SYSTEM AT THE EAST ENTRY. REFER TO CIVIL, MEP, AND ARCHITECTURAL SITE PLAN. BASE BID IS NO SNOW MELT SYSTEM.

ALTERNATE #5: ADD - EAST TRIANGULAR CLERESTORY SCOPE AS SHOWN IN THE DRAWINGS. BASE BID IS NO EAST TRIANGULAR CLERESTORY.

ALTERNATE #6: ADD - ADDITIONAL SECURITY FILM SCOPE. REFER TO EXTERIOR GLAZING ELEVATIONS AND NOTES. BASE BID IS SECURITY FILM AT THE EAST AND WEST ENTRACNCES AS SHOWN IN THE DRAWINGS.

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 architect under the laws of the State of Iowa.

MARK E. RAMIREZ — 1-23-2026
Printed or typed name — Date

Signature
JUNE 30, 2027
Registration expires

GENERAL AND ARCHITECTURAL SERIES
Pages or sheets covered by this seal

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REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

A | B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 1/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: TITLE SHEET
SHEET: G0.01.V1

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THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

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2/3/2026 3:29:35 PM
PROJECT MANAGER: MARK RAMIREZ (MarkR@invisionarch.com)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	▬	▭
Control Point	POB	
Bench Mark	BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation		
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	//	//
Fence (Silt)	//	//
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	
Soil Boring	B-2
Test Hole Location for SUE w/ID	
35' BUILDING SETBACK LINE	35' BSL
5' PAVING SETBACK LINE	5' PSL

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH
QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=7542777.54 E=18531317.11 Z=955.36
1/2" REBAR WITH RED PLASTIC CAP, +/-5' WEST OF PARKING LOT CORNER, +/-40' EAST OF SOUTH DRIVE TO PARKING LOT.

CP101 N=7543154.34 E=18531623.25 Z=952.40
CUT 'X' ON TOP OF CURB, NE CORNER PARKING LOT, SOUTH OF EAST ENTRANCE TO SCHOOL, +/-100' SE OF BUILDING

CP102 N=7543583.62 E=18531671.91 Z=952.54
CUT 'X' ON TOP OF CURB, EAST SIDE BUS LANE, +/-30' SOUTHEAST OF SINGLE BACK OF CURB INTAKE.

CP103 N=7543169.40 E=18531397.46 Z=951.05
CUT 'X' ON TOP OF CURB, WEST NOSE OF ISLAND +/-30' SOUTH OF DOOR S11, +/-10' WEST OF HYDRANT

CP104 N=7543558.50 E=18531075.27 Z=957.01
CUT 'X' ON TOP OF CURB, EAST SIDE OF ISLAND, WEST OF DOOR W22

CP105 N=7543118.27 E=18530611.48 Z=959.00
1/2" REBAR WITH RED PLASTIC CAP, +/-5' SOUTH OF FENCE, SW OF BASEBALL FIELD, +/-45' SW OF DUGOUT

CP106 N=7542778.09 E=18530936.52 Z=956.42
CUT 'X' ON TOP OF CURB, SW CORNER PARKING LOT, SE OF SOFTBALL FIELD

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=7543446.-- E=18531684.-- ELEV=953.36
ARROW ON HYDRANT WEST SIDE HWY 69, 1ST HYDRANT NORTH OF EAST ENTRANCE TO SCHOOL

BM501 N=7542798.-- E=18531703.-- ELEV=952.02
SW BOLT ON HYDRANT, WEST SIDE HWY 69, WEST OF DRIVE TO NORTHWEST BANK

BM502 N=7542416.-- E=18531350.-- ELEV=956.24
ARROW ON HYDRANT, SOUTH SIDE NW 9TH ST, 1ST HYDRANT EAST OF NW LOGAN ST.

DATE OF SURVEY

APRIL 21, 2025

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552502509.

G1-GAS MAIN	MIDAMER-GAS SETHHENDERSON (515)-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
ST-STORM SEWER	ANKENY, CITY OF JARED BRIGHT (515)-963-3534 JBRIGHT@ANKENYIOWA.GOV
S-SANITARY SEWER	ANKENY, CITY OF RYAN HULSEBUS (515)-965-6484 RHULSEBUS@ANKENYIOWA.GOV
UE3-UNDERGROUND ELECTRIC	ANKENY TRAFFIC TOM DOZLER (515)-963-3527 TDOZLER@ANKENYIOWA.GOV
FO2-F06-FIBER OPTIC	CITY OF ANKENY TRAFFIC TOM DOZLER (515)-963-3527 TDOZLER@ANKENYIOWA.GOV
UE2-UNDERGROUND ELECTRIC	ANKENY COMMUNITY SCHOOLS JOHN PATTERSON (641)-521-2358 MAINTENANCE@ANKENYSCHOOLS.ORG
FO3-FIBER OPTIC	WINDSTREAM ENTERPRISE CLEC LOCATE DESK (800)-941-3430 WCI.CLEC.LOCATE@WINDSTREAM.COM
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO (515)-830-6445 JEFF.KLOCKO@AUREON.COM
UE1-UNDERGROUND ELECTRIC OE1-OVERHEAD ELECTRIC	MIDAMER-ELEC SETH HENDERSON (515)-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
NO RESPONSE	VERIZON INVESTIGATIONS (469)-886-4090 INVESTIGATIONS@VERIZON.COM
METRO FIBERNET, LLC	LORI KEMPER (812)-213-1050 811DESIGN@METRONET.COM
CLEAR PER EMAIL	NEXGEN INTEGRATED COMMUNICATION RYAN ROUWES (515)-369-7131 RYAN@NEXGENCOM.COM
CO2-COMMUNICATION	MEDIACOM DAVE MEYERS (515)-991-7388 DMEYERS2@MEDIACOMCC.COM
CLEAR PER MAPS	UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP (816)-490-9894 SEGRAGIS@SEGRAFIBER.COM
W1 - WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER (515)-963-3524 SBUCKNER@ANKENYIOWA.GOV

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

SITE PLAN GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO SUDAS PUBLIC IMPROVEMENTS 2026 EDITION, THE CITY SUPPLEMENTAL, AND THE SOILS REPORT 08255092-01 PREPARED BY TERACON ON AUGUST 13TH, 2025 .
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, CITY OF ANKENY, AND IOWA DOT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO PROVIDE ALL CONSTRUCTION STAKING. CONTRACTOR TO CONTACT GREG CORY AT SNYDER & ASSOCIATES FOR STAKING PROPOSAL.
19. CONTRACTOR RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS.
20. ALL SIGNAGE WILL NEED TO BE APPROVED THROUGH A SEPARATE SIGN PERMIT APPLICATION PROCESS.
21. DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ANY REQUIRED IMPROVEMENTS RESULTING FROM THE FINDINGS OF THE TRAFFIC IMPACT STUDY (TIS) PRIOR TO ISSUANCE OF TEMPORARY AND/OR FINAL OCCUPANCY OF THE BUILDING.

SURVEY AND UTILITY GENERAL NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION
BEG 1072.98F S & 660F W OF NE COR THN W 510F S1220F W 100F N 1584.51F E550F N130F E 60F S 495F TO POB & S 1570F W 1110F E 1170F NE 1/4 SEC 14-80-24

PROPERTY ADDRESS
1302 N ANKENY BLVD
ANKENY, IA 50023

GREENHOUSE ADDRESS
1006 N ANKENY BLVD
ANKENY, IA 50023

ZONING
R-1: ONE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK	=35'
SIDE YARD SETBACK	=35'
REAR YARD SETBACK	=35'
MAXIMUM HEIGHT	=45' FOR NON-DWELLINGS, WITH EXCEPTION FOR PUBLIC, SEMI PUBLIC, OR PRIVATE SERVICE BUILDINGS A MAXIMUM HEIGHT OF 125'. IF THE BUILDING IS SETBACK FROM THE PROPERTY LINE ONE FOOT FOR EACH ADDITIONAL FOOT OF HEIGHT.
OPEN SPACE	=20%

PROPERTY AREA
2,094,443 SF (48.08 ACRES)

SITE PROJECT AREA
815,516.808 SF (18.72 ACRES)

EXISTING PROPOSED USE
EXISTING - MIDDLE SCHOOL
PROPOSED - CTE SCHOOL FACILITY

PROPOSED BUILDING SUMMARY
SCHOOL - 157,800 SF
GREENHOUSE - 2,400 SF
TOTAL -160,000 SF

ERU CALCULATION
TOTAL IMPERVIOUS AREA - 559,354 SF
559,354 / 4000 = 140 ERU

PARKING REQUIREMENTS

REQUIRED (1/4 SEATS) - 1,750 SPACES REQUIRED.

ON SITE TOTAL PARKING REQUIREMENT OF 1,135 STALLS AS PER CITY OF ANKENY PARKING VARIANCE JUNE 8, 2016.

PROVIDED STALLS ACROSS CAMPUS, INCLUDING CURRENT PROPOSED NORTH PARKING LOT ADDITION ADDING (DOES NOT INCLUDE DROP OFF SPACES)

= 1,140 (INCLUDING 31 ADA)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

Sheet List Table

C000	PROJECT INFORMATION
C001	EXISTING SITE SURVEY
C002	OVERALL SITE LAYOUT
C100	DEMOLITION PLAN
C101	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN
C301	GRADING AND EROSION CONTROL PLAN
C302	GRADING AND EROSION CONTROL PLAN
C303	GRADING AND EROSION CONTROL PLAN
C400	UTILITY PLAN
C500	PLANTING PLAN
C600	DETAILS

STATE OF IOWA · TIMOTHY L WEST · LANDSCAPE ARCHITECT · NO. 412 · PROFESSIONAL LICENSURE RENEWAL DATE: 12/31/2026
License Expires: June 30, 2027

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 Landscape Architect under the laws of the State of Iowa.

01/22/2026
Timothy L. West, PLA — Date
License Number 412
Pages or sheets covered by this seal:
C500 - C600

STATE OF IOWA · JUSTIN F. STROM · P24140 · PROFESSIONAL ENGINEER · IOWA

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 under the laws of the State of Iowa.

01/22/2026
Justin F. Strom, P.E. — Date
License Number P24140
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal:
C000 - C400, C600

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ADDENDUM #2	02/12/26	2

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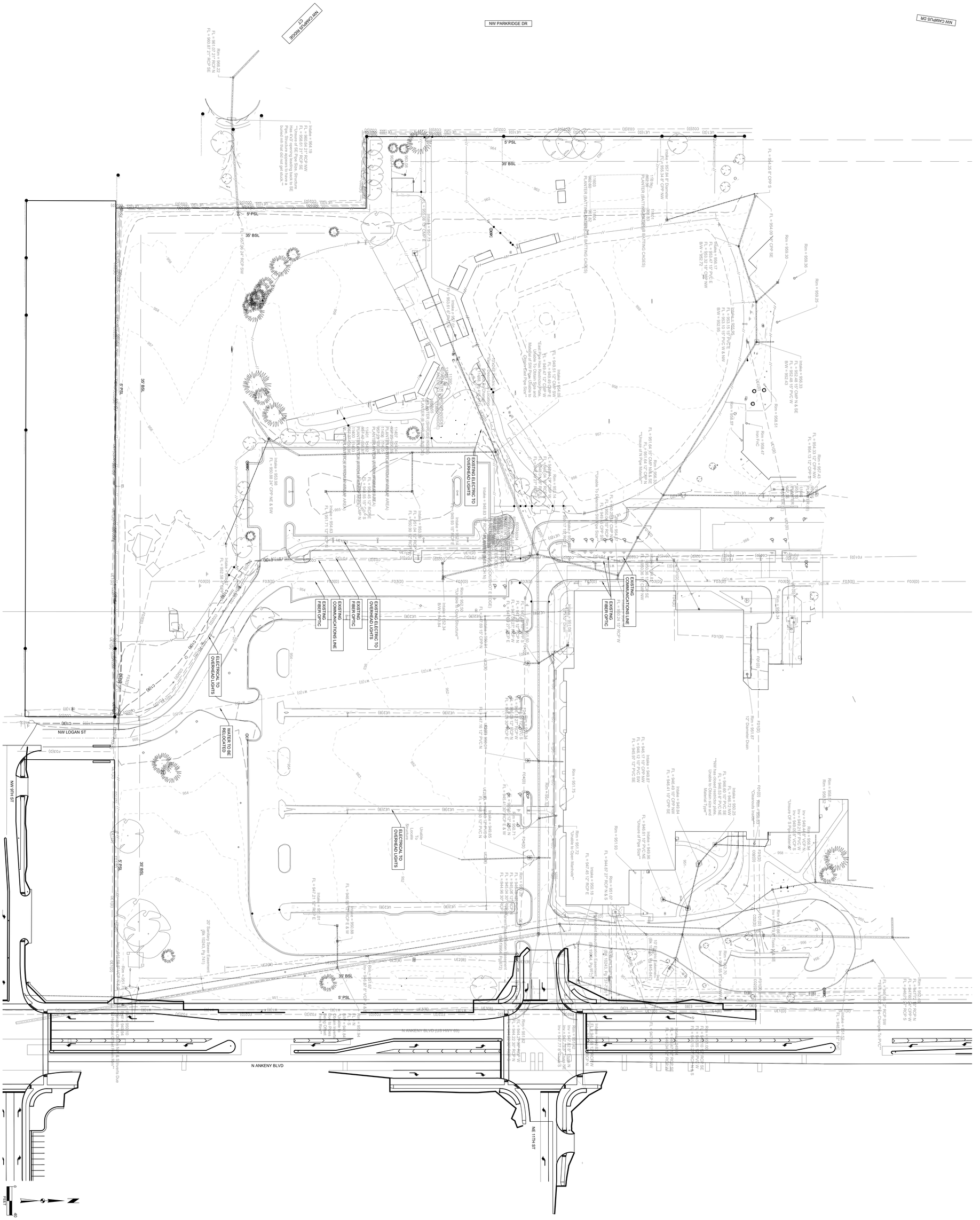
A B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: PROJECT INFORMATION
SHEET: C000

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ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO:
23126

DATE:
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SHEET SET:
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SHEET NAME:
EXISTING SITE SURVEY

SHEET:
C001

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Description	Date 1	1
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ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
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SHEET NAME: OVERALL SITE LAYOUT

SHEET: C002

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DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
   - B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
   - C. BUILDING.
   - D. VEGETATION.
   - E. SIGNAGE.
   - F. FENCING AND GATES.
   - G. LIGHTS AND ASSOCIATED FOOTINGS, CONDUIT AND WIRING.
   - H. FLAGPOLE.
2. DEMOLITION, REMOVE THE FOLLOWING:
   - A. EXISTING PAVEMENT TO LIMITS SHOWN.
   - B. UTILITY BOXES WITHIN REMOVAL LIMITS. COORDINATE WITH FRANCHISE UTILITIES FOR REMOVALS AND ABANDONMENT.
   - C. BUILDING. REMOVE ALL SERVICES AND ALL APPURTENANCES COORDINATE WITH FRANCHISE UTILITIES FOR REMOVALS AND ABANDONMENT.
   - D. VEGETATION, ASSOCIATED EDGING, MULCH, AND FABRIC.
   - E. SIGNAGE.
   - F. MONUMENT SIGN, REMOVE AND SALVAGE FOR OWNER. BACKFILL AND COMPACT VOIDS TO PROVIDE POSITIVE DRAINAGE.
   - G. LIGHTS AND ASSOCIATED FOOTINGS, CONDUIT AND WIRING. ALL LIGHT POLES TO BE PROTECTED AND SALVAGED TO OWNER. LARGE/LIGHT POLES AROUND BALL FIELDS SHALL BE REMOVED BY OWNERS AROUND JUNE 15 - JULY 1. CONTRACTOR TO REMOVE REMAINING FOUNDATIONS.
   - H. SPORTS FIELD LIGHT FOOTINGS, CONDUIT AND WIRING. LARGE/LIGHT POLES AROUND BALL FIELDS SHALL BE REMOVED BY OWNERS AROUND JUNE 15 - JULY 1. CONTRACTOR TO REMOVE REMAINING FOUNDATIONS.
   - I. BENCH, REMOVE AND SALVAGE FOR OWNER. BACKFILL AND COMPACT VOIDS TO PROVIDE POSITIVE DRAINAGE. ALL BENCHES AND TRASH CANS AND PICNIC TABLES TO BE SALVAGED TO OWNER. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
   - J. FOUL POLES. BACKFILL AND COMPACT VOIDS TO PROVIDE POSITIVE DRAINAGE.
   - K. GOAL POSTS. BACKFILL AND COMPACT VOIDS TO PROVIDE POSITIVE DRAINAGE.
   - L. SCOREBOARD. BACKFILL AND COMPACT VOIDS TO PROVIDE POSITIVE DRAINAGE.
   - M. FLAG POLE. BACKFILL AND COMPACT VOID TO PROVIDE POSITIVE DRAINAGE.
   - N. BLEACHERS. COORDINATE WITH OWNER PRIOR TO REMOVAL AND DISPOSAL.
   - O. DUGOUTS.
   - P. BULLPENS AND BATTING CAGES.
   - Q. SHOT PUT AREA.
   - R. FIELD AGGREGATE, ROCK, GRAVEL, AND MULCH.
   - S. FENCE AND GATES, MESH, POSTS, AND ASSOCIATED FOOTINGS. BACKFILL FOOTINGS AND COMPACT TO PROVIDE POSITIVE DRAINAGE.
   - T. SANITARY SEWER MANHOLE TO BE REMOVED WITH PUBLIC CONSTRUCTION DOCUMENTS.
   - U. BLOCK WALL.
   - V. IRRIGATION HEADS, LATERAL LINES, MAINLINE, AND ASSOCIATED VALVES.
   - W. PRIVATE ELECTRICAL SERVICE.
3. DEMOLITION, REMOVE THE FOLLOWING UTILITIES:
   - A. STORM SEWER STRUCTURE.
   - B. STORM SEWER PIPING
   - C. FILL AND PLUG STRUCTURE AT PIPE REMOVAL PENETRATIONS.
   - D. RIM ADJUSTMENT.
   - E. SANITARY SEWER PIPING.
   - F. SANITARY SEWER STRUCTURE.
   - G. MANHOLE AND UPSTREAM SERVICES TO BE REMOVED IN PREPARATION OF NEW SANITARY SEWER MANHOLE WITH DROP CONNECTIONS RE-CONNECTING EXISTING SERVICES.
   - H. WATER MAIN
   - I. FRANCHISE UTILITIES. COORDINATE REMOVALS WITH FRANCHISE UTILITY PRIOR TO CONSTRUCTION.
   - J. HYDRANT AND ASSOCIATED APPURTENANCES. REMOVE AND CAP AT MAIN.
   - K. RESTROOM WATER SERVICE CONNECTED AT NW PARKRIDGE DRIVE TO THE WEST. CONTRACTOR TO REMOVE AND PLUG SERVICE AT THE MAIN, AND FILL AND ABANDON THE REMAINING SERVICE IN PLACE.
   - L. RESTROOM SANITARY SERVICE CONNECTED AT NW PARKRIDGE DRIVE TO THE WEST. CONTRACTOR TO REMOVE AND PLUG SERVICE AT THE MAIN, AND FILL AND ABANDON THE REMAINING SERVICE IN PLACE.
   - M. COORDINATE MINOR RELOCATION OF EXISTING GUY WIRE WITH MID AMERICAN PRIOR TO CONSTRUCTION.
   - N. YARD HYDRANT AND ASSOCIATED APPURTENANCES. CONTRACTOR SHALL LOCATE AND REMOVE WATER SERVICE LINE ASSOCIATED WITH YARD HYDRANT.
4. REMOVE AND SALVAGE TO OWNER:
   - A. MEMORIAL PLAQUES. CONTRACTOR TO ASSIST OWNER IN PULLING PLAQUES OUT OF THE GROUND PRIOR TO MAJOR DEMOLITION WORK. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
   - B. PICNIC TABLES.
5. EXISTING EASEMENTS:
   - A. VACATE EXISTING SANITARY SEWER EASEMENT.
   - B. VACATE EXISTING MID AMERICAN UTILITY EASEMENT.
   - C. WATER MAIN EASEMENT TO REMAIN.

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL/ROCK/MULCH REMOVAL
- MISC REMOVAL
- TREE REMOVAL
- UTILITY REMOVAL
- UNDERGROUND ELECTRIC UTILITY REMOVAL
- FIBER OPTIC AND COMMUNICATION LINE UTILITY REMOVAL

CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITES PRIOR TO CONSTRUCTION. CONDUCT REVIEW AND LOCATE PRIVATE UTILITIES IN COORDINATION WITH THE OWNER.

EXISTING FIBER OPTIC TO BE RELOCATED

EXISTING COMMUNICATION LINE TO BE RELOCATED

EXISTING ELECTRIC TO OVERHEAD LIGHTS (TYP.)

EXISTING FIBER OPTIC

EXISTING COMMUNICATIONS LINE

MULTIPLE UTILITES IN THE AREA TO BE RELOCATED OR DEMOLISHED. SEE SHEET C001 AND C400 FOR ADDITIONAL UTILITY INFORMATION AND COORDINATION.

0 30 FEET

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ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126

DATE: 01/30/2026

SHEET SET: BID DOCUMENTS

SHEET NAME: DEMOLITION PLAN

SHEET: C100

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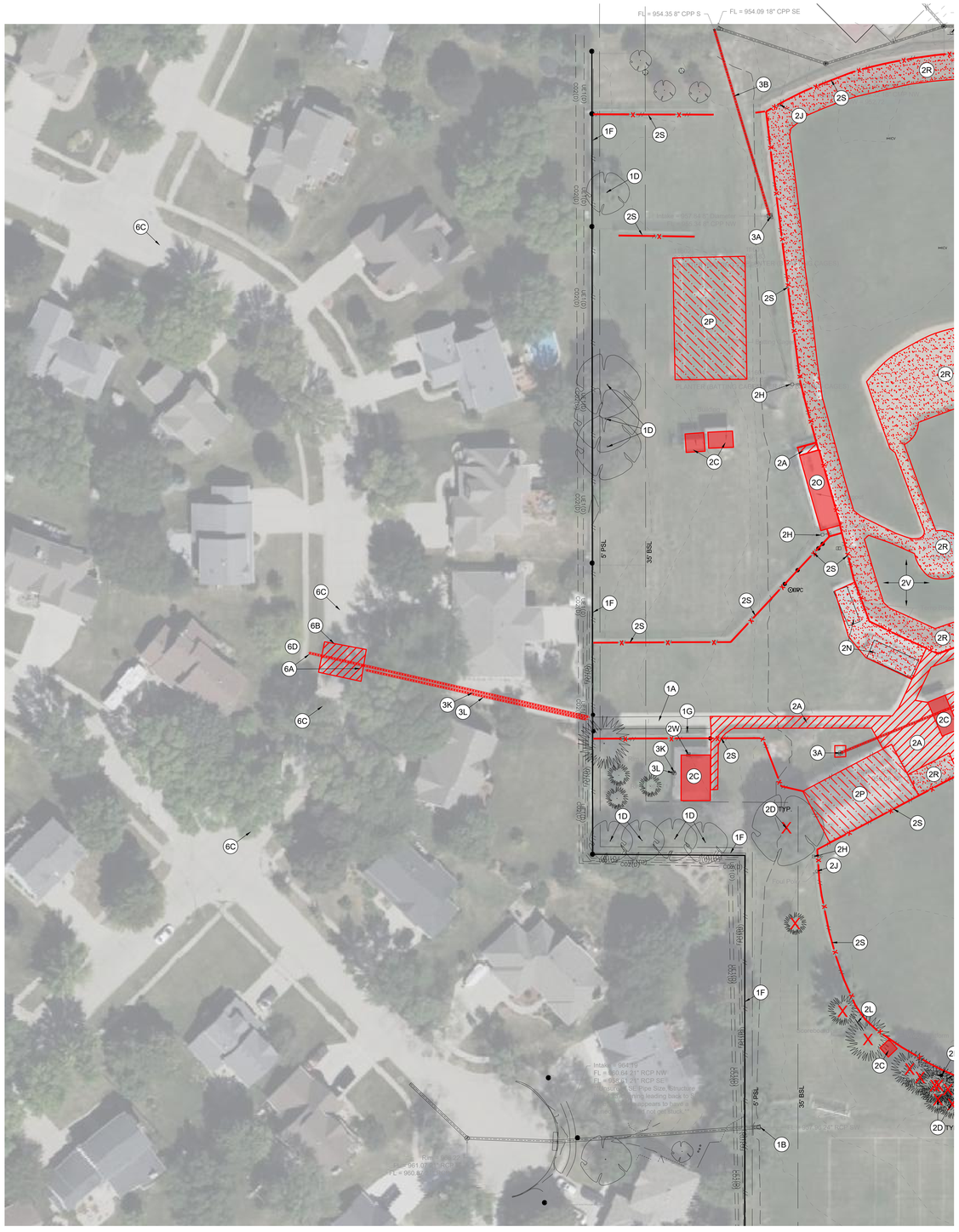
DEMOLITION PLAN CONSTRUCTION NOTES

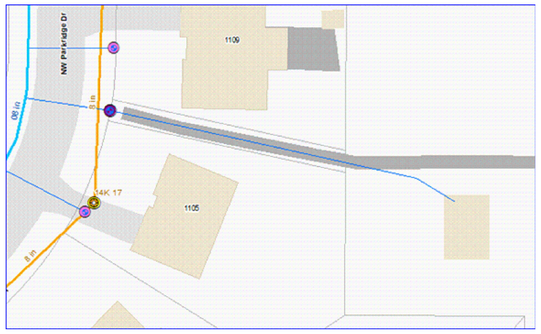
6. NW PARKRIDGE DR IMPROVEMENTS.
   A. REMOVE WATER AND SANITARY SEWER SERVICE AT THE MAIN. FILL AND ABANDON SERVICE UNDER TRAIL.
   B. REMOVE AND REPLACE PAVEMENT AS NEEDED.
   C. PROVIDE TRAFFIC CONTROL ROAD CLOSURE AND CLOSED TO THRU TRAFFIC SIGNS AS NEEDED. COORDINATE CONSTRUCTION WITH CITY OF ANKENY.
   D. CONTRACTOR TO INSPECT THE SITE TO DETERMINE EXTENT OF WORK NECESSARY TO DISCONNECT SERVICES PER CITY OF ANKENY REQUIREMENTS. CONTRACTOR SHALL CALL ONE CALL TO DETERMINE PRESENCE OF EXISTING UTILITIES

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL/ROCK/MULCH REMOVAL
- MISC REMOVAL
- TREE REMOVAL
- UTILITY REMOVAL
- UNDERGROUND ELECTRIC UTILITY REMOVAL
- FIBER OPTIC AND COMMUNICATION LINE UTILITY REMOVAL

CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITES PRIOR TO CONSTRUCTION. CONDUCT REVIEW AND LOCATE PRIVATE UTILITIES IN COORDINATION WITH THE OWNER.





CITY UTILITY MAPPING

SHOWN FOR REFERENCE. 8" SANITARY MAIN ON EAST SIDE OF STREET. 8" WATER MAIN ON WEST SIDE OF STREET.

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ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: DEMOLITION PLAN
SHEET: C101

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DIMENSION PLAN CONSTRUCTION NOTES

1. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   - A. 7" DEPTH PCC PAVEMENT, ON 4" MODIFIED SUBBASE, ON 12" PERPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   - B. 6" DEPTH PCC PAVEMENT, ON 4" MODIFIED SUBBASE, ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   - C. 5" DEPTH PCC SIDEWALKS ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   - D. 6" DEPTH PCC SIDEWALK ON 4" MODIFIED SUBBASE, ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR. PCC TO HAVE CONTINUOUS REINFORCING WITH #3 BARS, 18" ON CENTER.
   - E. NO CURB.
   - F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNINGS WHERE SHOWN.
   - G. 6" STANDARD CURB. SEE DETAILS.
   - H. PARALLEL CURB RAMP WITH MAXIMUM SLOPE OF 8.33%.
   - I. CONNECT TO EXISTING PAVEMENT.
   - J. INTEGRAL SIDEWALK AND CURB. SEE DETAILS.
   - K. PRECAST PCC WHEEL STOP BLOCK.
   - L. TAPER 6" STANDARD CURB OVER 3'.
   - M. 6" HT. X 1' WIDTH PCC CURB. SEE DETAILS.
   - N. 8" WIDE X 12" DEPTH PCC BAND. SEE DETAILS.
   - O. PAVEMENT, SIDEWALK AND LANDSCAPING IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS WITH CITY OF ANKENY/IDOT ANKENY BOULEVARD STREET PROJECT.
   - P. TAPER TO NO CURB.
   - Q. CONNECT TO EXISTING PAVEMENT. COORDINATE WITH CITY OF ANKENY LOGAN STREET IMPROVEMENTS PROJECT.
   - R. TRANSITION FROM INTEGRAL CURB AND SIDEWALK TO STANDARD CURB OVER 5' AT PROPERTY LINE. PROVIDE EXPANSION JOINT IN SIDEWALK AT PROPERTY LINE FOR TRANSITION TO REGULAR SIDEWALK.
2. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   - A. 4" WIDE PAINTED PARKING STALL LINES.
   - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   - C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   - D. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   - E. CROSSWALK MARKINGS PER MUTCD STANDARDS.
   - F. EXTEND DOUBLE YELLOW LINES FROM LOGAN STREET THROUGH THE END OF THE RADIUS AS SHOWN.
3. SIGNS, PROVIDE THE FOLLOWING:
   - A. VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   - B. ADA ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   - C. STOP SIGN AS PER MUTCD REQUIREMENTS.
   - D. RELOCATE EXISTING SIGN TO LOCATION SHOWN.
4. SITE AMENITIES. PROVIE THE FOLLOWING SITE IMPROVEMENTS.
   - A. DUMPSTER ENCLOSURES. SEE ARCHITECTURAL SHEETS FOR MORE INFORMATION.
   - B. 4' HIGH BLACK VINYL CHAIN LINK FENCE.
   - C. CONCRETE PLANTERS, AS SPECIFIED.
   - D. 8' HT DECORATIVE FENCE, COORDINATE WITH ARCHITECTURAL PLANS.
   - E. 12' DOUBLE SWING GATE.
   - F. CHAIN LINK FENCED YARD AREAS. COORDINATE WITH ARCHITECTURAL PLANS.
   - G. (NOTE NOT USED).
   - H. CHILLER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
   - I. AGRICULTURE/HORTICULTURE LEARNING AREA. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
   - J. BUILDING STOOPS. CONFIRM EXACT SIZE AND LOCATION WITH ARCHITECTURAL PLANS.
   - K. FLAG POLE FOUNDATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
5. BUILDING IMPROVEMENTS.
   - A. PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
   - B. BUILDING OVERHANG AND SCREEN WALL. SEE ARCHITECTURAL PLANS.
   - C. GREENHOUSE BUILDING. SEE ARCHITECTURAL PLANS.
6. PROJECT SITE ALTERNATIVES. PROVIDE THE FOLLOWING.
   - A. ALTERNATE 3 - GREENHOUSE UNDERGROUND CISTERN.
   - B. ALTERNATE 5 - SNOW MELT PAVEMENT SYSTEM.
7. SHOT PUT AND DISCUS IMPROVEMENTS.
   - A. SHOT PUT THROWFORM SYSTEM AND TOE BOARD. SEE DETAIL SHEET.
   - B. SHOTPUT LANDING AREA. SEE DETAIL SHEET.
   - C. 8' WIDE PCC BAND. SEE DETAIL SHEET.
   - D. DISCUS THROWING SYSTEM. SEE DETAIL SHEET.
8. CONTRACTOR TO PROVIDE JOINTING PLAN IDENTIFYING JOINT TYPES AND DIMENSIONS FOR ENGINEER REVIEW PRIOR TO CONSTRUCTION. JOINTING SHALL BE IN ACCORDANCE WITH CURRENT SUDAS STANDARDS. CONTRACTOR TO PROVIDE "5"/"8" JOINT WHERE PAVEMENT ABUTS EXISTING PAVEMENTS, UNLESS OTHERWISE NOTED. PROVIDE EXPANSION JOINT WHERE PAVEMENTS ABUT FOUNDATIONS AND FOOTINGS.
9. THE CONTRACTOR SHALL COORDINATE THE TIMING AND TECHNICAL SPECIFICATIONS OF THE CONSTRUCTION TIE-IN AT LOGAN STREET WITH THE CONCURRENT CITY OF ANKENY PROJECT. CONTACT MARK HEATH, CIVIL ENGINEER I, WITH THE CITY OF ANKENY PUBLIC WORKS DEPARTMENT AT 515-965-6452 TO COORDINATE SCHEDULES AND ENSURE COMPLIANCE WITH THE NW 9TH STREET RECONSTRUCTION PHASE ONE TIMELINE.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 6" PCC PAVEMENT
- 6" PCC PAVEMENT WITH SNOW MELT
- 7" PCC PAVEMENT

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ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: SITE LAYOUT
SHEET: C200

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PROPOSED GREENHOUSE
(2,400 SF)
FFE=956.50

INLET PROTECTION (TYP.)

AGRICULTURAL / HORTICULTURE LEARNING AREA

FFE = 954.50

35' BSL

5' PSL

FILTER SOCK (TYP.)

Intake = 964.19
FL = 960.64 21" RCP NW
FL = 958.61 21" RCP SE
Unsure of SE Pipe Size, Structure Has 4'x3' opening leading back to SE Pipe, Structure appears to have a buried mh that did not get stuck.

FL = 957.96 24" RCP SW

FL = 948.04 18" RCP N
FL = 947.99 27" RCP E

FL = 947.25 12" RCP N
FL = 947.08 27" RCP W
FL = 947.00 27" RCP E

EROSION CONTROL LEGEND

- INLET PROTECTION
- FILTER SOCK
- RECP MATTING
- RIP RAP CLASS D

GRADING PLAN GENERAL NOTES

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

B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.

C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A COSESCO PERMIT.

D. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

E. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.

F. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

G. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

H. TEMPORARILY ROUGHEN THE SURFACE OF GRADED SLOPES PERPENDICULAR TO THE SLOPE AS AN END OF DAY PRACTICE AND IN CONJUNCTION WITH OTHER STABILIZATION METHODS. THIS WILL REDUCE RUNOFF VELOCITY, TRAP SEDIMENT, INCREASE INFILTRATION AND AID IN ESTABLISHMENT OF VEGETATION COVER.

I. THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

0 20 FEET

SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: BRIAN LANE (Brian@invisionarch.com)

6/4/2025 9:44:25 AM Autodesk Docs://23126_Ankeny_CSD_Innovative_Secondary_School/23126_Ankeny_CSD_Innovative_Secondary_School_New Site.rvt

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900 Mulberry Street
Des Moines, Iowa 50309
515.633.2941
www.invisionarch.com

CONSULTANT:
CIVIL
SNYDER & ASSOCIATES, INC

STRUCTURAL
RAKER RHODES

MEPTF
IMEG

CONSTRUCTION MANAGER
STAHL

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

A | B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: GRADING AND EROSION CONTROL PLAN
SHEET: C300

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FFE = 954.50

PROPOSED BUILDING
(157,600 SF)
FFE=954.50

PROPOSED STORMWATER MANAGEMENT AREA

100-YR: 952.03

25 TONS RIP RAP CLASS D
(20'X10'X2')

FILTER SOCK (TYP.)

RECP MATTING

TEMPORARY SEDIMENT RISER
SEE DETAIL SHEET C600.

BASIN OVERFLOW
952.75

Permanent Beautification Easement
(Bk 19964, Pg 0273)

PROPOSED 20' SANITARY EASEMENT

N ANKENY BLVD (US HWY 60)

6' HSL

30' BSE

8" RSL

Rim = 951.78
Inv = 945.69 8" VCP N & S

Rim = 951.10
B/W = 940.94
Unable To Obtain NW & S Inverts Due To Horizontal Off

(MATCH EXISTING)

FILTER SOCK (TYP.)

BM501

OWNER SIGN-OFF:

DATE	NAME

A | B

THE CONTRACTOR SHALL COORDINATE THE TIMING AND TECHNICAL SPECIFICATIONS OF THE CONSTRUCTION TIE-IN AT LOGAN STREET WITH THE CONCURRENT CITY OF ANKENY PROJECT. CONTACT MARK HEATH, CIVIL ENGINEER I, WITH THE CITY OF ANKENY PUBLIC WORKS DEPARTMENT AT 515-965-6452 TO COORDINATE SCHEDULES AND ENSURE COMPLIANCE WITH THE NW 9TH STREET RECONSTRUCTION PHASE ONE TIMELINE.

GRADING PLAN GENERAL NOTES

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

B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE, ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.

C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A COSESCO PERMIT.

D. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

E. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL, MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.

F. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

G. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

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Description	Date	No.
ADDENDUM #2	02/12/26	2

ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO:
23126

DATE:
01/30/2026

SHEET SET:
BID DOCUMENTS

SHEET NAME:
GRADING AND EROSION CONTROL PLAN

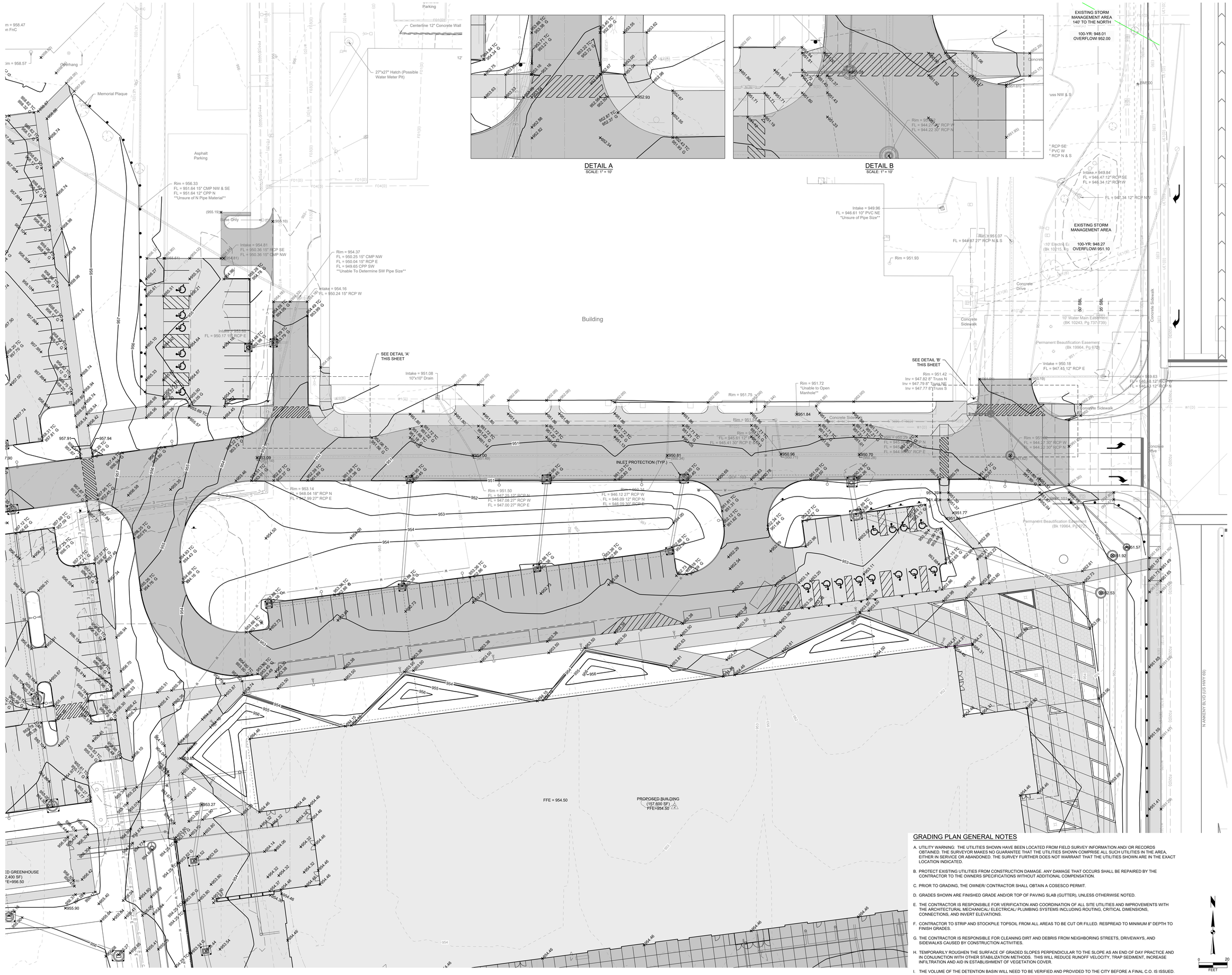
SHEET:
C301

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SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: BRIAN LANE (Brian@invisionarch.com)

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Description	Date	No.
ADDENDUM #2	02/12/26	2

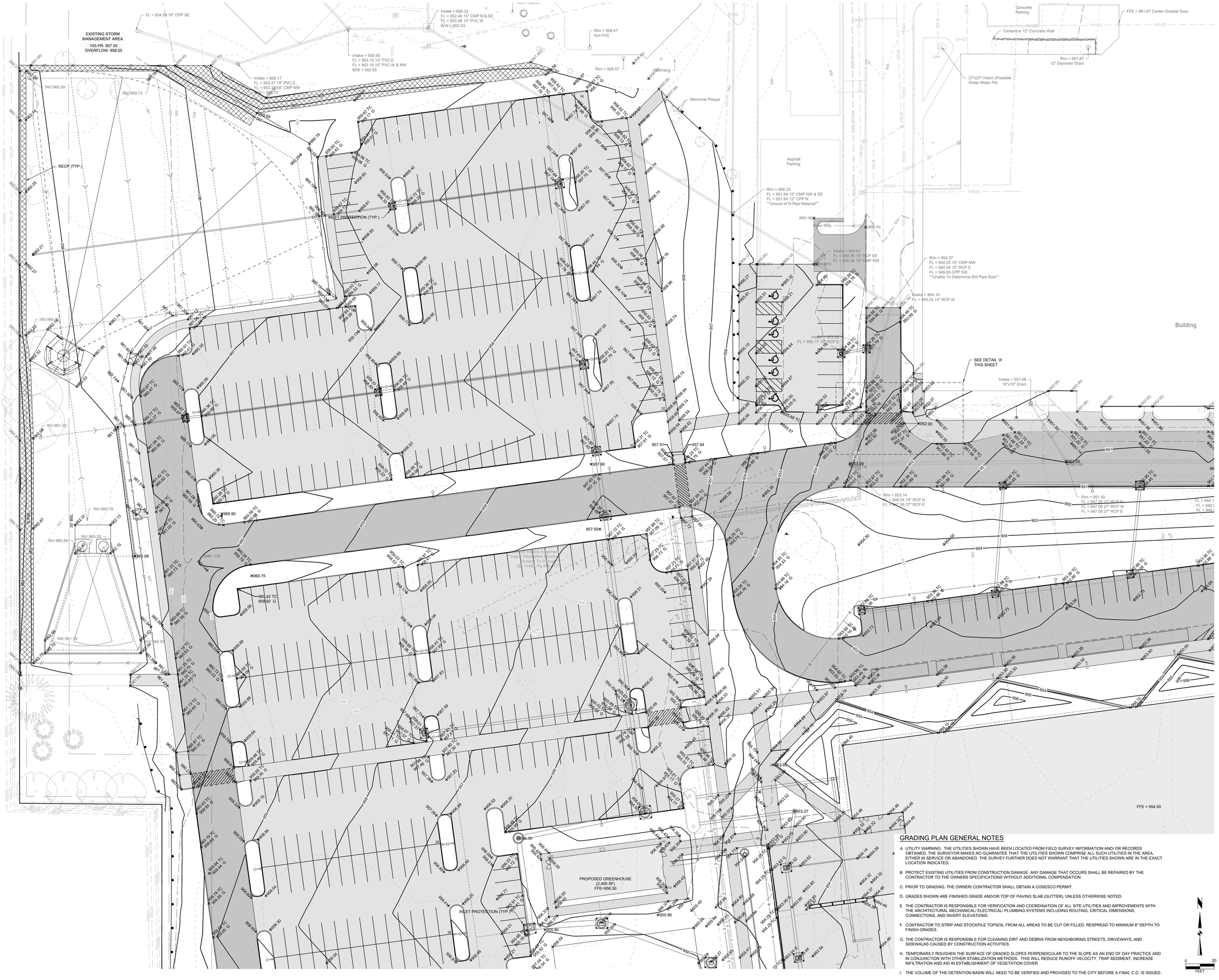
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A B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: GRADING AND EROSION CONTROL PLAN
SHEET: C302

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GRADING PLAN GENERAL NOTES

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

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C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A COSESCO PERMIT.

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0 20 FEET

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PROJECT MANAGER: BRIAN LAINE (blaine@invisionarch.com)

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REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

A | B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO:
23126

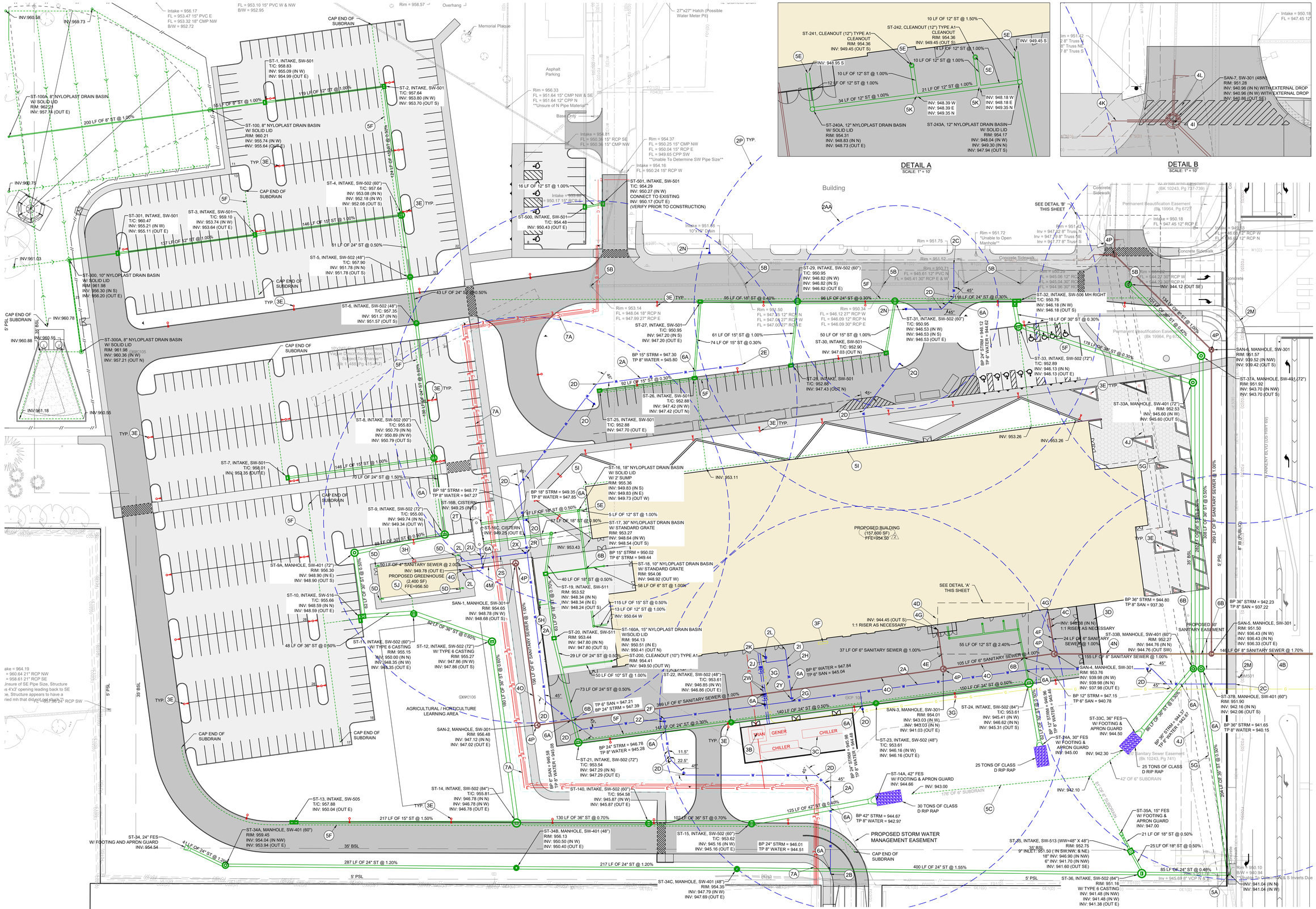
DATE:
01/30/2026

SHEET SET:
BID DOCUMENTS

SHEET NAME:
GRADING AND EROSION CONTROL PLAN

SHEET:
C303

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DETAIL A
SCALE: 1" = 10'
DETAIL B
SCALE: 1" = 10'
Building
PROPOSED BUILDING
(157,600 SF)
FFE=954.50
PROPOSED STORM WATER
MANAGEMENT EASEMENT
PROPOSED GREENHOUSE
(2,400 SF)
FFE=956.50
AGRICULTURAL / HORTICULTURE
LEARNING AREA
SEE DETAIL 'B'
THIS SHEET
SEE DETAIL 'A'
THIS SHEET
CAP END OF
SUBDRAIN
ST-1, INTAKE, SW-501
ST-2, INTAKE, SW-501
ST-3, INTAKE, SW-501
ST-4, INTAKE, SW-502 (60")
ST-5, INTAKE, SW-502 (48")
ST-6, INTAKE, SW-502 (48")
ST-7, INTAKE, SW-501
ST-8, INTAKE, SW-502 (60")
ST-9, INTAKE, SW-502 (72")
ST-9A, MANHOLE, SW-401 (72")
ST-10, INTAKE, SW-516
ST-11, INTAKE, SW-502 (60")
W/ TYPE 6 CASTING
ST-12, INTAKE, SW-502 (72")
W/ TYPE 6 CASTING
ST-13, INTAKE, SW-505
ST-14, INTAKE, SW-502 (84")
ST-15, INTAKE, SW-502 (60")
ST-16, 18" NYLOPLAST DRAIN BASIN
W/ SOLID LID
W/ 2' SUMP
ST-17, 30" NYLOPLAST DRAIN BASIN
W/ STANDARD GRATE
ST-18, 10" NYLOPLAST DRAIN BASIN
W/ STANDARD GRATE
ST-19, INTAKE, SW-511
ST-20, INTAKE, SW-511
ST-21, INTAKE, SW-502 (72")
ST-22, INTAKE, SW-502 (48")
ST-23, INTAKE, SW-502 (48")
ST-24, INTAKE, SW-502 (84")
ST-24A, 30" FES
W/ FOOTING &
APRON GUARD
ST-26, INTAKE, SW-501
ST-27, INTAKE, SW-501
ST-28, INTAKE, SW-501
ST-29, INTAKE, SW-502 (60")
ST-30, INTAKE, SW-501
ST-31, INTAKE, SW-502 (60")
ST-32, INTAKE, SW-506 MH RIGHT
ST-33, INTAKE, SW-502 (72")
ST-33A, MANHOLE, SW-401 (72")
ST-33B, MANHOLE, SW-401 (60")
ST-33C, 36" FES
W/ FOOTING &
APRON GUARD
ST-34, 24" FES
W/ FOOTING AND APRON GUARD
ST-34A, MANHOLE, SW-401 (60")
ST-34B, MANHOLE, SW-401 (48")
ST-34C, MANHOLE, SW-401 (48")
ST-35, INTAKE, SW-513 (WW=48" X 48")
ST-35A, 15" FES
W/ FOOTING &
APRON GUARD
ST-36, INTAKE, SW-502 (84")
ST-37A, MANHOLE, SW-401 (72")
ST-37B, MANHOLE, SW-401 (60")
SAN-1, MANHOLE, SW-301
SAN-2, MANHOLE, SW-301
SAN-3, MANHOLE, SW-301
SAN-4, MANHOLE, SW-301
SAN-5, MANHOLE, SW-301
SAN-6, MANHOLE, SW-301
ST-100, 8" NYLOPLAST DRAIN BASIN
W/ SOLID LID
ST-100A, 8" NYLOPLAST DRAIN BASIN
W/ SOLID LID
ST-300, 10" NYLOPLAST DRAIN BASIN
W/ SOLID LID
ST-300A, 8" NYLOPLAST DRAIN BASIN
W/ SOLID LID
ST-301, INTAKE, SW-501
ST-500, INTAKE, SW-501
ST-501, INTAKE, SW-501
ST-240A, 12" NYLOPLAST DRAIN BASIN
W/ SOLID LID
ST-243A, 12" NYLOPLAST DRAIN BASIN
W/ SOLID LID
ST-160A, 15" NYLOPLAST DRAIN BASIN
W/SOLID LID
ST-160, CISTERN
ST-168, CISTERN
ST-200, CLEANOUT (10") TYPE A1
ST-241, CLEANOUT (12") TYPE A1
CLEANOUT
ST-242, CLEANOUT (12") TYPE A1
CLEANOUT
Asphalt
Parking
Concrete
Sidewalk
Concrete Sidewalk
Concrete Sidewalk
Concrete
Curve
Permanent Beautification Easement
(Bk 19964, Pg 672)
Permanent Beautification Easement
(Bk 19964, Pg 674)
Sanitary Sewer Easement
(Bk 10243, Pg 741)
Sanitary Sewer Easement
(Bk 10243, Pg 739)
42' OF 6" SUBDRAIN
176' OF 6" SUBDRAIN
84' OF 6" SUBDRAIN
25 TONS OF CLASS
D RIP RAP
30 TONS OF CLASS
D RIP RAP
ANKENY BLVD (US HWY 69)
5' PSL
35' BSL
PROPOSED 60'
SANITARY EASEMENT
CAP END OF
SUBDRAIN
CAP END OF
SUBDRAIN
CAP END OF
SUBDRAIN

PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
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B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

2. PROVIDE 1½ - INCH RIVER GRAVEL PLACED TO A DEPTH OF 3-INCHES WITH 5 OZ COMMERCIAL WEED BARRIER FABRIC UNDERLAYMENT.

3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

4. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

5. PROVIDE ¼ - INCH WIDE STEEL EDGING, POWDER COATED DARK GREEN STAKED AT 12" INTERVALS.

6. PROVIDE 8 - INCH WIDE X 12-INCH DEPTH PCC EDGER IN PLANTING BED AREAS SPECIFIED ON PLAN. SEE DETAILS SHEET C600.

7. CONTRACTOR TO SOD ALL AREAS SPECIFIED ON PLAN.

8. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH OVER 5 OZ LANDSCAPE FABRIC IN ALL PLAN BED AREAS.

9. CONTRACTOR TO PROVIDE BLENDED PLANTING SOIL MIX 50% SAND, 40% TOPSOIL, 10% COMPOST. BOTTOM 6" SHALL BE CLEAN FREE DRAINING AGGREGATE TOPPED WITH LANDSCAPING FABRIC, (SEE DETAIL SHEET C600).

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
818,343.55 SF 18.787 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE= 163,668.6 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING)= 397,563.419 SF
179,205 SF (22%) OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
163,668.6 SF/3000 SF = 54.5 LAND UNITS REQUIRED
54.5 PU x 2 TREES = 109 TREES REQUIRED (117 PROVIDED)
54.5 PU x 6 SHRUBS = 327 SHRUBS REQUIRED (600 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
305,325 SF OF PAVEMENT x 20% = 61,065 SF
61,065/706 SF = 86 OVERSTORY TREES REQUIRED (99 PROVIDED)

–(36) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)
–(81) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
– 69,894 SF PAVEMENT SHADING PROVIDED

TYPE B SCREENING PROVIDED TO EAST OF PROPERTY: A SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF THREE FEET, WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20-FEET.

PLANTING LEGEND

- SOD (6,396.6 SF)
- DETENTION BASIN SEEDING (44,577 SF)
- LAWN SEEDING (214,464 SF)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ORNAMENTAL TREES					
AS2	15	Amelanchier alnifolia	Serviceberry	1.25" Cal.	B&B
CC2	3	Cercis canadensis	Eastern Redbud	1.25" Cal.	B&B
MP2	6	Malus x 'Prairifire'	Prairifire Crabapple	1.25" Cal.	B&B
CONIFERS					
AC3	33	Abies concolor	White Fir	6` Ht.	B&B
PC	18	Picea pungens	Colorado Spruce	6` Ht.	B&B
SHADE TREES					
AC4	4	Acer rubrum 'Columnare'	Columnar Red Maple	1.5" Cal.	B&B
BR	5	Betula nigra	River Birch	1.5" Cal.	B&B
CW	9	Celtis occidentalis 'Windy City'	Windy City Hackberry	1.5" Cal.	B&B
CK2	16	Cladrastis kentukea	American Yellowwood	1.5" Cal.	B&B
GB	16	Ginkgo biloba	Maidenhair Tree	1.5" Cal.	B&B
GI	13	Gleditsia triacanthos inermis	Thornless Honey Locust	1.5" Cal.	B&B
LT	13	Liriodendron tulipifera	Tulip Poplar	1.5" Cal.	B&B
MA	8	Magnolia acuminata	Cucumbertree Magnolia	1.5" Cal.	B&B
QA2	5	Quercus alba	White Oak	1.5" Cal.	B&B
QB	8	Quercus bicolor	Swamp White Oak	1.5" Cal.	B&B
QR	17	Quercus rubra	Red Oak	1.5" Cal.	B&B
TA	18	Tilia americana	American Linden	1.5" Cal.	B&B
TC	7	Tilia cordata	Littleleaf Linden	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CA	53	Clethra alternifolia	Sweet Pepperbush	3 gal.	Pot
EC	97	Euonymus alatus 'Compactus'	Compact Burning Bush	3 gal.	Pot
HL	3	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Panicle Hydrangea	3 gal.	Pot
RB	6	Rosa x 'Meidomonac'	Bonica® Shrub Rose	3 gal.	Pot
SD	8	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	3 gal.	Pot
SO	8	Syringa x 'SMNJRP' TM	Bloomerang Dwarf Pink Lilac	3 gal.	Pot
TR2	24	Thuja occidentalis 'Tom Thumb'	Tom Thumb American Arborvitae	3 gal.	Pot
VA	37	Viburnum trilobum	American Cranberrybush	3 gal.	Pot
GRASSES					
AG	283	Andropogon gerardii	Big Bluestem	1 gal.	Pot
CK	229	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
ES	15	Eragrostis spectabilis	Purple Lovegrass	1 gal.	Pot
PS	561	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
SP	115	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
PERENNIALS					
AM4	32	Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Pot
CZ	9	Coreopsis verticillata 'Zagreb'	Zagreb Tickseed	1 gal.	Pot
RY	8	Rudbeckia speciosa	Black-eyed Susan	1 gal.	Pot
SM	15	Salvia nemorosa 'May Night'	May Night Meadow Sage	1 gal.	Pot

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ADDENDUM #2	02/12/26	2

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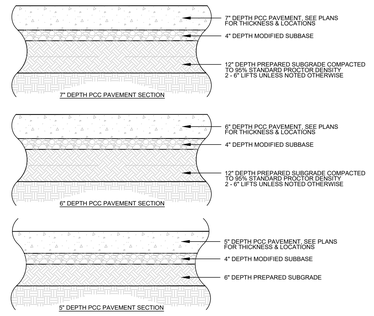
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ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

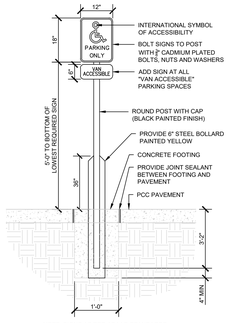
PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: PLANTING PLAN
SHEET: C500

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SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE RCVT SHEET PROPERTIES
PROJECT MANAGER: BRIAN LANE (Brian@invisionarch.com)
Autodesk Docs://23126_Ankeny_CSD_Innovative_Secondary_School/23126_Ankeny_CSD_Innovative_Secondary_School_New Site.rvt
6/4/2025 9:44:25 AM

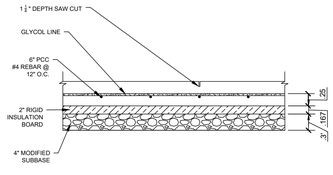


1 C600 **TYPICAL PAVEMENT CROSS SECTIONS**
NO SCALE

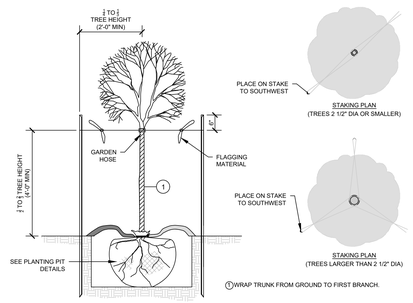


NOTE: SIGNS AS PER ADAAG STANDARDS

2 C600 **ACCESSIBLE PARKING SIGN**
NO SCALE

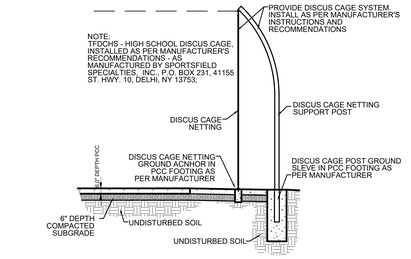


11 C600 **SNOWMELT PAVEMENT CROSS SECTION**
NTS

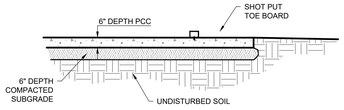


1 WRAP TRUNK FROM GROUND TO FIRST BRANCH.

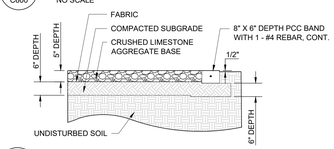
16 C600 **DECIDUOUS TREES STAKING DETAIL**
NO SCALE



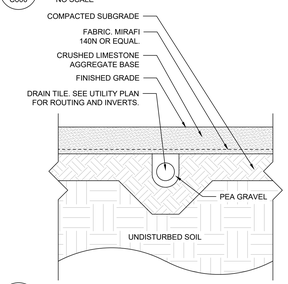
20 C600 **DISCUS THROWING PAD - SECTION VIEW**
NO SCALE



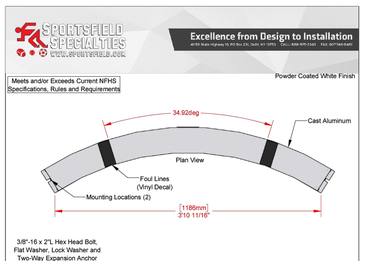
21 C600 **SHOT PUT SECTION**
NO SCALE



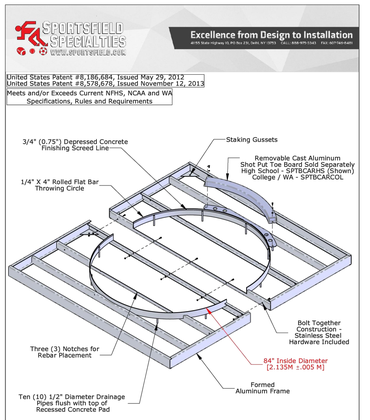
22 C600 **SHOT PUT LANDING AREA**
NO SCALE



23 C600 **SHOT PUT LANDING AREA - SUBDRAIN**
NO SCALE



24 C600 **SHOT PUT TOE BOARD**
NO SCALE

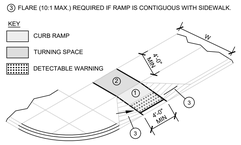


25 C600 **SHOT PUT THROWFORM SYSTEM**
NO SCALE

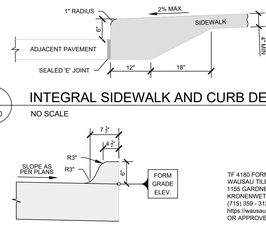
1 PERPENDICULAR CURB RAMP: TARGET RUNNING LOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%. MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.

2 TURNING SPACE: TARGET SLOPE OF 1.5%. WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF RAMPING, MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.

3 FLARE (10:1 MAX.) REQUIRED IF RAMP IS CONTIGUOUS WITH SIDEWALK.

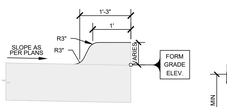


3 C600 **ACCESSIBLE RAMP - PLAN**
NO SCALE

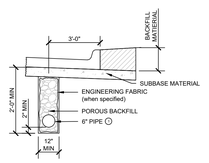


4 C600 **INTEGRAL SIDEWALK AND CURB DETAIL**
NO SCALE

5 C600 **6-INCH STANDARD CURB**
NO SCALE



6 C600 **6-INCH WIDENED CURB**
NO SCALE



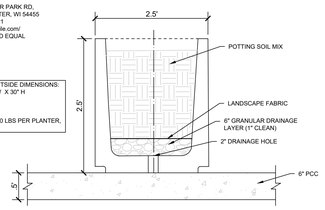
7 C600 **SUBDRAIN**
NO SCALE

TF 4180 FORM RECTANGULAR CONCRETE PLANTER - WAUSAU TILE
1155 GARDNER PARK RD,
KRONENWETTER, WI 54455
(715) 359 - 3121
https://wausautile.com/
OR APPROVED EQUAL

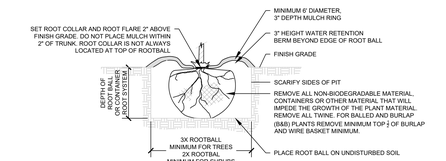
PLANTER OUTSIDE DIMENSIONS:
96" L X 24" W X 30" H

QTY: 5

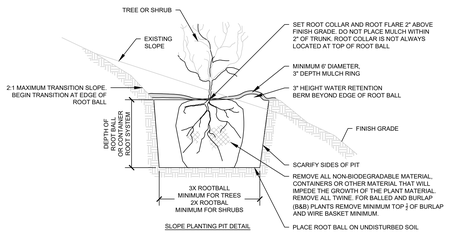
WEIGHT: 7180 LBS PER PLANTER, WITH SOIL



12 C600 **CONCRETE PLANTER DETAIL**
NTS

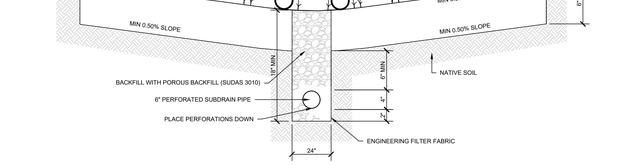


TYPICAL PLANTING PIT DETAIL

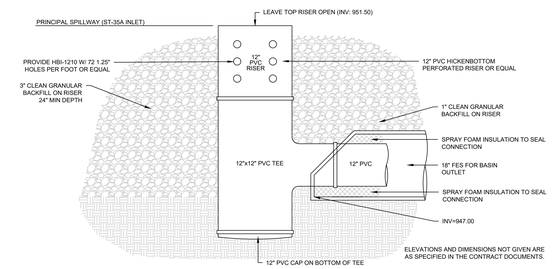


SLOPE PLANTING PIT DETAIL

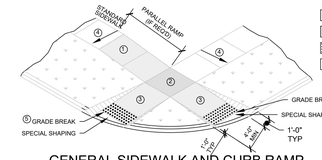
17 C600 **PLANTING PIT DETAILS**
NO SCALE



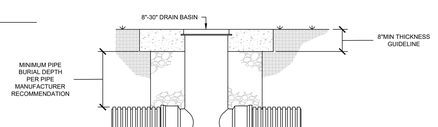
13 C600 **PERFORATED SUBDRAIN DETAIL**
NO SCALE



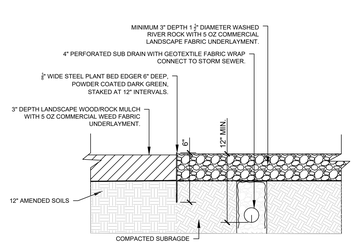
18 C600 **TEMPORARY SEDIMENT RISER DETAIL**
NO SCALE



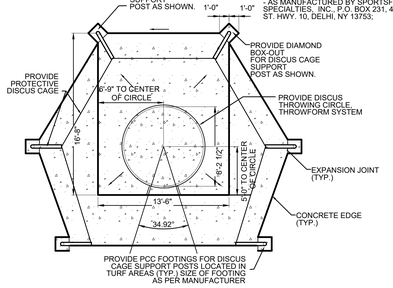
9 C600 **PCC EDGER**
NO SCALE



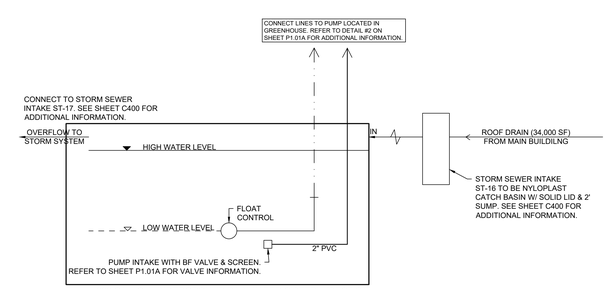
14 C600 **NYLOPLAST DRAIN BASIN DETAIL**
NO SCALE



10 C600 **MAINTENANCE STRIP DETAIL**
NTS



15 C600 **DISCUS THROWING PAD - PLAN VIEW**
NO SCALE



5,000 GALLON UNDERGROUND RAINWATER CISTERN (SECTION)

19 C600 **GREENHOUSE WATER SYSTEM SCHEMATIC PLAN**
NO SCALE

EQUIPMENT NOTES:

RAINWATER HARVESTING UNDERGROUND TANK

5,000 GALLON RAINWATER HARVESTING WATER TANK, 6' DIAMETER, DEEP BURIAL APPLICATION, AS PER XERXES CORPORATION, 7901 XERXES AVENUE S., SUITE 201, MINNEAPOLIS, MN 55431. PH: 952-887-1890, WWW.XERXES.COM, OR APPROVED EQUAL.

PROVIDE PRODUCT INFORMATION, SHOP DRAWINGS AND PIPE CONNECTION DETAILS FOR SIZES OF PROPOSED PUMP LINE, FLOAT CONTROL LINE, DIMENSION OF ACCESS PORTS, ETC. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS, REQUIREMENTS AND RECOMMENDATIONS.

XERXES LOCAL REPRESENTATIVE:

MIKE SLOAN

515 WEST SOUTH STREET, TIPTON, IA, 52772-1505. PH: 563-886-6172

WWW. XERXES.COM

PUMP INFORMATION

SEE PLUMBING PLANS P1.01A FOR INFORMATION PERTAINING TO PROPOSED RAINWATER HARVESTING UNDERGROUND TANK.

1 PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.

THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.

2 TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.

3 PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM SLOPE OF 8.3%.

4 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.

5 MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE OR FLATTER.

8 C600 **GENERAL SIDEWALK AND CURB RAMP DETAILS**
NO SCALE

SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: BRIAN LAINE (Brian@invisionarch.com)
Autodesk Docs://23126_Ankeny_CSD_Innovative_Secondary_School/23126_Ankeny_CSD_Innovative_Secondary_School_New Site.rvt
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INVISION
PLANNING | ARCHITECTURE | INTERIORS
900 Mulberry Street
Des Moines, Iowa 50309
515.633.2941
www.invisionarch.com
CONSULTANT:
CIVIL
SNYDER & ASSOCIATES, INC
STRUCTURAL
RAKER RHODES
MEP/T
IMEG
CONSTRUCTION MANAGER
STAHL

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

A B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 01/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: DETAILS
SHEET: C600

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ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

INVISION:23126
ANKENY COMMUNITY SCHOOL DISTRICT

BID DOCUMENTS - VOLUME 1
1/30/2026



OWNER
ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST
ANKENY , IA 50023
P:(515) 965-9600

CIVIL
SNYDER
2727 SW SNYDER BOULEVARD,
ANKENY, IA 50023
P:(515) 964-2020

STRUCTURAL
RAKER RHODES
4717 GRAND AVE.
DES MOINES, IA 50312
P:(515) 277-0275

MEPTF
IMEG
2882 106TH STREET
URBANDALE, IA 50322
P:(515) 334-9906

CONSTRUCTION MANAGER
STAHL
1861 SE PRINCETON DR
GRIMES, IA 50111
P:(515) 244-5770

KITCHEN
RIPPE ASSOCIATES
10650 RED CIRCLE DR
MINNEAPOLIS, MN 55343
(952) 933-0313

INVISION
PLANNING | ARCHITECTURE | INTERIORS

900 MULBERRY STREET
Des Moines, Iowa 50309
515.633.2941

INNOVATIVE HUB

INVISION:23126
ANKENY COMMUNITY SCHOOL DISTRICT

ISSUE DATE:1/30/2026
BID DOCUMENTS
PROJECT ARCHITECT:
MARK RAMIREZ (Markr@invisionarch.com)

SHEET NAME:
COVER SHEET

SHEET:
G0.00.V1

ANKENY COMMUNITY SCHOOL DISTRICT

INNOVATIVE HUB

1010 N ANKENY BLVD, ANKENY, IA 50023

BID DOCUMENTS

1/30/2026



VICINITY MAP
NOT TO SCALE

NORTH

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF CONSTRUCTION.
2. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT PRIOR TO START OF WORK.
3. CONTRACTORS SHALL CONSULT PLANS OF ALL TRADES FOR OPENINGS AND ROUGH-INS, ROUGH-OUTS THROUGH SLABS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT, AND SHALL VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK.
4. PROVIDE FIRE RESISTIVE CLOSURE, MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES, AT ALL GAPS AROUND THE PENETRATING DUCT, PIPES, CONDUITS, OR LIKE ITEMS AT ALL FIRE RATED BUILDING COMPONENTS.
5. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS AND EQUIPMENT, FURNISHED AND INSTALLED BY HIMSELF/HERSELF OR OTHERS, PRIOR TO PROCEEDING WITH WORK.
6. ALL PIPING, CONDUITS, DUCTS, ETC. SHALL BE FURRED-IN WITHIN ALL ROOMS EXCEPT ELECTRICAL CLOSETS, TELEPHONE CLOSETS, MECHANICAL ROOMS, AND ROOMS DESIGNATED TO HAVE EXPOSED ROOF STRUCTURE.
7. CONTRACTOR SHALL COORDINATE WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW OR FUTURE WORK INDICATED.

SHEET INDEX:

–PIRROS IMPORTS–
A7.00 (1) PHASE 1A / 1B FINISH SCHEDULE & FLOORING TRANSITION DETAILS

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G0.01.V1 TITLE SHEET
G0.02 CODE REVIEW
G0.03 LIFE SAFETY PLANS
G0.04 STORM SHELTER PLANS
G0.05 ACCESSIBILITY DETAILS & TYPICAL MOUNTING HEIGHTS
G0.06 UNDER SLAB DRAINAGE AND RADON PLAN
G0.07 SITE PHASING PLAN
G0.08 SITE STAGING PLAN

1. CIVIL
C1.00 CIVIL COVER SHEET - SEE THIS SHEET FOR CIVIL SHEET INDEX AND STAMP
C7.00 CIVIL COVER SHEET (PUBLIC IMPROVEMENTS) - SEE THIS SHEET FOR CIVIL SHEET INDEX AND STAMP

3. ARCH SITE
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AS1.12 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.13 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS - GREENHOUSE
AS1.14 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS - GREENHOUSE
AS1.15 EXTERIOR FINISH MATERIALS PLAN
AS1.16 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.17 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.18 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.19 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
AS1.20 ENLARGED ARCHITECTURAL SITE PLAN & DETAILS

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S0.00 STRUCTURAL COVER SHEET - SEE THIS SHEET FOR STRUCTURAL SHEET INDEX AND STAMP

5. ARCHITECTURAL
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A0.02 OPENING SCHEDULES
A0.04 OPENING ELEVATIONS & DETAILS
A0.06 INTERIOR GLAZING ELEVATIONS
A0.07 EXTERIOR GLAZING ELEVATIONS
A0.08 EXTERIOR GLAZING ELEVATIONS
A0.09 OVERALL SLAB DEPRESSION & SAWCUT PLANS
A1.10A OVERALL FIRST FLOOR PLAN
A1.10B OVERALL SECOND FLOOR PLAN
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A1.11B FIRST FLOOR PLAN - AREA B
A1.21A SECOND FLOOR PLAN - AREA A
A1.21B SECOND FLOOR PLAN - AREA B
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A2.00 EXTERIOR ELEVATIONS
A2.51 PRECAST PLAN, SCHEDULE, AND TYP DETAILS
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A3.01 BUILDING SECTIONS
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A3.11 WALL SECTIONS - EXTERIOR
A3.12 WALL SECTIONS - EXTERIOR
A3.13 WALL SECTIONS - EXTERIOR
A3.14 WALL SECTIONS - EXTERIOR
A3.15 WALL SECTIONS - EXTERIOR
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A3.30 STAIR PLANS, SECTIONS AND DETAILS
A3.31 STAIR PLANS, SECTIONS AND DETAILS
A3.32 STAIR PLANS, SECTIONS AND DETAILS
A3.33 STAIR PLANS, SECTIONS AND DETAILS
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A4.02 ENLARGED PLANS AND ELEVATIONS - TEACHER COLLABORATION
A4.03 ENLARGED PLANS AND ELEVATIONS - BEYOND
A4.04 ENLARGED PLANS AND ELEVATIONS - GUIDANCE & NURSE
A4.05 ENLARGED PLANS AND ELEVATIONS - MEDIA
A4.06 ENLARGED PLANS AND ELEVATIONS - FOOD SERVICE AND CULINARY
A4.07 INTERIOR ELEVATIONS - FOOD SERVICE AND CULINARY
A4.08 ENLARGED PLANS AND ELEVATIONS - RESTROOMS
A4.09 INTERIOR ELEVATIONS
A4.10 INTERIOR ELEVATIONS
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A4.12 INTERIOR ELEVATIONS
A4.13 INTERIOR ELEVATIONS
A4.14 INTERIOR ELEVATIONS
A4.15 INTERIOR ELEVATIONS
A4.16 INTERIOR ELEVATIONS
A4.17 INTERIOR ELEVATIONS
A4.18 INTERIOR ELEVATIONS
A4.19 INTERIOR ELEVATIONS
A4.20 INTERIOR ELEVATIONS
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A5.02 EXTERIOR DETAILS - SECTION
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A5.10 ENLARGED SECOND FLOOR OPENINGS PLANS
A5.11 SECOND FLOOR RAILING DETAILS
A5.20 INTERIOR DETAILS - SECTION
A5.21 INTERIOR DETAILS - SECTION
A5.23 INTERIOR DETAILS - PLAN
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A6.01B FIRST FLOOR REFLECTED CEILING PLAN - AREA B
A6.02A SECOND FLOOR REFLECTED CEILING PLAN - AREA A
A6.02B SECOND FLOOR REFLECTED CEILING PLAN - AREA B
A6.03 ENLARGED REFLECTED CEILING PLANS
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A7.01B FIRST FLOOR FINISH PLAN - AREA B
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A7.02B SECOND FLOOR FINISH PLAN - AREA B
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A8.01B FIRST FLOOR FURNITURE PLAN - AREA B
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A8.02B SECOND FLOOR FURNITURE PLAN - AREA B
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A9.02A SECOND FLOOR EQUIPMENT PLAN - AREA A
A9.02B SECOND FLOOR EQUIPMENT PLAN - AREA B
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A10.02 FIRST FLOOR SIGNAGE PLAN - AREA B
A10.03 SECOND FLOOR SIGNAGE PLAN - AREA A
A10.04 SECOND FLOOR SIGNAGE PLAN - AREA B
A10.05 OVERALL EXTERIOR DOOR NUMBER PLAN
A10.50 ALTERNATE #1 ELEVATIONS AND DETAILS
A10.60 ALTERNATE #5 REFLECTED CEILING PLAN
A11.00 EXTERIOR & INTERIOR RENDERINGS

ARCHITECTURAL SYMBOLS:

NORTH ARROW
NORTH DIRECTION
NORTH

DETAIL REFERENCE
DETAIL NUMBER
SIM
XX.XX
SHEET NUMBER

STANDARD DIMENSION STYLE
DIMENSION W/ DOT INDICATE CENTERLINE OF OBJECT
STANDARD DIMENSIONS
3/8" 1'-3"

INTERIOR WALL IDENTIFICATION
WALL TYPE
ADDITIONAL COMMENTS / MODIFIER
INSULATION IDENTIFIER
FIRE RATING

EXTERIOR WALL IDENTIFICATION
X
WALL TYPE

DRAWING REFERENCE
#
View Name
1/8" = 1'-0"

DOOR IDENTIFICATION
NEW
EXISTING
XXX
DOOR NUMBERS

WINDOW IDENTIFICATION
XX
###
FRAME TYPE
FRAME NUMBER

EXTERIOR & INTERIOR ELEVATION
DENOTES ELEVATION SHOWN
XX.XX
ELEVATION NUMBER
SHEET NUMBER

SPOT ELEVATION
0'-0"

SECTION TAG
SECTION NUMBER
XX.XX
SIM
SHEET NUMBER

ROOM IDENTIFICATION
Room Name
101
ROOM NAME
ROOM NUMBER

STRUCTURAL GRID
NUMBER DESIGNATES (VERTICAL), LETTER DESIGNATES (HORIZONTAL) GRID BUBBLES

KEYNOTE
NUMBER DESIGNATES KEY NOTE

FINISH TAG
Room name
RM ###
Wall Finish
Base Finish
Floor Finish
Remarks

CASEWORK TAG
CUSTOM SIZE
CUSTOM PLAM1 V L1
MATERIAL
LOCK INDICATOR
24 • 24 • SIM
LIGHT VALANCE
SIZE: W•D•H

COUNTERTOP TAG
PLAM1
MATERIAL
4 • 25 • 1.50
COUNTERTOP THICKNESS
COUNTERTOP SIZE: D
BACKSPLASH SIZE: H

MATERIALS LEGEND:

- FINISH CONTOURS
- EXISTING CONTOURS
- EARTH
- GRAVEL
- BRICK
- CONCRETE
- PARTICLE BOARD
- PRECAST CONCRETE
- RIGID INSULATION
- SPRAY INSULATION
- FIBER CEMENT PANEL
- GYPSUM BOARD
- PLYWOOD
- MASONRY
- STEEL
- NOMINAL LUMBER
- NON-NOMINAL LUMBER/SHIM
- ALUMINUM
- FINISH LUMBER
- BATT INSULATION
- MINERAL WOOL

ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE	DBL	DOUBLE	GALV	GALVANIZED	NIC	NOT IN CONTRACT	STRUCT	STRUCTURAL
ADA	AMERICANS WITH DISABILITIES ACT	DEMO	DEMOLITION	GB	GRAB BAR	NOM	NOMINAL	SURF	SURFACE
ADJ	ADJUSTABLE	DEPT	DEPARTMENT	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	SUSP	SUSPEND
AFF	ABOVE FINISHED FLOOR	DF	DRINKING FOUNTAIN	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OC	ON CENTER	SYMM	SYMMETRICAL
AHU	AIR HANDLING UNIT	DIA	DIAMETER	GL	GLASS	OD	OUTSIDE DIAMETER	T	TEMPERED
ALT	ALTERNATE	DIAG	DIAGONAL	GP	GLASS PANEL	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	T&G	TONGUE AND GROOVE
ALUM	ALUMINUM	DIM	DIMENSION	GR	GROUT	OFOI	OWNER FURNISHED, OWNER INSTALLED	TB	TILE BASE
AMC	ACOUSTICAL METAL CEILING	DISP	DISPENSER	GYP	GYPSUM	OFVI	OWNER FURNISHED, VENDER INSTALLED	TC	TROWELED CONCRETE
ANOD	ANODIZED	DN	DOWN	GYP BD	GYPSUM BOARD	OH	OVERHEAD	THRU	THROUGH
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	DP	DEPTH	HD	HAND DRYER	OPNG	OPENING	TK	TACKABLE SURFACE
AP	ACRYLIC PANEL	DTL	DETAIL	HDG	HOT DIPPED GALVANIZED	OPP	OPPOSITE	TKBD	TACKBOARD
APPROX	APPROXIMATE	DW	DISHWASHER	HDW	HARDWARE	ORD	OVERFLOW ROOF DRAIN	TL	TILE
ARCH	ARCHITECTURAL	DWG	DRAWING	HM	HOLLOW METAL	OTS	OPEN TO STRUCTURE	TM	T MOLDING
ASTM	ASTM INTERNATIONAL	EA	EACH	HORIZ	HORIZONTAL	PC	POLISHED CONCRETE	TOB	TOP OF BEAM
AW	ACOUSTICAL WALLCOVERING	EC	ENTRY CARPET	HPC	HIGH PERFORMANC COATING/ED	PLAM	PLASTIC LAMINATE	TOC	TOP OF CONCRETE
BB	BURNISHED BLOCK	EF	EPOXY FLOOR	HR	HANDRAIL	PLYWD	PLYWOOD	TOF	TOP OF FOOTING
BD	BOARD	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	HT	HEIGHT	PR	PAIR	TOS	TOP OF STEEL
BGC	BY GENERAL CONTRACTOR	EJ	EXPANSION JOINT	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	PREFIN	PREFINISHED	TP	TOILET PARTITION
BLDG	BUILDING	EL	ELEVATION	IB	INTEGRAL BASE	PT	PAINT	TPD	TOILET PAPER DISPENSER
BLKG	BLOCKING	ELECT	ELECTRICAL	IBC	INTERNATIONAL BUILDING CODE	PTD	PAPER TOWEL DISPENSER	TSTAT	THERMOSTAT
BO	BY OTHER (THAN CONTRACTOR)	ELEV	ELEVATOR	ID	INSIDE DIAMETER	RAD	RADIUS	TV	TELEVISION
BR	BUMPER RAIL	EMER	EMERGENCY	IN	INCH	RAF	RESILIENT ATHLETIC FLOORING	TYP	TYPICAL
BRG	BEARING	ENCL	ENCLOSURE	INSUL	INSULATION	RB	RESILIENT BASE	TZ	TERRAZZO
CAB	CABINET	EQ	EQUAL	INT	INTERIOR	RC	RESILIENT CHANNEL	UL	UNDERWRITERS LABORATORIES
CB	CARPET BASE	EQUIP	EQUIPMENT	JAN	JANITOR	RCP	REFLECTED CEILING PLAN	UNF	UNFINISHED
CC	CUBICAL CURTAIN	EX	EXISTING	JT	JOINT	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	EXP	EXPANSION, EXPOSED	KS	KNEE SPACE	REF	REFRIGERATOR	V	LIGHT VALANCE
CG	CORNER GUARD	EXT	EXTERIOR	L	LOCK	REINF	REINFORCE	VERT	VERTICAL
CIP	CAST-IN-PLACE	FCB	FIBER CEMENT BOARD	LAV	LAVATORY	REQD	REQUIRED	VEST	VESTIBULE
CJ	CONTROL JOINT	FD	FLOOR DRAIN	LKR	LOCKER	RF	RESILIENT FLOORING	VIF	VERIFY IN FIELD
CK	CORK	FE	FINISHED END PANEL	LVR	LOUVER	RO	ROUGH OPENING	VTR	VENT THOUGH ROOF
CL	CENTER LINE	FEC	FIRE EXTINGUISHER CABINET	MAX	MAXIMUM	RTU	ROOF TOP UNIT	VWP	VINYL WALL PAD
CLG	CEILING	FEW	FIRE EXTINGUISHER WALL	MECH	MECHANICAL	RV	ROOF VENT	W	WITH
CLR	CLEAR	FHC	FIRE HOSE CABINET	MEZZ	MEZZANINE	SC	SCRIBE	W/O	WITHOUT
CMU	CONCRETE MASONRY UNIT	FIN	FINISH	MFR	MANUFACTURER	SCHED	SCHEDULE	WB	WOOD BASE
CNTR	COUNTER	FIXT	FIXTURE	MIN	MINIMUM	SIM	SIMILAR	WBL	WOOD BLOCKING
CONC	CONCRETE	FLEX	FLEXIBLE	MISC	MISCELLANEOUS	SLNT	SEALANT	WC	WALL COVERING
CONST	CONSTRUCTION	FLM	GRAPHIC FILM	MKBD	MARKERBOARD	SN	STAIR NOSING	WD	WOOD
CONT	CONTINUOUS	FLR	FLOOR	MLWK	MILLWORK	SPEC	SPECIFICATION	WDSF	WOOD SPORTS FLOORING
CORR	CORRIDOR	FOF	FACE OF FINISH	MM	MILLIMETER	SPECD	SPECIFIED	WF	WOOD FLOORING
CPT	CARPET	FRP	FIBERGLASS REINFORCED PLASTIC	MO	MASONRY OPENING	SQ	SQUARE	WOC	WALK-OFF CARPET
CS	CONCRETE SEALED	FT	FOOT OR FEET	MTD	MOUNTED	SR	STAIR RISER	WP	WALL PROTECTION
CSWK	CASEWORK	FTP	FIRE TREATED PLYWOOD	MTL	METAL	SSM	SOLID SURFACE MATERIAL	WR	WATER RESISTANT
CTOP	COUNTERTOP	FV	FIELD VERIFY	N	NEW	SST	STAINLESS STEEL	WSCT	WAINSCOT
CTR	CENTER, CENTERED	G	GROUND	NA	NOT APPLICABLE	ST	STAIR TREAD	WT	WINDOW TREATMENT
CW	CURTAIN WALL	GA	GAGE, GAUGE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	STN	STAIN	WWF	WELDED WIRE FABRIC
								WWM	WELDED WIRE MESH

ALTERNATES:

ALTERNATE #1: ADD - FIBER CEMENT BOARD CLADDING ON BACKUP ASSEMBLY AS SPECIFIED AND AS SHOWN ON SHEET A10.50. BASE BID IS PRECAST PANELS WITH FORMLINER AND SMOOTH FINISH. REFER TO EXTERIOR ELEVATIONS.

ALTERNATE #2: ADD - GREENHOUSE CISTERN. REFER TO CIVIL, MEP, AND ARCHITECTURAL SITE PLAN. BASE BID IS NO CISTERN.

ALTERNATE #3: ADD - SMALL CEILING FANS IN TYPICAL CLASSROOMS. REFER TO MEP AND ARCHITECTURAL REFLECTED CEILING PLANS. LARGE INDUSTRIAL FANS IN LARGE VOLUME SPACES ARE NOT PART OF THIS ALTERNATE AND SHALL BE IN BASE BID. BASE BID IS NO SMALL CEILING FANS.

ALTERNATE #4: ADD - SNOW MELT SYSTEM AT THE EAST ENTRY. REFER TO CIVIL, MEP, AND ARCHITECTURAL SITE PLAN. BASE BID IS NO SNOW MELT SYSTEM.

ALTERNATE #5: ADD - EAST TRIANGULAR CLERESTORY SCOPE AS SHOWN IN THE DRAWINGS. BASE BID IS NO EAST TRIANGULAR CLERESTORY.

ALTERNATE #6: ADD - ADDITIONAL SECURITY FILM SCOPE; REFER TO EXTERIOR GLAZING ELEVATIONS AND NOTES. BASE BID IS SECURITY FILM AT THE EAST AND WEST ENTRACNCES AS SHOWN IN THE DRAWINGS.

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 architect under the laws of the State of Iowa.

MARK E. RAMIREZ — 1-23-2026
Printed or typed name — Date

Signature

JUNE 30, 2027
Registration expires

GENERAL AND ARCHITECTURAL SERIES
Pages or sheets covered by this seal

LICENSED PROFESSIONAL ARCHITECT
MARK E. RAMIREZ
08432
IOWA

PROJECT MANAGER: MARK RAMIREZ (MarkR@invisionarch.com)

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REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

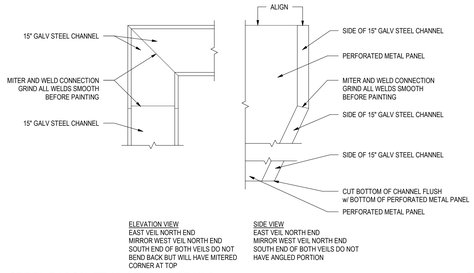
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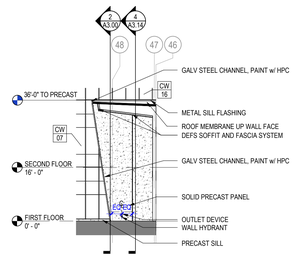
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SHEET SET: BID DOCUMENTS
SHEET NAME: TITLE SHEET
SHEET: G0.01.V1

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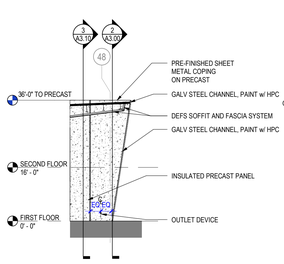
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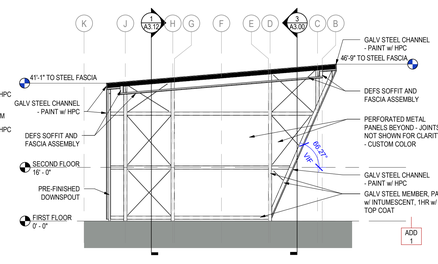
13 STEEL FASCIA TRANSITION DETAILS
3/4" = 1'-0"



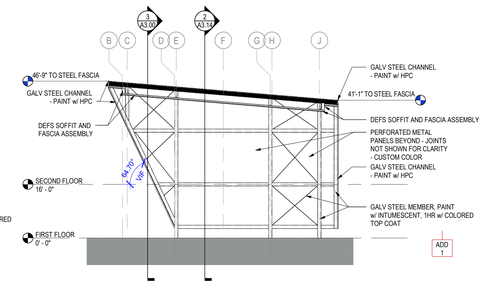
12 ELEVATION - MAIN ENTRY SOUTH
1/16" = 1'-0"



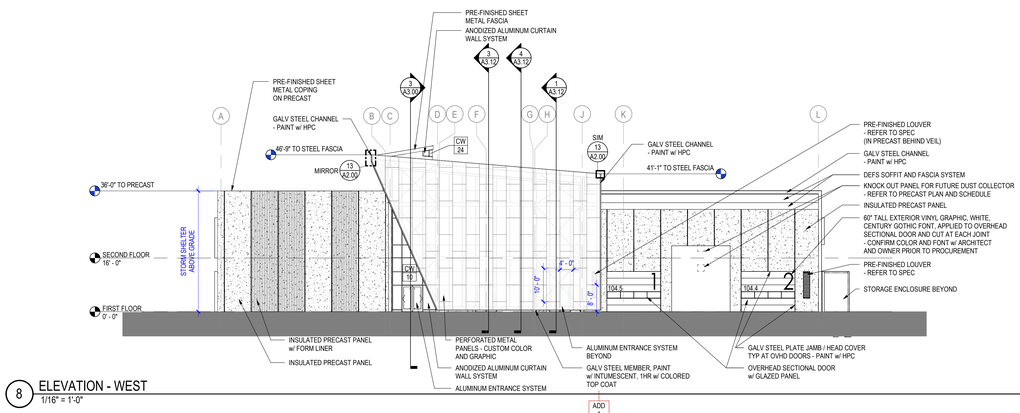
11 ELEVATION - MAIN ENTRY NORTH
1/16" = 1'-0"



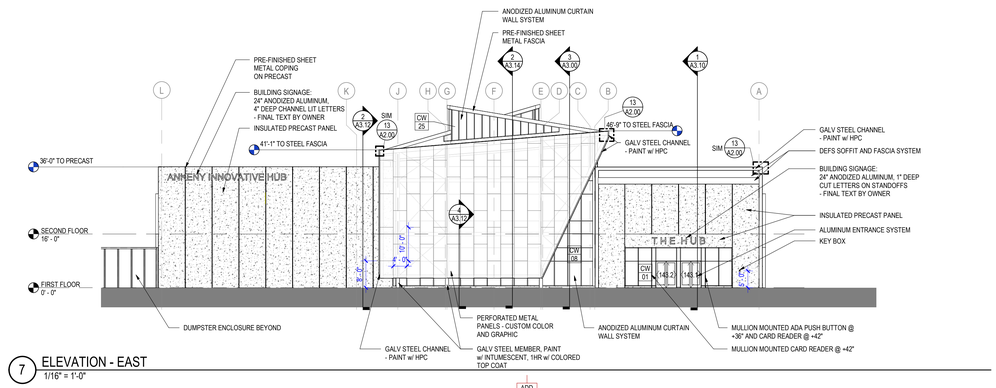
10 ELEVATION - WEST VEIL BACK VIEW
1/16" = 1'-0"



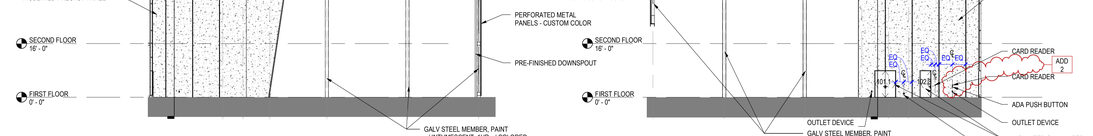
9 ELEVATION - EAST VEIL BACK VIEW
1/16" = 1'-0"



8 ELEVATION - WEST
1/16" = 1'-0"

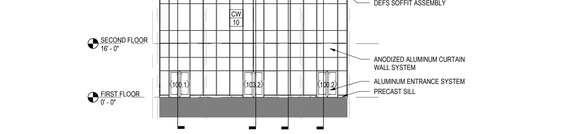


7 ELEVATION - EAST
1/16" = 1'-0"

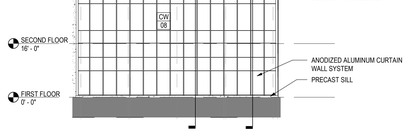


6 ELEVATION - SOUTH VIEW AT WEST VEIL
1/16" = 1'-0"

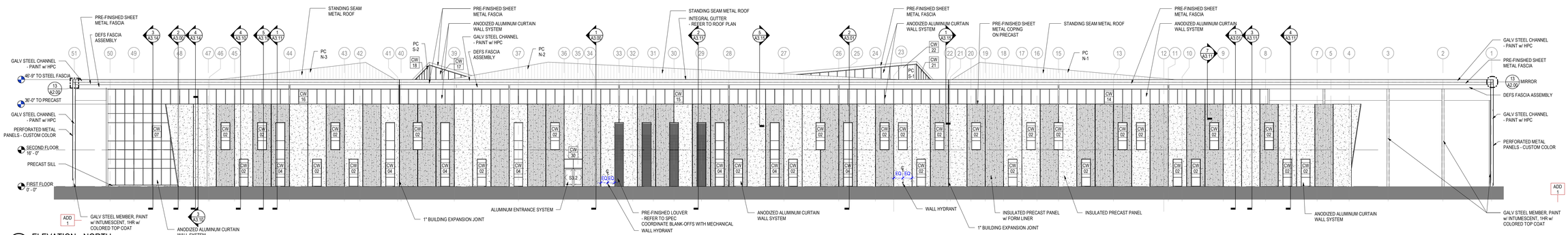
5 ELEVATON - NORTH VIEW AT WEST VEIL
1/16" = 1'-0"



4 ELEVATION - WEST GLAZING
1/16" = 1'-0"



3 ELEVATION - EAST GLAZING
1/16" = 1'-0"



2 ELEVATION - NORTH
1/16" = 1'-0"

1 ELEVATION - SOUTH
1/16" = 1'-0"

GENERAL ELEVATION NOTES:

1. REFER TO ARCHITECTURAL FLOOR PLANS FOR WALL TYPES, WINDOW NUMBERS, DOOR NUMBERS, AND DIMENSIONS.
2. PLACEMENT OF WALL MOUNTED ITEMS (FIRE STROBE, DOOR OPERATOR BUTTON, WALL HYDRANTS, ETC) ARE DIMENSIONED TO CENTERLINE OF ITEM.
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
4. ALL EXPOSED EXTERIOR STEEL TO BE HOT DIP GALVANIZED AND HIGH PERFORMANCE COATED. COORDINATE COLOR w/ ARCHITECT.
5. OUTLET DEVICES (+2'-4") AND WALL HYDRANTS (+1'-8"), TYP.
6. REFER TO SHEET A0.07 AND A0.08 FOR GLAZING ELEVATIONS.
7. FOR GRADE ELEVATIONS: SEE CIVIL SHEETS.
8. PRE-FINISHED SHEET METAL COPING COLORS TO MATCH COLOR OF CLADDING MATERIAL. COPING AT TOP OF PRECAST TO BE HEMMED AS DETAILED WITHOUT A TURNED-DOWN LEG, COLOR WHITE. REFER TO SPECIFICATION FOR CLADDING AND SHEET METAL INFORMATION.
9. PROVIDE TREATED WOOD BLOCKING FOR SIGNAGE. REFER TO EXTERIOR ELEVATIONS.
10. REFER TO A2.51 FOR PRECAST PLAN, SCHEDULE, AND TYP DETAILS.
11. REFER TO A3.15 FOR 3D VIEW OF PEELED CLERESTORIES AT HIGH CENTRAL ROOF

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RIPPE ASSOCIATES

REVISIONS:

Description	Date	No.
ADD 1	02/05/2026	1
ADD 2	02/12/2026	2

OWNER SIGN-OFF:

DATE	NAME

A | B

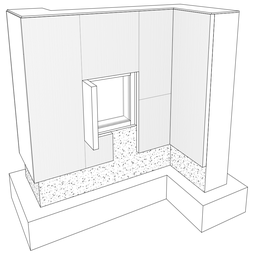
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PROJECT NO:
23126
DATE:
1/30/2026
SHEET SET:
BID DOCUMENTS
SHEET NAME:
EXTERIOR ELEVATIONS
SHEET:
A2.00

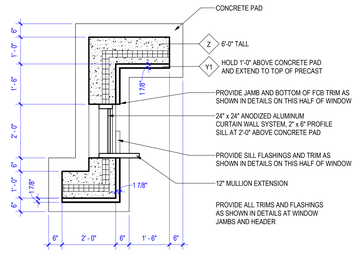
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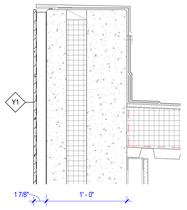
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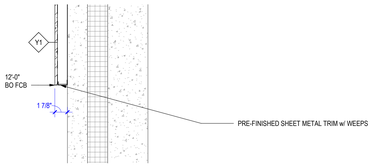
19 MOCK UP - 3D VIEW



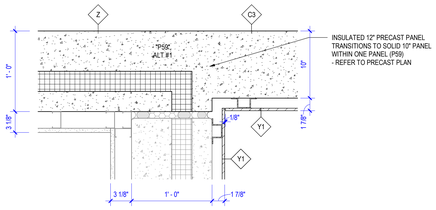
18 ALT #1 MOCK UP PLAN
1/2" = 1'-0"



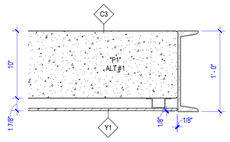
11 ALT #1 DETAIL - TYP FCB AT PARAPET
1 1/2" = 1'-0"



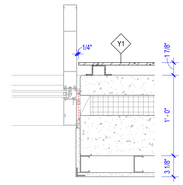
10 ALT #1 DETAIL - TYP BO FCB
1 1/2" = 1'-0"



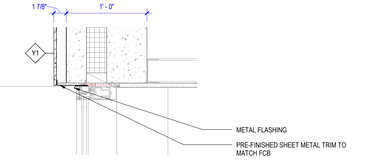
17 ALT #1 DETAIL - REVISED 10/A5.05
1 1/2" = 1'-0"



16 ALT #1 DETAIL - REVISED 4/A5.05
1 1/2" = 1'-0"



13 ALT #1 DETAIL - FCB AT CW JAMB w/ MULLION EXTENSION
1 1/2" = 1'-0"



9 ALT #1 DETAIL - TYP FCB AT CW HEAD
1 1/2" = 1'-0"

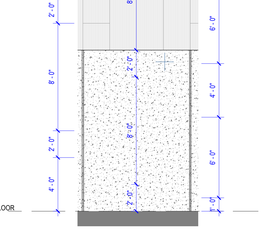
7 REPEATING FIBER CEMENT PATTERN
1/4" = 1'-0"

15 ALT #1 DETAIL - REVISED 7/A5.05
1 1/2" = 1'-0"

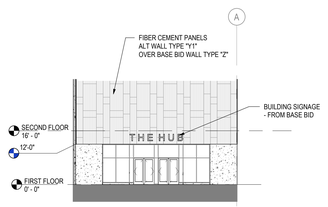
14 ALT #1 DETAIL - REVISED 1/A5.05
1 1/2" = 1'-0"

12 ALT #1 DETAIL - TYP FCB AT CW JAMB
1 1/2" = 1'-0"

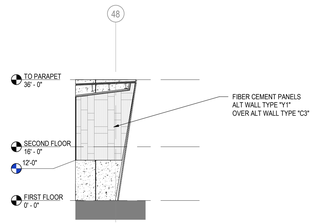
8 ALT #1 DETAIL - TYP FCB AT CW SILL AT SECOND FLOOR
1 1/2" = 1'-0"



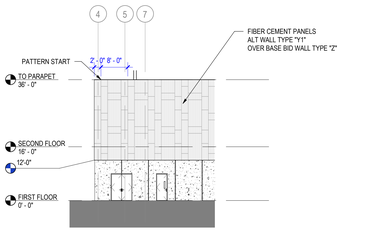
6 ENTRY ALTERNATE ELEVATION - NORTH
1/16" = 1'-0"



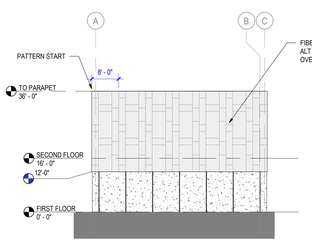
5 ENTRY ALTERNATE ELEVATION - EAST
1/16" = 1'-0"



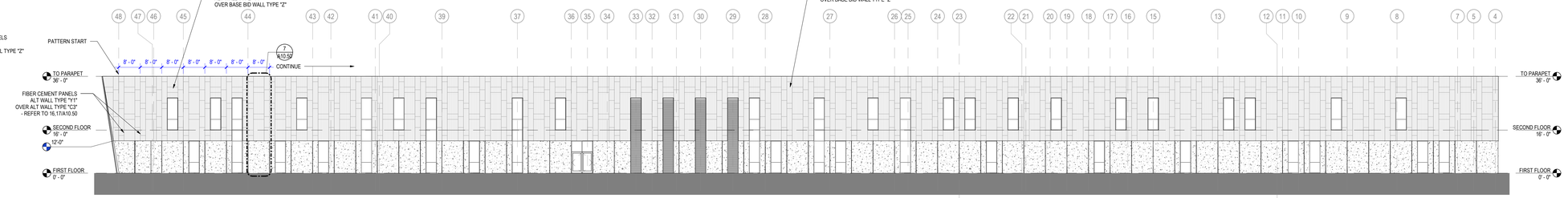
4 ENTRY ALTERNATE ELEVATION - SOUTH
1/16" = 1'-0"



3 ALTERNATE ELEVATION - SOUTH
1/16" = 1'-0"



2 ALTERNATE ELEVATION - WEST
1/16" = 1'-0"



1 ALTERNATE ELEVATION - NORTH
1/16" = 1'-0"

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CONSTRUCTION MANAGER
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RIPPE ASSOCIATES

REVISIONS:

Description	Date	No.

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DATE	NAME

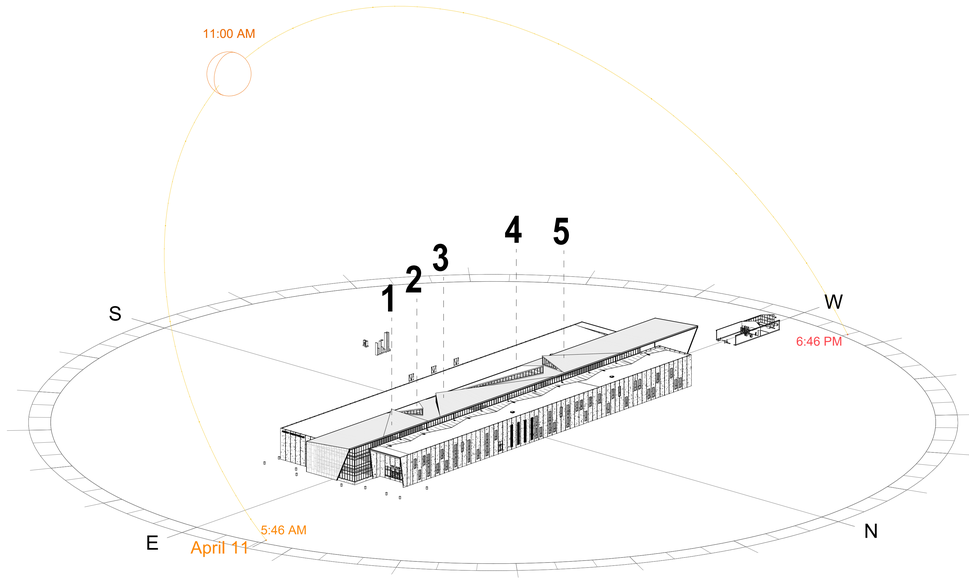
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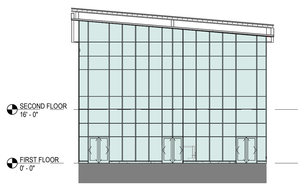
ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 1/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: ALTERNATE #1 ELEVATIONS AND DETAILS
SHEET: A10.50

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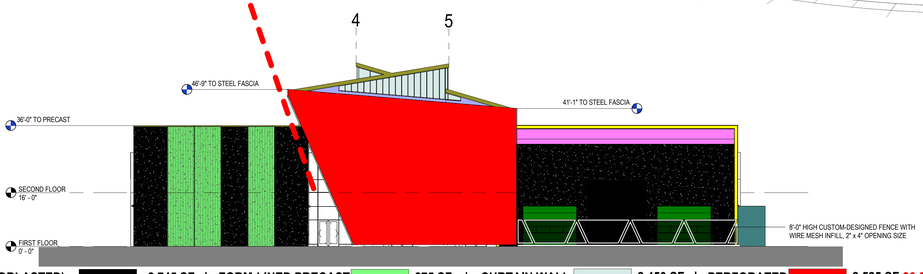
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2/11/2026 9:31:32 AM
PROJECT MANAGER: MARK RAMIREZ (Mark@invisionarch.com)





4 ELEVATION - WEST GLAZING_EXTERIOR MATERIALS
1/16" = 1'-0"

CURTAIN WALL BEHIND THE PERFORATED VEIL



PRECAST (SMOOTH OR SANDBLASTED) 2,745 SF 28.33% | FORM-LINED PRECAST 875 SF 9.03% | CURTAIN WALL 2,450 SF 25.28% | PERFORATED METAL PANEL, 40% OPEN AREA 2,525 SF 26.06%

C-CHANNEL 143 SF 1.47% | BAR GRATING ENCLOSURE 99 SF 1.02% | DEFS SOFFIT AND FASCIA 315 SF 3.25% | OVERHEAD DOOR 388 SF 4% | ROOF MEMBRANE 52 SF 0.53%

BREAK METAL 98 SF 1.01%

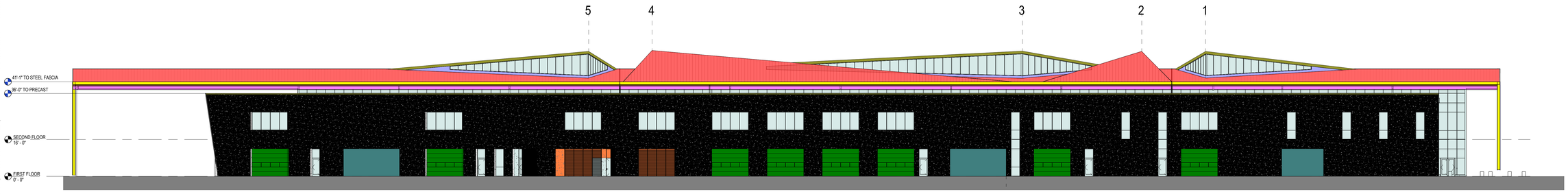
8 ELEVATION - WEST_EXTERIOR MATERIALS
1/16" = 1'-0"



BASE BID : PRECAST (SMOOTH OR SANDBLASTED) 8,109 SF 29.14% | FORM-LINED PRECAST 7,933 SF 28.15% | CURTAIN WALL 6,892 SF 24.77% | METAL ROOF 1,496 SF 5.37% | PRE-FINISHED LOUVER 448 SF 1.61% | C-CHANNEL 885 SF 3.18% | PRE-FINISHED SHEET METAL FASCIA 441 SF 1.59% | DEFS SOFFIT AND FASCIA 1344 SF 4.83%

PRE-FINISHED SHEET METAL 271 SF 0.97%

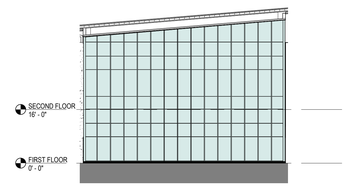
2 ELEVATION - NORTH_EXTERIOR MATERIALS
1/16" = 1'-0"



PRECAST 15,140 SF 51.39% | CURTAIN WALL 5,292 SF 17.96% | METAL ROOF 3,345 SF 11.35% | C-CHANNEL 872.25 SF 2.96% | PRE-FINISHED SHEET METAL FASCIA 440 SF 1.49% | DEFS SOFFIT AND FASCIA 871 SF 2.95% | OVERHEAD DOOR 1536 SF 5.21% | ROOF MEMBRANE 237 SF 0.80% | BAR GRATING ENCLOSURE 804 SF 2.72%

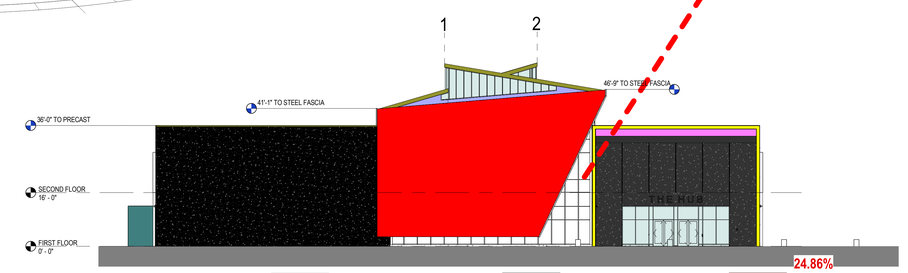
PRE-FINISHED LOUVER 416 SF 1.41% | PRE-FINISHED SHEET METAL 506 SF 1.71%

1 ELEVATION - SOUTH_EXTERIOR MATERIALS
1/16" = 1'-0"



3 ELEVATION - EAST GLAZING_EXTERIOR MATERIALS
1/16" = 1'-0"

CURTAIN WALL BEHIND THE PERFORATED VEIL



24.86%

PRECAST (SMOOTH OR SANDBLASTED) 3,708 SF 38.94% | CURTAIN WALL 2,965 SF 31.14% | PERFORATED METAL PANEL, 40% OPEN AREA 2,367 SF | ROOF MEMBRANE 64 SF 0.67%

C-CHANNEL 122 SF 1.28% | BAR GRATING ENCLOSURE 89 SF 0.93% | DEFS SOFFIT AND FASCIA 103 SF 1.08%

PRE-FINISHED SHEET METAL 102 SF 1.07%

7 ELEVATION - EAST_EXTERIOR MATERIALS
1/16" = 1'-0"

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RIPPE ASSOCIATES

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

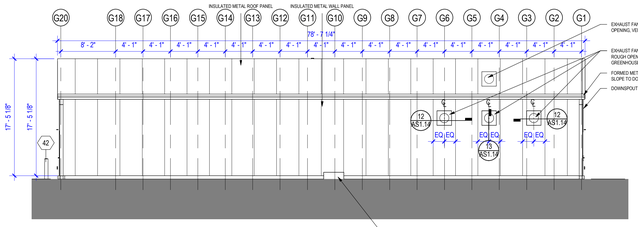
A | B

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INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

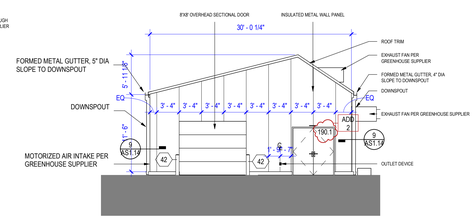
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DATE: 1/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: EXTERIOR ELEVATION MATERIALS
SHEET: A60

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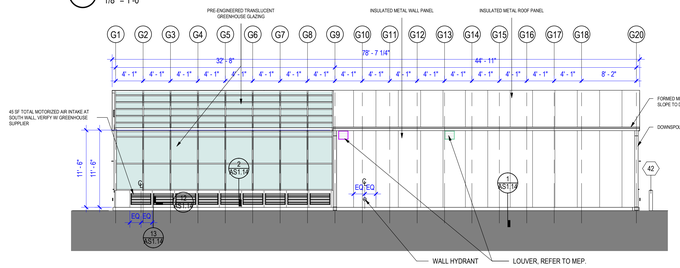
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PROJECT MANAGER: MARK RAMIREZ (Mark@invisionarch.com)



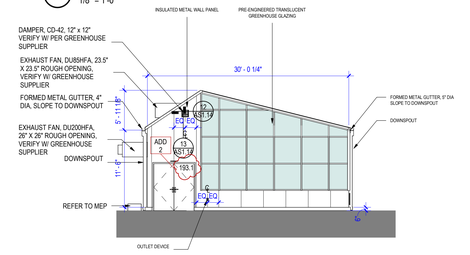
15 GREENHOUSE ELEVATION - NORTH
1/8" = 1'-0"



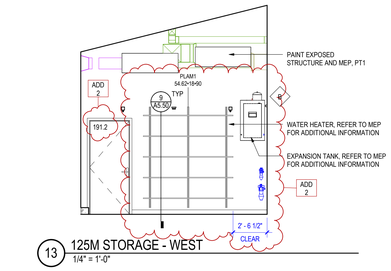
14 GREENHOUSE ELEVATION - EAST
1/8" = 1'-0"



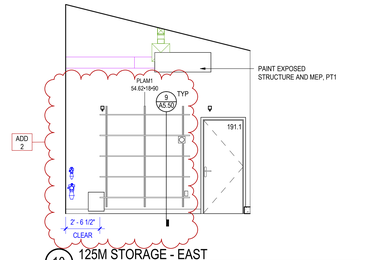
12 GREENHOUSE ELEVATION - SOUTH
1/8" = 1'-0"



11 GREENHOUSE ELEVATION - WEST
1/8" = 1'-0"



13 125M STORAGE - WEST
1/4" = 1'-0"



10 125M STORAGE - EAST
1/4" = 1'-0"

LEGEND:

SAW CUT LINES

GENERAL FLOOR PLAN NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS, OTHER DISCIPLINES AND SPECIFICATIONS.
2. ALL SITE INFO, FIXTURES AND EQUIPMENT SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, LIFE-SAFETY, ETC. DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.
3. ALL CONDUITS, PIPES, SPRINKLER MAINS SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK ABOVE. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF THE STRUCTURE UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. ABSOLUTELY NO OBSTRUCTIONS SHALL PREVENT A FINISHED CEILING HEIGHT NOTED ON THE DRAWINGS IN THOSE AREAS RECEIVING CEILING TREATMENT. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
5. HATCHED AREA INDICATES ICC 500 STORM SHELTER
6. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS, AND CONDITIONS UNLESS CLEARLY NOTED.
7. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT OF ANY DIMENSIONAL REQUIREMENTS NECESSARY FOR PROPER EXECUTION OF ANY AFFECTED WORK PRIOR TO THE COMMENCEMENT OF SUCH WORK.
8. REFER TO WALL TYPE ASSEMBLIES, A0.01, FOR WALL TYPES.
9. REFER TO STRUCTURAL DRAWINGS FOR ALL NEW STEEL.
10. DOOR FRAME TO BE NO LESS THAN 4-INCHES FROM THE NEAREST PERPENDICULAR PARTITION, UNO.
11. SUPPORT ALL VERTICAL DUCT RUNS AT EACH FLOOR. PROVIDE ANGLE AND SLAB REINFORCEMENT AT EDGES AS REQUIRED. ANCHOR DUCTS TO ADJACENT WALL SURFACE. PROVIDE ADEQUATE BLOCKING AND SUPPORTS IN-WALL OR DUCT LOAD.

KEYNOTES

#	DESCRIPTION
42	6" DIA STEEL PIPE BOLLARD
43	DRAIN TRENCH

GENERAL INTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS, OTHER DISCIPLINES AND SPECIFICATIONS.
2. ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY; REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.
3. ALL REST ROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. ANY WALLS THAT DO NOT HAVE SPECIALTY WALL MATERIAL NOTED ARE TO RECEIVE PAINT. SEE FINISH PLANS FOR PAINT LOCATIONS.
5. ALL EXPOSED GYP SURFACES UP TO UP 8'-0" AFF TO BE ABUSE RESISTANT GYP AND USED WITH CERAMIC PAINT, UNLESS NOTED OTHERWISE. REFER TO FINISH PLANS AND SCHEDULE FOR COLOR. ABUSE RESISTANT GYP IS NOT TO BE USED BEHIND ANY APPLIED FINISHED SURFACES EXCLUDING MARKERBOARD AND TACKABLE SURFACE. CONSULT DESIGNER WITH ANY DISCREPANCIES.
6. PROVIDE ADEQUATE BLOCKING FOR ALL MONITORS, MARKERBOARDS, TACKBOARDS, REST ROOM FIXTURES, EQUIPMENT AND WALL MOUNTED ITEMS FOR BOTH OWNER AND CONTRACTOR PROVIDED.
7. ELECTRICAL OUTLETS AND COMMUNICATION RECEPTACLES SHOWN ON ARCHITECTURAL DRAWINGS DO NOT INCLUDE THE ENTIRE SCOPE OF WORK AND ARE SHOWN WHERE THERE MAY BE COORDINATION ISSUES WITH OTHER WORK. FOR FURTHER CLARIFICATION, CONSULT ELECTRICAL DRAWINGS.
8. SEE ARCHITECTURAL PLANS FOR WALL TYPES, WINDOW NUMBERS, DOOR NUMBERS, AND DIMENSIONS
9. PLACEMENT OF WALL MOUNTED ITEMS (FIRE STROBE, DOOR OPERATOR BUTTON, WALL HYDRANTS, EQUIPMENT, SPEAKERS, INTERCOMS, ETC.) ARE TO BE CENTERED BETWEEN OPENINGS, UNLESS NOTED OTHERWISE.
10. DOORS / SIDELITES TO RECEIVE WINDOW FILM ARE NOTED IN ELEVATIONS AND FINISH PLANS.
11. REFER TO ELECTRICAL AND TECHNOLOGY FOR WALL MONITOR HEIGHTS.
12. PROVIDE TRIM PIECE AT ALL OUTSIDE TILE CORNERS. REFER TO FINISH SCHEDULE FOR TYPE.

GENERAL MILLWORK NOTES:

CASEWORK TAG

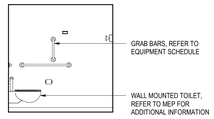
CUSTOM PLAM1 + L 24 • 24 • 34.5

CUSTOM SIZE MATERIAL LOCK INDICATOR LIGHT VALANCE SIZE: W•D•H

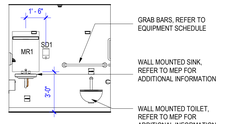
COUNTERTOP TAG

PLAM1 — MATERIAL
4 • 25 • 1.50 — COUNTERTOP THICKNESS
COUNTERTOP SIZE: D
BACKSPLASH SIZE: H

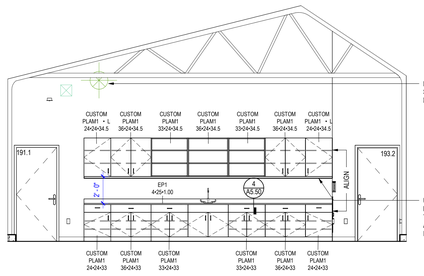
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION OF NEW CONSTRUCTION. NOTIFY ARCHITECT OF FIELD DISCREPANCIES.
2. ALL FASTENERS TO BE CONCEALED UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS, VERIFY ALL DIMENSIONS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, SPECIFICATION, AND EXISTING FIELD CONDITIONS.
4. PROVIDE ADEQUATE BLOCKING FOR ALL CABINETS, FIXTURES, AND EQUIPMENT.
5. ALL EXPOSED AND SEMI-EXPOSED SURFACES TO RECEIVE FINISHED EDGES/PANELS TO MATCH ADJACENT SURFACES
6. ALL EXPOSED EDGES OF MILLWORK TO BE FINISHED PER AWI STANDARDS.
7. ALL EXPOSED WOOD TO BE SEALED PER FINISH SCHEDULE AND SPECIFICATION.
8. ALL EXPOSED STEEL TO BE PAINTED PER FINISH SCHEDULE AND SPECIFICATION.
9. SEE FINISH SCHEDULE FOR ALL PLAM SELECTIONS.
10. SEE TYPICAL MOUNTING HEIGHT SHEET FOR HEIGHTS OF WALL MOUNTED EQUIPMENT.
11. ALL SCRIBES SHALL BE THE SAME FINISH AS ADJACENT CASEWORK NOTED IN ELEVATIONS.
12. WALL BASE TO BE APPLIED BEHIND ALL EQUIPMENT AND OPEN CABINET/KNEE SPACES. REFER TO ELEVATIONS AND FINISH PLANS FOR TYPES.
13. STANDARD UPPER CABINET MOUNTING HEIGHT 2'-0" ABOVE COUNTER SURFACES, UNLESS NOTED OTHERWISE. SEE ELEVATIONS FOR ALL DIMENSIONS.
14. ANY COUNTER WITH OPEN SPACE BELOW GREATER THAN 3'-0" SHALL RECEIVE FLAT CONCEALED WALL BRACKET, EVERY 30" O.C. UNLESS NOTED OTHERWISE. PROVIDE BLOCKING AS REQUIRED.
15. ANY CASEWORK WITH EXPOSED EDGES / FACES TO BE FINISHED SAME AS ADJACENT PLAM SELECTION, UNLESS NOTED OTHERWISE.



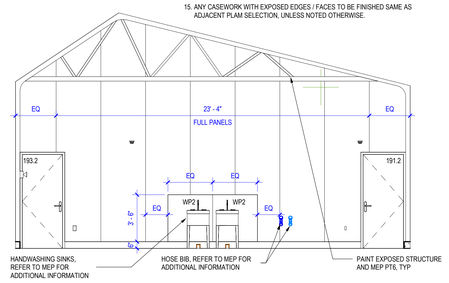
9 125N RR - WEST
1/4" = 1'-0"



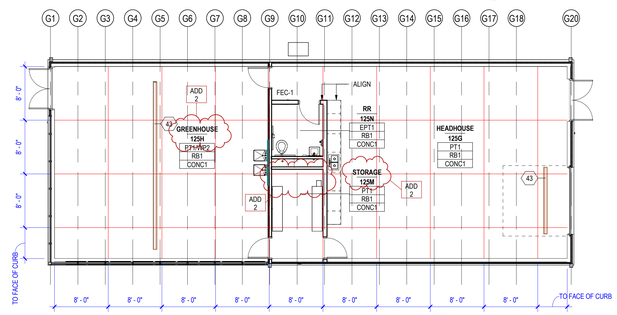
8 125N RR - SOUTH
1/4" = 1'-0"



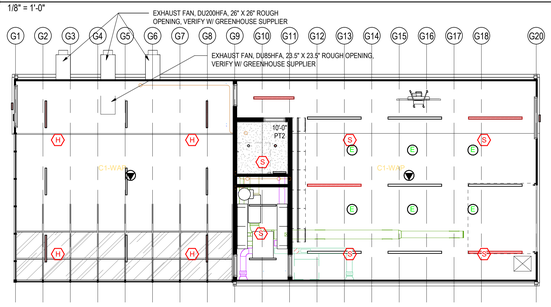
6 125G HEADHOUSE - WEST
1/4" = 1'-0"



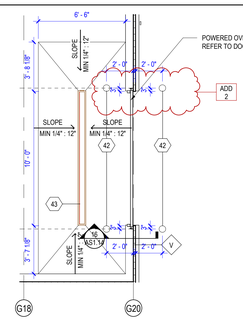
5 125H GREENHOUSE - EAST
1/4" = 1'-0"



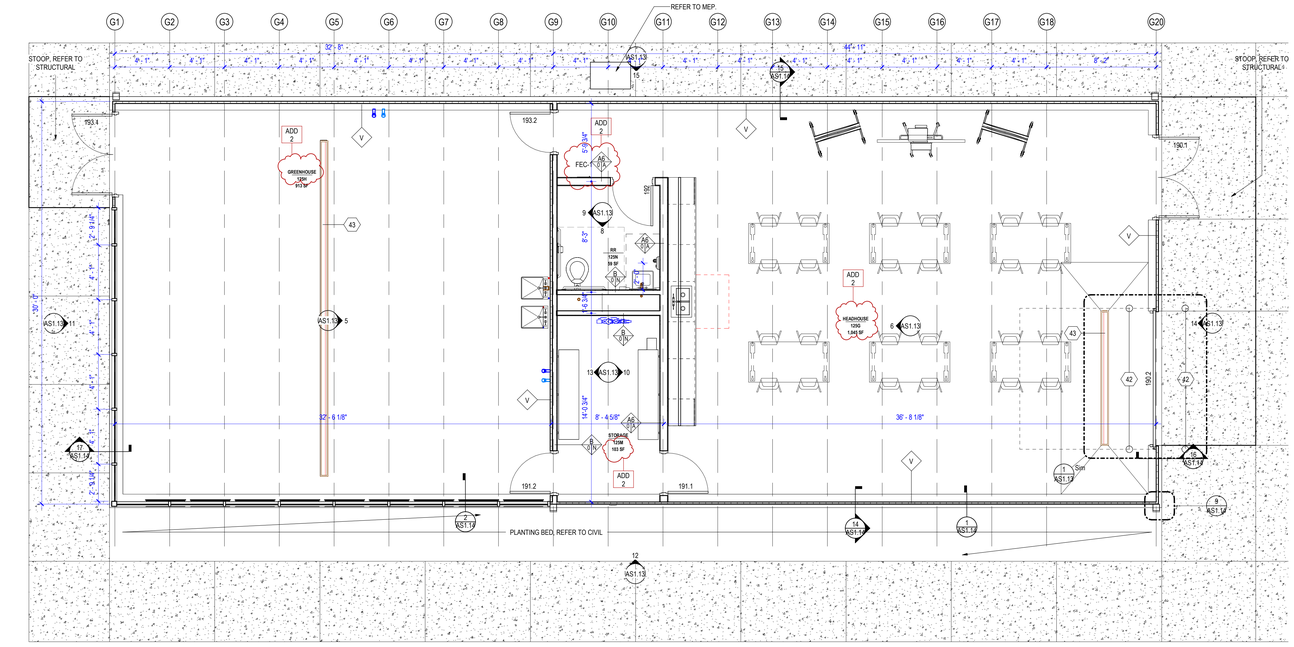
4 FINISH PLAN - GREENHOUSE
1/8" = 1'-0"



2 GREENHOUSE REFLECTED CEILING PLAN
1/8" = 1'-0"



1 GREENHOUSE - BOLLARDS AND OVER HEAD DOOR
1/4" = 1'-0"



3 ENLARGED PLAN - GREENHOUSE
1/4" = 1'-0"

7 ROOF PLAN - GREENHOUSE
1/4" = 1'-0"

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REVISIONS:

Description	Date	No.
ADD 2	02/12/2026	2

OWNER SIGN-OFF:

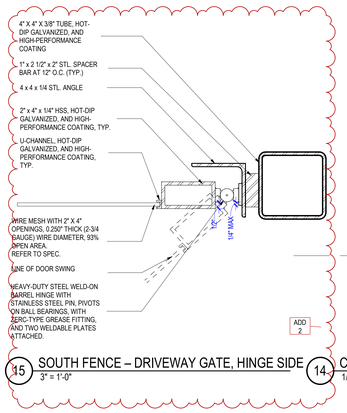
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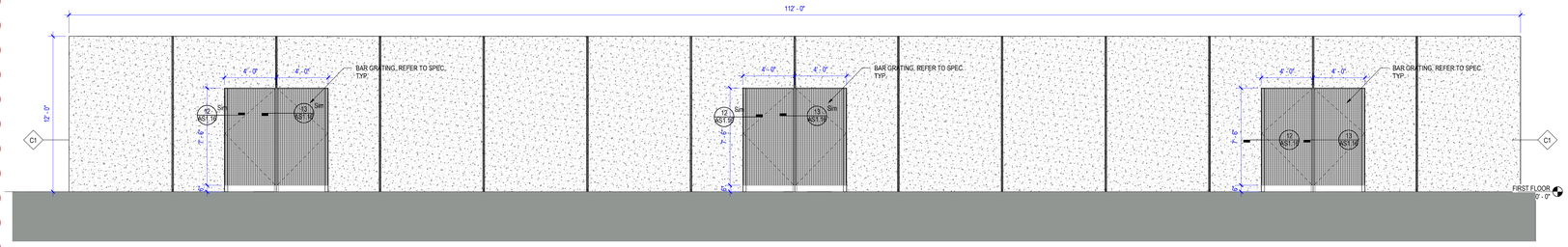
ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 1/30/2026
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SHEET NAME: ENLARGED ARCHITECTURAL SITE PLAN & DETAILS - GREENHOUSE
SHEET: AS1.13

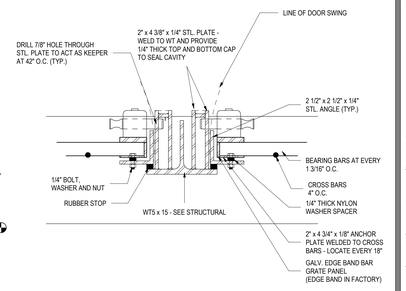
PROJECT MANAGER: MARK RAMIREZ (Mark@invisionarch.com)
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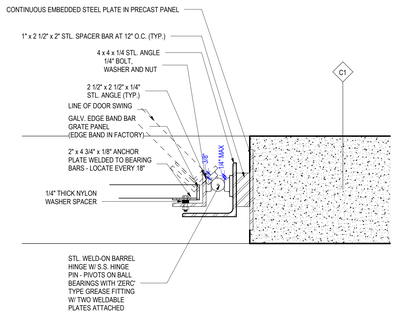
15 SOUTH FENCE – DRIVEWAY GATE, HINGE SIDE
3" = 1'-0"



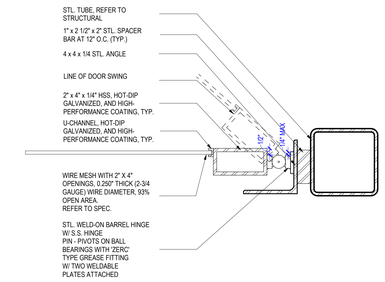
14 CHILLER ENCLOSURE – NORTH WALL
1/4" = 1'-0"



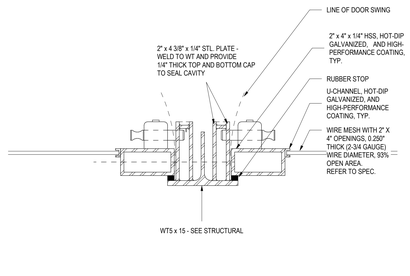
13 CHILLER ENCLOSURE DOOR DETAIL, SWING SIDE, TYP
3" = 1'-0"



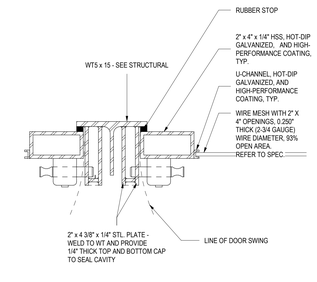
12 CHILLER ENCLOSURE DOOR DETAIL, HINGE SIDE, TYP.
3" = 1'-0"



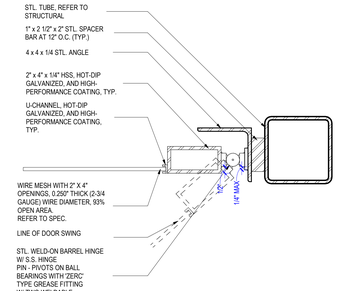
11 NORTH FENCE - HINGE SIDE
3" = 1'-0"



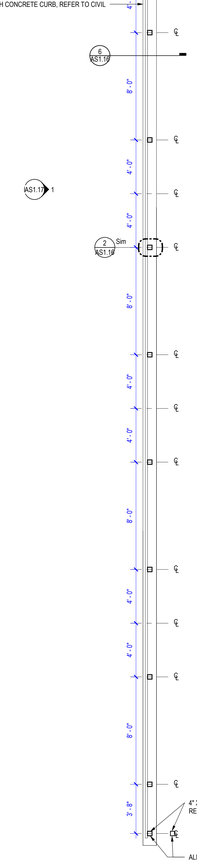
10 NORTH FENCE - SWING SIDE
3" = 1'-0"

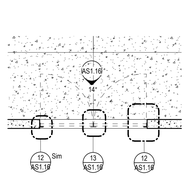


9 SOUTH FENCE - SWING SIDE
3" = 1'-0"

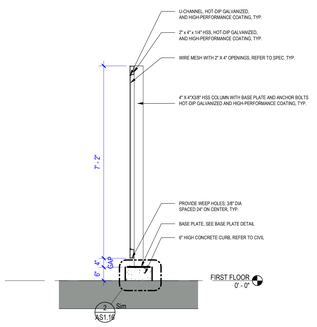


8 SOUTH FENCE - HINGE SIDE
3" = 1'-0"

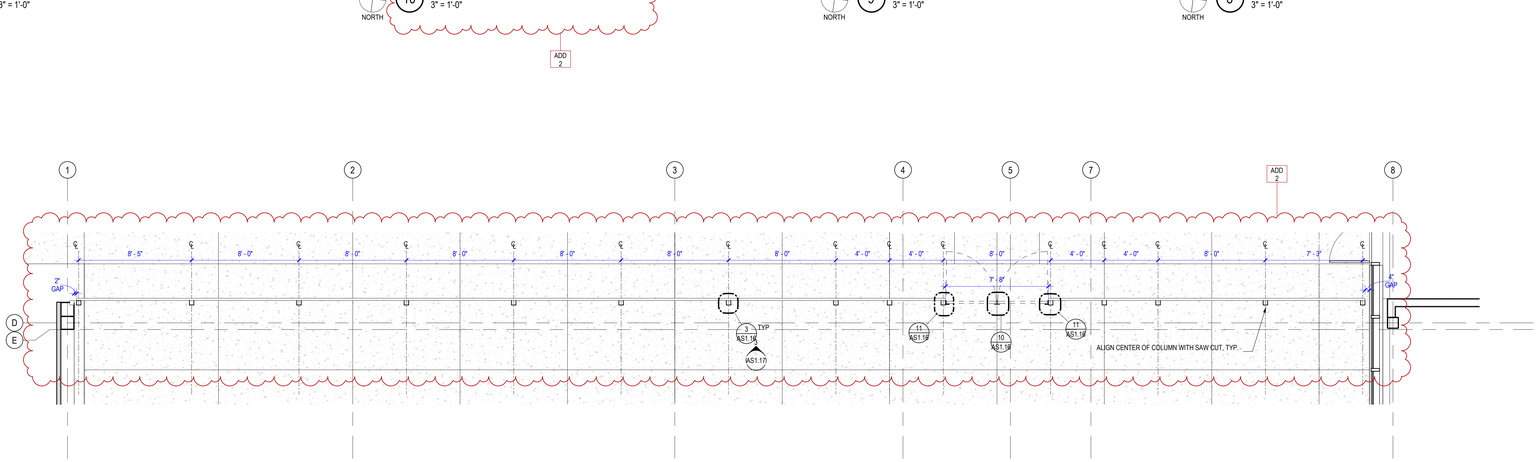




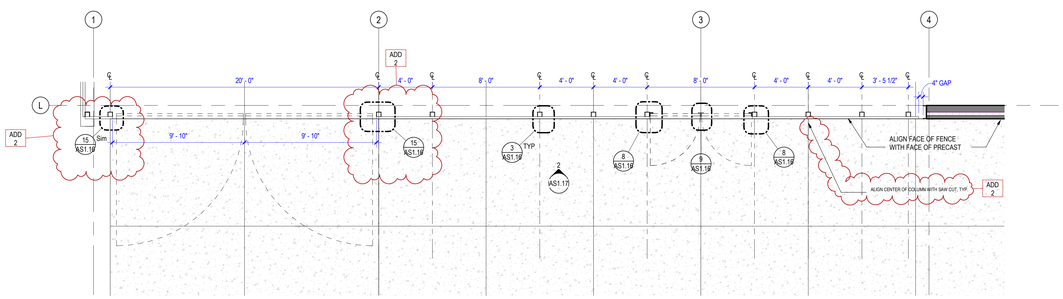
7 CHILLER ENCLOSURE - DOOR DETAIL, TYP.
1/4" = 1'-0"



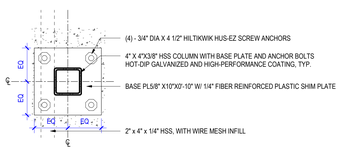
6 SECTION DETAIL – WEST FENCE, TYP.
1/2" = 1'-0"



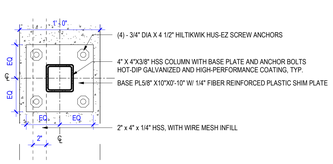
5 NORTH FENCE @ WEST BUILDING ZONE
1/4" = 1'-0"



1 SOUTH FENCE @ WEST BUILDING ZONE
1/4" = 1'-0"



4 WEST FENCE @ WEST BUILDING ZONE
1/4" = 1'-0"



3 STEEL BASE PLATE @ NORTH & SOUTH FENCES, TYP.
1 1/2" = 1'-0"

2 STEEL BASE PLATE @ WEST FENCE, TYP.
1 1/2" = 1'-0"

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REVISIONS:

Description	Date	No.
ADD 2	02/12/2026	2

OWNER SIGN-OFF:

DATE	NAME

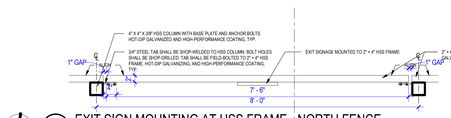
A | B

ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 1/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
SHEET: AS1.16

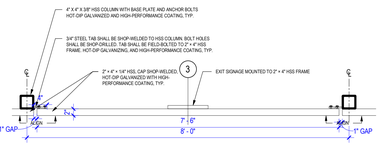
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2/11/2026 9:32:14 AM
PROJECT MANAGER: MARK RAMIREZ (MarkR@invisionarch.com)

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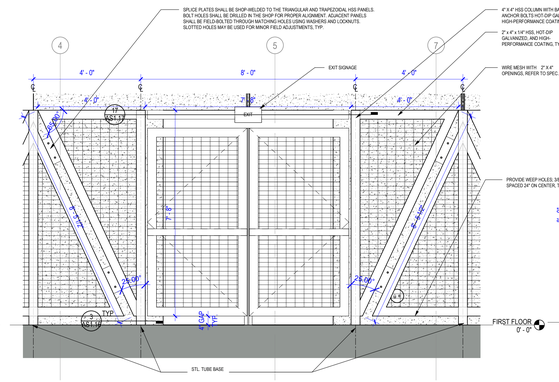
NORTH

17 EXIT SIGN MOUNTING AT HSS FRAME - NORTH FENCE
3/4" = 1'-0"

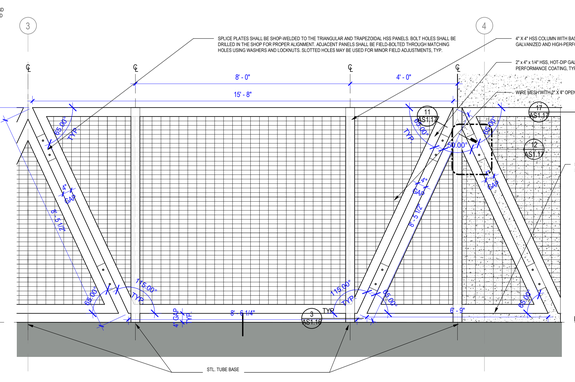


NORTH

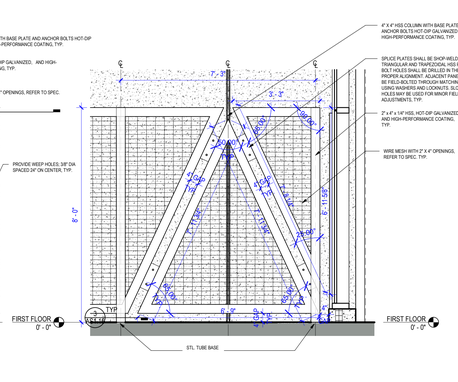
16 EXIT SIGN MOUNTING AT HSS FRAME - SOUTH FENCE
3/4" = 1'-0"



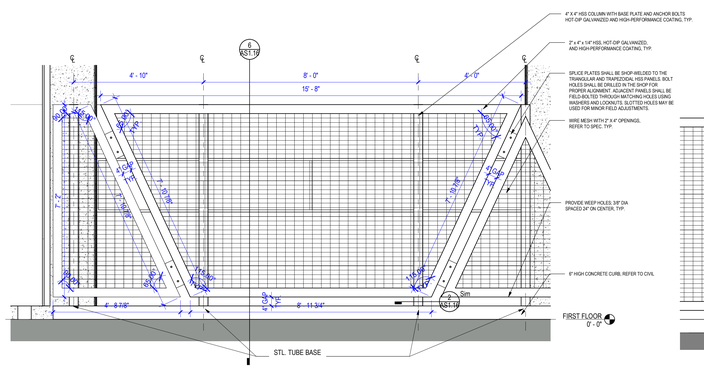
15 NORTH FENCING DETAIL - GATE DOOR
1/2" = 1'-0"



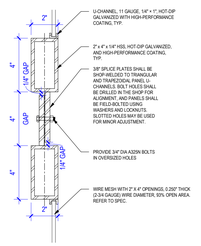
14 NORTH FENCING DETAIL - TRAPEZOID FENCE
1/2" = 1'-0"



13 NORTH FENCING DETAIL – FIRST & TRIANGULAR FENCE, TYP.
1/2" = 1'-0"

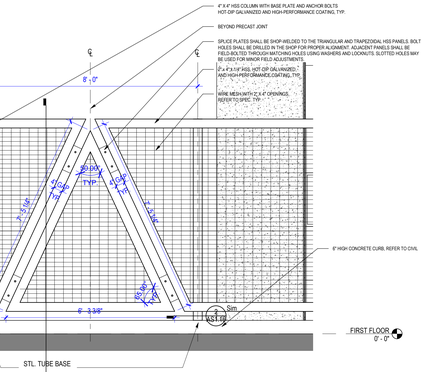


12 SPLICE PLATE CONNECTION – ELEVATION, TYP.
1 1/2" = 1'-0"

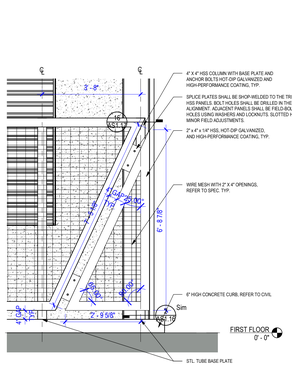


11 SPLICE PLATE CONNECTION – SECTION, TYP.
3" = 1'-0"

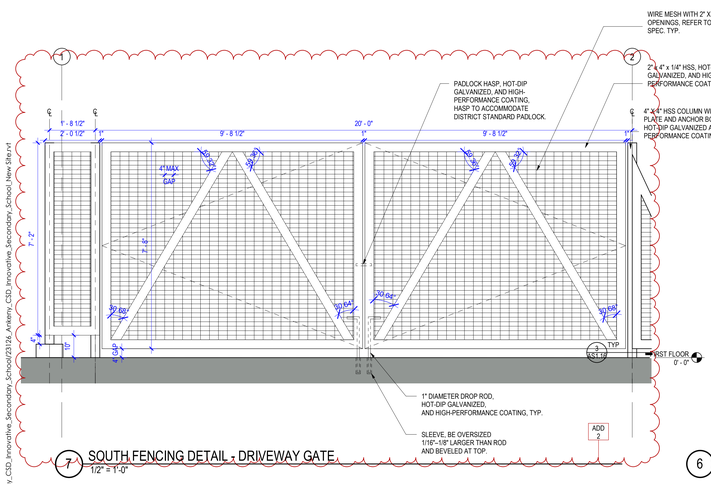
10 WEST FENCING DETAIL – TRAPEZOID AND END FENCE, TYP.
1/2" = 1'-0"



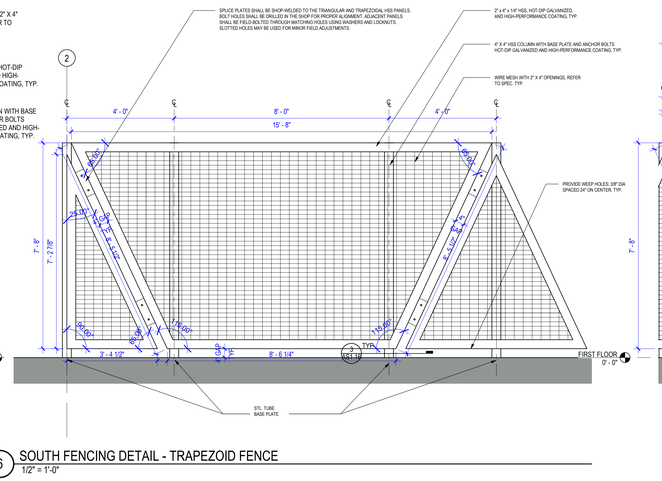
9 WEST FENCING DETAIL – TRIANGULAR FENCE, TYP.
1/2" = 1'-0"



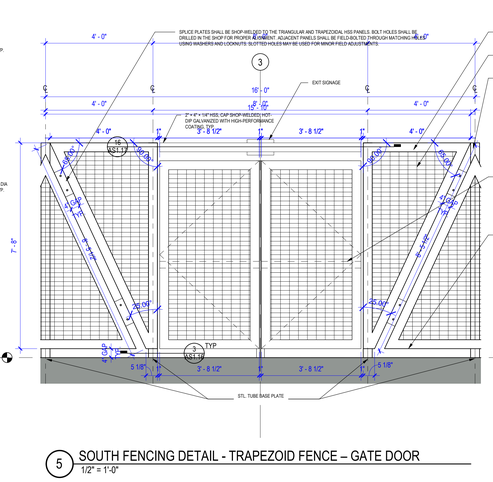
8 WEST FENCING DETAIL – START FENCE
1/2" = 1'-0"



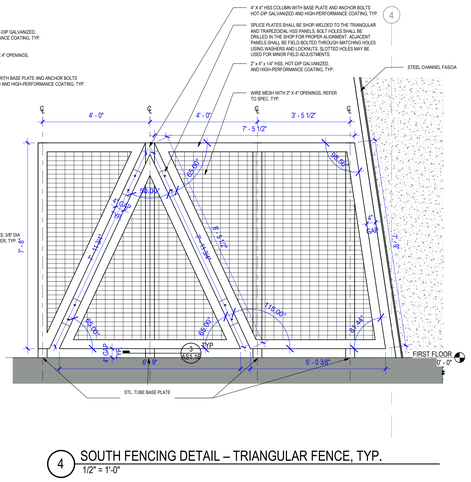
7 SOUTH FENCING DETAIL - DRIVEWAY GATE
1/2" = 1'-0"



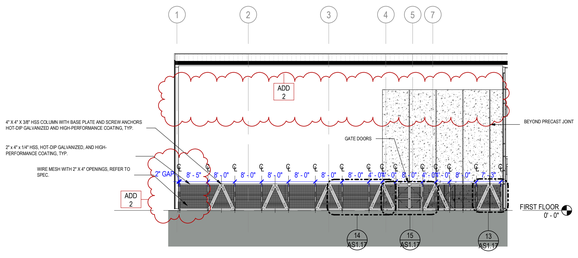
6 SOUTH FENCING DETAIL - TRAPEZOID FENCE
1/2" = 1'-0"



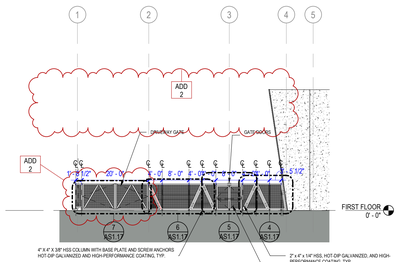
5 SOUTH FENCING DETAIL - TRAPEZOID FENCE – GATE DOOR
1/2" = 1'-0"



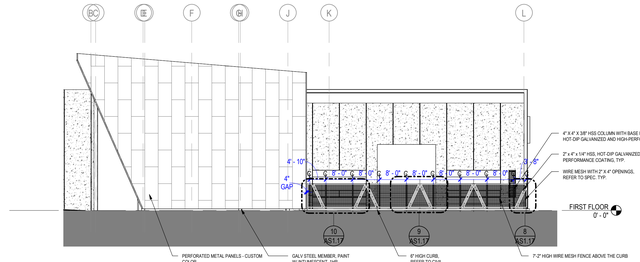
4 SOUTH FENCING DETAIL – TRIANGULAR FENCE, TYP.
1/2" = 1'-0"



3 NORTH ELEVATION @ WEST BUILD ZONE
1/16" = 1'-0"



2 SOUTH ELEVATION @ WEST BUILD ZONE
1/16" = 1'-0"



1 WEST ELEVATION @ WEST BUILD ZONE
1/16" = 1'-0"

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Description	Date	No.
ADD 2	02/12/2026	2

OWNER SIGN-OFF:

DATE	NAME

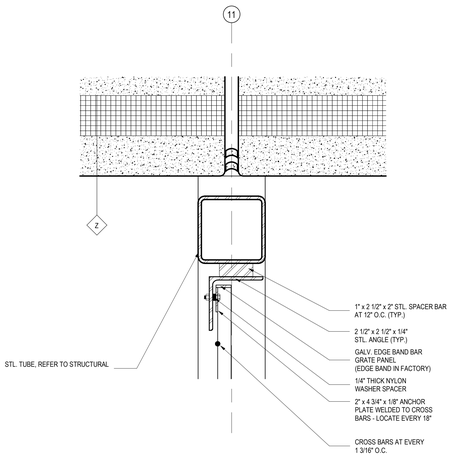
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ANKENY COMMUNITY SCHOOL DISTRICT
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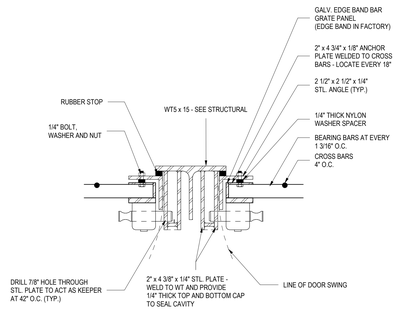
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DATE: 1/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
SHEET: AS1.17

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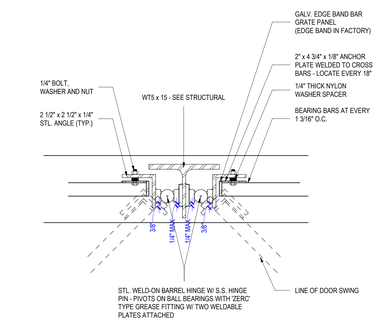
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PROJECT MANAGER: MARK RAMIREZ (Mark@invisionarch.com)



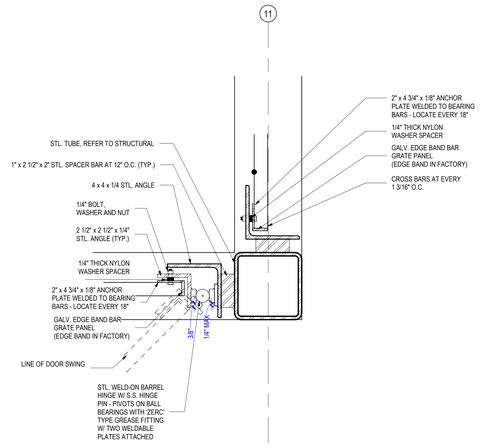
NORTH 12 STORAGE ENCLOSURE DETAIL - END DETAIL,
3" = 1'-0"



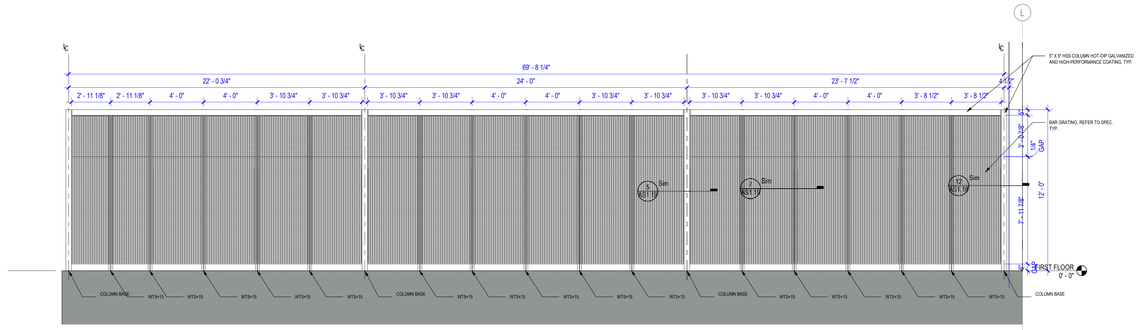
NORTH 11 STORAGE ENCLOSURE DOOR DETAIL - SWING SIDE
3" = 1'-0"



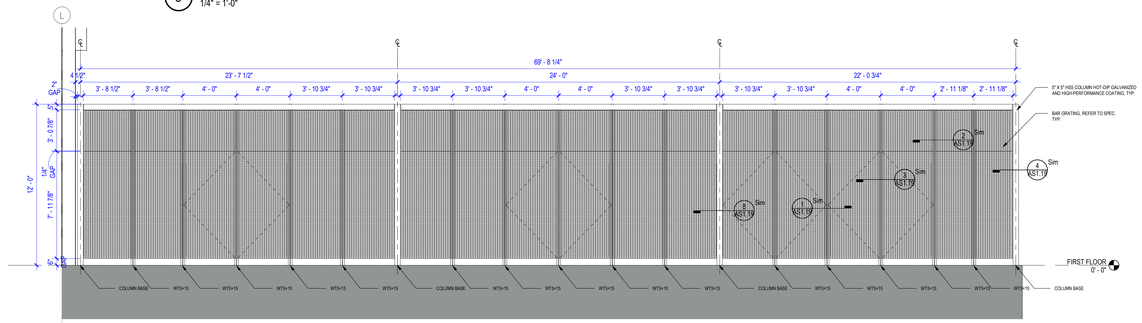
NORTH 10 STORAGE ENCLOSURE DOOR DETAIL - HINGE SIDE
3" = 1'-0"



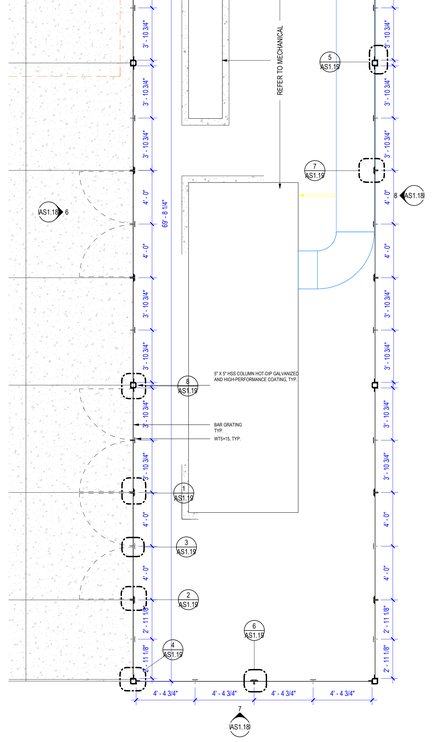
NORTH 9 STORAGE ENCLOSURE DOOR DETAIL - END HINGE
3" = 1'-0"



8 EAST ELEVATION @ KITCHEN ENCLOSURE
1/4" = 1'-0"

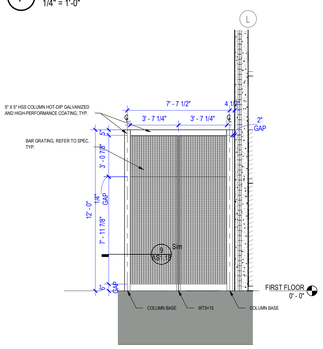


6 WEST ELEVATION @ KITCHEN ENCLOSURE
1/4" = 1'-0"

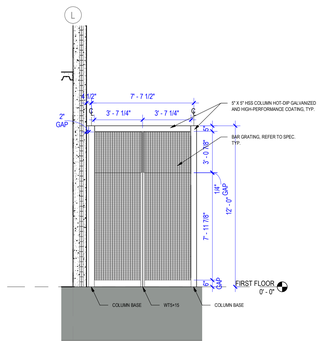


1 KITCHEN ENCLOSURE
1/4" = 1'-0"

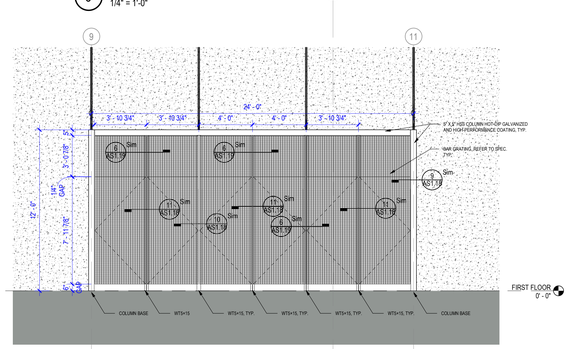
7 SOUTH ELEVATION @ KITCHEN ENCLOSURE
1/4" = 1'-0"



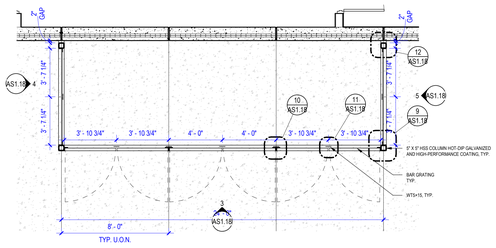
5 EAST ELEVATION @ STORAGE ENCLOSURE
1/4" = 1'-0"



4 WEST ELEVATION @ STORAGE ENCLOSURE
1/4" = 1'-0"



3 SOUTH ELEVATION @ STORAGE ENCLOSURE
1/4" = 1'-0"



NORTH 2 STORAGE ENCLOSURE
1/4" = 1'-0"

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RIPPE ASSOCIATES

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

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ANKENY COMMUNITY SCHOOL DISTRICT
INNOVATIVE HUB
1010 N ANKENY BLVD, ANKENY, IA 50023

PROJECT NO: 23126
DATE: 1/30/2026
SHEET SET: BID DOCUMENTS
SHEET NAME: ENLARGED ARCHITECTURAL SITE PLAN & DETAILS
SHEET: AS1.18

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NORTHEAST CORNER FROM ANKENY BLVD

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026

SHEET:
ER1



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NORTHWEST CORNER OF BUS DROP OFF

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026

SHEET:
ER2



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EAST ELEVATION FROM ANKENY BLVD

INNOVATIVE HUB

23126

SCALE:
DATE: 1/30/2026
SHEET: ER3



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NORTHEAST CORNER OF SITE

INNOVATIVE HUB

23126

SCALE:

DATE:
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ER4



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EAST ELEVATION CLOSEUP

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026
SHEET:
ER5



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SOUTHWEST CORNER OF GARDEN AT GREENHOUSE

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026
SHEET:
ER6



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SOUTH ELEVATION FROM HOUSES AT NW 9TH ST

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026

SHEET:
ER7



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SOUTHEAST CORNER FROM WALGREENS PARKING LOT

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026
SHEET:
ER8



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PLANNING | ARCHITECTURE | INTERIORS

SOUTHEAST CORNER FROM WALGREENS PARKING LOT

INNOVATIVE HUB

23126

SCALE:

DATE:
1/30/2026

SHEET:
ER9

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
First Street Commons Plat 4 - Final Plat

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 recommend City Council approval of the First Street Commons Plat 4 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



N

1 inch = 250 feet

Date: 2/12/2026

First Street Commons Plat 4
Final Plat
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: February 17, 2026

Agenda Item: First Street Commons Plat 4 – Final Plat
Report Date: February 12, 2026 ESC
Prepared By: Ryan Kirschman, AICP
Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the First Street Commons Plat 4 Final Plat.

Project Summary:

First Street Commons Plat 4 is a proposed 1.91-acre (+/-) final plat generally located northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street. The subject plat creates 22 single-family attached townhome postage stamp lots, one outlot for common space and private street NE Pindy Lane and the extension of NE Timber Lane. The proposed development is platted in accordance with the amended Deer Creek PUD Conceptual Master Plan, approved in 2018.

Project Report:

Streets: The proposed development will be accessed from private streets with the extension of NE Timber Lane and creation of NE Pindy Lane. Four-foot sidewalk will be provided throughout the development.

Water: The proposed development will be served by eight-inch water main extended from existing water main along NE Timber Lane throughout the plat area.

Sewer: Eight-inch sanitary sewer will be extended from existing sewer to serve the proposed plat area. Wastewater will convey off-site northwesterly through other plat areas within the Deer Creek PUD and ultimately into the Four Mile Outfall.

Drainage: Storm sewer is provided throughout the proposed plat area, which will be routed northerly off-site into a detention pond located within Outlot Z, The Crossings at Deer Creek Plat 13. Stormwater then conveys into a series of storm sewer and detention ponds throughout the Deer Creek PUD, before ultimately outletting into Deer Creek.

Park Land: The developer requests that the City accept payment in lieu of parkland, in an amount equal to $3,200.00 based on $32,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

CITY OF ANKENY
SUBDIVISION DATA

PLAT NAME: First Street Commons Plat 4

OWNER/ DEVELOPER: First Street Commons, LLC

GENERAL INFORMATION:

PLAT LOCATION:	Northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street
SIZE OF PLAT:	1.91 acres
ZONING:	Deer Creek PUD

LOTS:

NUMBER:	22 single-family attached townhome lots, 1 outlot	
SIZE/DENSITY:	11.51 units per acre	
USE:	Residential	
BUILDING LINES:	Front:	25' from private streets
		30' from Internal Public ROW
		35' from E 1st Street/NE 94th Avenue & NE 38th Street
	Rear:	30' (decks may extend 12' into rear yard setback)
	Side:	12' for principal structures

ADJACENT LANDS:

NORTH:	The Crossings at Deer Creek Plat 11 & 13
SOUTH:	E 1st Street/NE 94th Avenue
EAST:	First Street Commons Plat 3
WEST:	First Street Commons Plat 2

PARK LAND DEDICATION: The developer requests that the City accept payment in lieu of park land.

STREET DEVELOPMENT: There are no public streets proposed with the subject development.

STORM WATER: This plat lies in the Four Mile Creek Drainage Basin.

WASTE WATER:

PROJECTED FLOWS: 22 units X 3 pers. per house X 100 gal. per day/pers.= 6,600 GPD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

FOUR MILE TRUNK SEWER CAPACITY: 47 MGD; current daily avg. 11.2 MGD

WATER SYSTEM:

USAGE: 22 units X 3 pers. per house X 100 gal. per day/person = 6,600 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

February 6, 2026

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Ryan Kirschman
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: First Street Commons Plat 4
Final Plat and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of First Street Commons LLC, we are pleased to submit herewith a final plat and construction drawings for First Street Commons Plat 4 located within the Deer Creek PUD, west of NE 38th Street and north of E 1st Street. The property contains approximately 1.91 acres.

Plat 4 will include development of 22 two-plex and 4-plex townhomes, which is consistent with the Deer Creek PUD. The project contains two new private streets which connect to private streets constructed with Plats 2 and 3. Public sanitary sewer will be extended from an existing manhole, and public water main will be extended from Plats 2 and 3 to provide service for the development. Storm water detention is provided in existing detention basins to the north and west of the plat.

We are requesting that preliminary approval of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding

Emily Harding, Project Manager

cc: First Street Commons, LLC

FIRST STREET COMMONS PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: PT. OUTLOT 'Y', FIRST STREET COMMONS PLAT 1
ANKENY, POLK COUNTY, IOWA

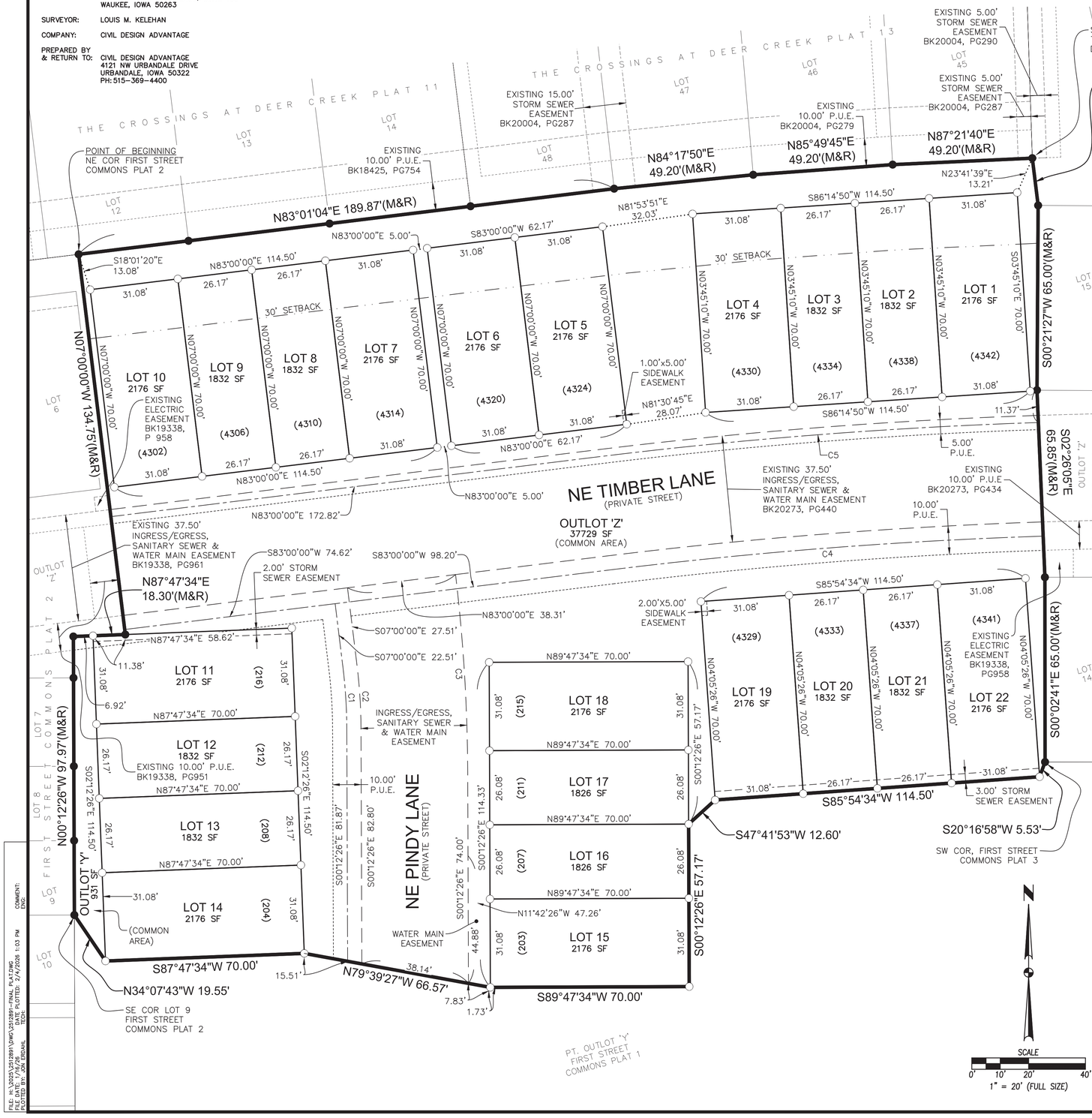
REQUESTOR: FIRST STREET COMMONS, LLC

PROPRIETOR: FIRST STREET COMMONS, LLC
1040 SE FRONTIER AVENUE, SUITE 160
WAUKEE, IOWA 50263

SURVEYOR: LOUIS M. KELEHAN

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400



PLAT DESCRIPTION

A PART OF OUTLOT 'Y', FIRST STREET COMMONS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF FIRST STREET COMMONS PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 83°01'04" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 189.87 FEET; THENCE NORTH 84°17'50" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.20 FEET; THENCE NORTH 85°49'45" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.20 FEET; THENCE NORTH 87°21'40" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.20 FEET TO THE SOUTHEAST CORNER OF LOT 45, THE CROSSINGS AT DEER CREEK PLAT 13, AN OFFICIAL PLAT IN SAID CITY OF ANKENY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF FIRST STREET COMMONS PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 07°02'59" EAST ALONG SAID WESTERLY LINE, 16.75 FEET; THENCE SOUTH 00°21'27" WEST CONTINUING ALONG SAID WESTERLY LINE, 65.00 FEET; THENCE SOUTH 02°26'05" EAST CONTINUING ALONG SAID WESTERLY LINE, 65.85 FEET; THENCE SOUTH 00°02'41" EAST CONTINUING ALONG SAID WESTERLY LINE, 65.00 FEET TO THE SOUTHWEST CORNER OF SAID FIRST STREET COMMONS PLAT 3; THENCE SOUTH 20°16'58" WEST, 5.53 FEET; THENCE SOUTH 85°54'34" WEST, 114.50 FEET; THENCE SOUTH 47°41'53" WEST, 12.60 FEET; THENCE SOUTH 00°12'26" EAST, 57.17 FEET; THENCE SOUTH 89°47'34" WEST, 70.00 FEET; THENCE NORTH 79°39'27" WEST, 66.57 FEET; THENCE SOUTH 87°47'34" WEST, 70.00 FEET; THENCE NORTH 34°07'43" WEST, 19.55 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID FIRST STREET COMMONS PLAT 2; THENCE NORTH 00°12'26" WEST ALONG THE EASTERLY LINE OF SAID FIRST STREET COMMONS PLAT 2, A DISTANCE OF 97.97 FEET; THENCE NORTH 87°47'34" EAST CONTINUING ALONG SAID EASTERLY LINE, 18.30 FEET; THENCE NORTH 07°00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 134.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.91 ACRES (83,080 SQUARE FEET).

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

OWNER / DEVELOPER

FIRST STREET COMMONS, LLC
CONTACT: ERIC GRUBB
1040 SE FRONTIER AVENUE, SUITE 160
WAUKEE, IOWA 50263
PH. (515) 975-7441

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE OF SURVEY

FIELDWORK: SEPTEMBER, 2025

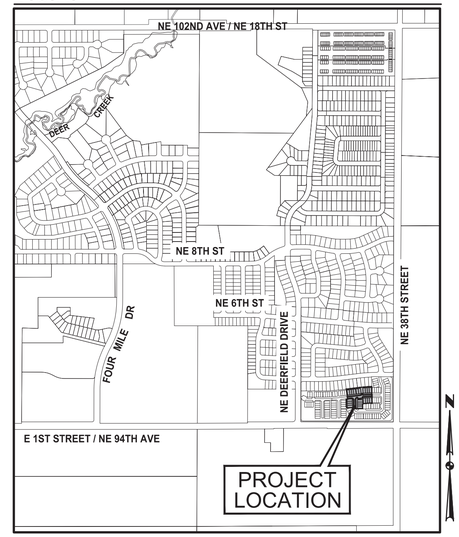
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, MAP NUMBER 19153C0210F WITH A EFFECTIVE DATE OF FEBRUARY 1, 2019.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

VICINITY MAP



ANKENY, IOWA

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

BULK REGULATIONS
MIN. SETBACKS
- FRONT = 35' FROM NE 94TH AVE (E 1ST ST.) & NE 38TH ST.
  30' FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS
  25' FEET FROM PRIVATE DRIVES
- REAR = 30' (DECKS MAY EXTEND 12 FEET INTO RYSB)
- BUILDING SEPARATION = 12' PRINCIPAL STRUCTURES

SCREENING REQUIRED:
- CLASS A WHERE TOWNHOME AREAS ABUT SINGLE-FAMILY AREAS

R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°47'34"	182.50'	21.64'	S03°36'13"E	21.62'
C2	6°47'34"	187.50'	22.23'	S03°36'13"E	22.22'
C3	6°35'57"	607.50'	69.97'	S03°30'24"E	69.93'
C4	5°06'35"	1707.00'	152.24'	S85°33'18"W	152.19'
C5	5°05'51"	1747.00'	155.42'	N85°32'55"E	155.37'

PRELIMINARY NOT FOR CONSTRUCTION

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

LOUIS M. KELEHAN
18660
LICENSE NUMBER

LOUIS M. KELEHAN, PLS — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
FIRST SUBMITTAL	01/16/26
SECOND SUBMITTAL	02/06/26

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

FIRST STREET COMMONS PLAT 4
FINAL PLAT

1/1
2512.891

FILE: I:\2025\25128sh\DWG\25128SH-FINAL PLAT.DWG
LAST SAVED: 2/4/2026 1:03 PM BY: JON ENGHAL
PLOTTED: 2/4/2026 1:03 PM BY: JON ENGHAL
COMMENT:
ENG:
TECH:

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
2401 SE 90th Street - I-80 Commerce Center Plat 1 Lot 2 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 2401 SE 90th Street, I-80 Commerce Center Plat 1 Lot 2, subject to approval of SWPPP, COSESCO, and NPDES General Permit.

ATTACHMENTS

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



N

1 inch = 658 feet

Date: 2/11/2026

2401 SE 90th Street
I-80 Commerce Center Plat 1 Lot 2 - Site Plan
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: February 17, 2026

Agenda Item: I-80 Commerce Center Plat 1 Lot 2 – Site Plan
2401 SE 90th Street
Report Date: February 11, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the I-80 Commerce Center Plat 1 Lot 2 Site Plan, located at 2401 SE 90th Street, subject to approval of SWPPP, COSESCO, and NPDES General Permit.

Project Summary:

MidAmerican Energy Company is proposing to construct an electrical substation with a fenced in portion that is approximately 55,125 square feet. The site is located west of SE Four Mile Drive, north of Interstate-80, and south of SE 90th Street in the southeast quadrant of the City of Ankeny.

The site is zoned PUD, I-80 Commerce Center PUD. An electric substation is an allowed use in the I-80 Commerce Center PUD. Properties to the east, west, and south are a part of the I-80 Commerce Center PUD. Property to the north is zoned PUD, Crosswinds Business Park PUD. The Ankeny Plan 2040 figure 12.10 The Ankeny Future Land Use Map identifies the area as Office Business Park.

The subject property is approximately 2.72 acres and is currently undeveloped. The surrounding area is also relatively undeveloped aside from the data center directly to the east, the electrical substation is being constructed to support the data center. The site will be adequately screened from the surrounding properties and street right-of-way with a mixture of trees and shrubs that are a part of the site plan for the data center. Additionally, the applicant is proposing a 12' tall panel fence that will enclose the substation.

Site Plan Worksheet

2401 SE 90th Street – I-80 Commerce Center Plat 1 Lot 2

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 SE 90th Street corridor is relatively undeveloped, the proposal is compatible with the data center directly east of the subject property which will be supported by the proposed substation.

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

   The proposal is compatible with the surrounding properties along SE 90th 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.**

   There is not any proposed parking associated with the site plan. The site will only be visited to be serviced and there is space to park for service vehicles.

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 site will have a shared access off of SE 90th Street.

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 will be adequately screened from SE 90th Street.

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 will be adequately screened from SE 90th Street.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

   For this particular use, there will be some overhead power lines needed for the electrical distribution.

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.**

   Any 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.**

   Stormwater will be directed to the north side of the property where there is a proposed stormwater management easement.

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.**

    There are not any new utilities proposed with the site plan.

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 overall site layout provides for adequate open space.

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 compliments the design and layout of the proposed site enhancing the overall visual appeal of the site.

B. Signs

1. **All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

   There are not any signs proposed aside from warning signs.

2. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

   There are not any signs proposed aside from warning signs.

C. 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.**

   There are not any buildings included in the proposal.

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

   The site layout is consistent with the layouts of other sites in the area.

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

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

February 6, 2026

Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: SITE PLAN – RESUBMITTAL
2401 SE 90th STREET
I-80 COMMERCE CENTER PLAT 1, LOT 2
ANKENY, IOWA
S&A Project No. 124.0401.01

Dear Plan and Zoning Commission:

On behalf of MidAmerican Energy, as Owner, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications and we respectfully request the City's review and approval. The Site Plan documents illustrate development for one (1) lot for a MidAmerican Energy substation use being 2.72 acres.

As requested, we have addressed the Tech Review comments through plan modification and discussions with Staff.

Please find accompanying the following items with this submittal:

- Four (4) revised copies of the Site Plan,
- One (1) copy and a PDF of the Response Letter indicating how each comment was addressed,
- One (1) signed copy and a PDF of the Storm Water Management Plan, and
- CAD files will be submitted upon approval of the Site Plan.

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information or material. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

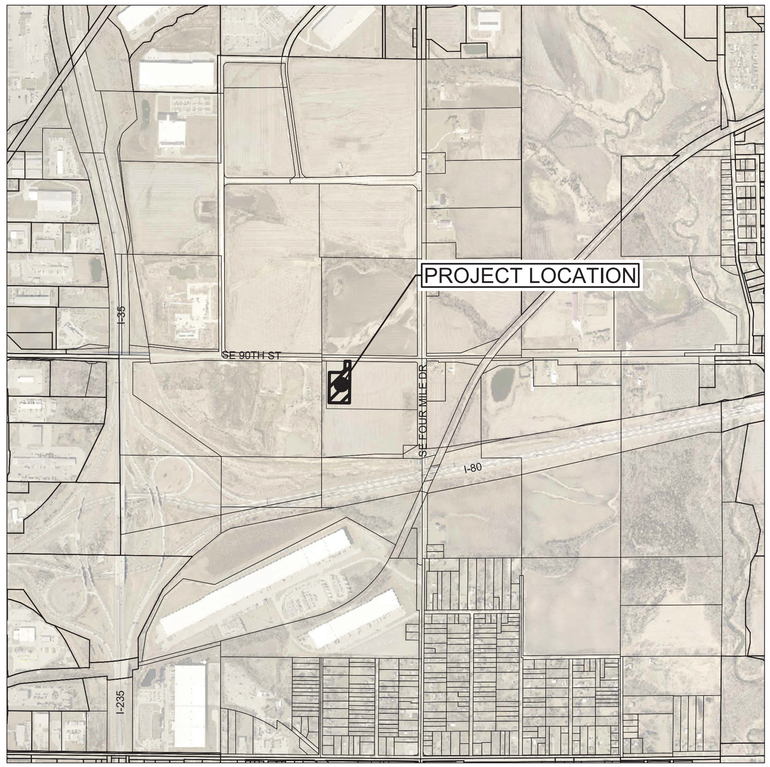
Brent K. Culp

Enclosure
cc: Carly Langfeldt, MidAmerican Energy (w/ enclosures emailed)
Kristine Sutherlin, Burns and McDonnell (w/ enclosures emailed)
Trevor Beaumont, The Will Group (w/enclosures emailed)
File (electronic)

SITE PLAN
FOR
I-80 COMMERCE CENTER PLAT 1, LOT 2
2401 SE 90TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

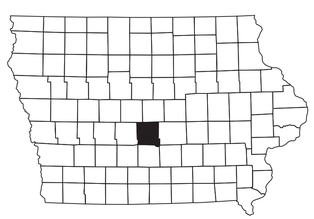
OWNER
MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
ANKENY, IOWA 50306-0657
CONTACT: CARLY LANGFELDT
PHONE: 563-333-8206
EMAIL: CARLY.LANGFELDT@MIDAMERICAN.COM

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
JON L. HANSON P.E.



SCALE: 1" = 1000'

VICINITY MAP



INDEX OF SHEETS

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADE PLAN
C400	PLANTING PLAN

STATE OF IOWA — CLAY R. SCHNECKLOTH — LANDSCAPE ARCHITECT NO. 512 — PROFESSIONAL LANDSCAPE ARCHITECT — 12-31-2027

License Expires:
June 30, 2027

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 Landscape Architect under the laws of the State of Iowa.

Clay R. Schneckloth, PLA — Date

License Number 512

Pages or sheets covered by this seal:
C400

DRAFT

LICENSED PROFESSIONAL ENGINEER — JON L. HANSON — P15562 — IOWA

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 under the laws of the State of Iowa.

Jon L. Hanson, P.E. — Date

License Number P15562

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C300

DRAFT

MARK	REVISION	DATE	BY
1	PER CITY COMMENTS	02-06-26	CMC

Engineer: JLH | Checked By: BKC | Scale: 1" = 1000'
Technician: AWS | Date: 1-15-2026 | T-R-S: 79N-23W-18

Project No: 124.0401.01

Sheet C100

I-80 COMMERCE CENTER PLAT 1, LOT 2
2401 SE 90TH STREET, ANKENY, IOWA
TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0401.01
Sheet C100

V:\Projects\2024\124.0401.01\CAD\Mark\Sht01 124401 - TITL.dwg CHAD CONLEY TITLE SHEET 2026/02/03, 1:18 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
8' High Black Coated Chain Link Fence	//	//
8' Aluminum Anti-Climb Fence	□	□
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size		HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	S(*)	S
Duct Bank	DUCT(*)	
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊘	⊘
Storm Sewer with Size	ST(*)	
Storm Manhole	⊘	⊘
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve	⋈	⋈
Water Service Valve	⊖	⊖
Well	Ⓦ	Ⓦ
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	Ⓒ	Ⓒ
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	ICV	ICV

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7513212.98 E=18541207.55 Z=926.48
FOUND 3/4" PIE WITH ORANGE PLASTIC CAP AT NW CORNER OF PROPERTY. (AS SHOWN ON SURVEY)

CP2 N=7513197.24 E=18542467.53 Z=896.23
FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT NE CORNER OF PROPERTY. (AS SHOWN ON SURVEY)

CP3 N=7512085.40 E=18542470.80 Z=908.73
FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT NE CORNER OF ACREAGE. (AS SHOWN ON SURVEY)

CP4 N=7511912.75 E=18542281.37 Z=920.44
FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT SE CORNER OF PROPERTY. (AS SHOWN ON SURVEY)

CP5 N=7513230.79 E=18541233.09 Z=928.22
FOUND MAG NAIL +-6' NORTH OF SOUTH EDGE OF ACC PAVE NE 54TH AVE, AND +-200' WEST OF FIELD DRIVE AT NW CORNER SITE. (AS SHOWN ON SURVEY)

CP6 N=7511945.65 E=18541207.22 Z=944.234
FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT SOUTHWEST CORNER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM501 N=7512767- E=18542579- Z=895.59
SET BM SPIKE IN POWER POLE ON EAST SIDE OF NE 29TH ST., EAST OF ABANDONED ACREAGE. (AS SHOWN ON SURVEY)

DATE OF SURVEY

MARCH 13, 2024

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552401609.

W1-WATER MAIN	CITY OF ANKENY - WATER SHAWN BUCKNER 515-963-3524 SBUCKNER@ANKENYIOWA.GOV
ST1-STORM SEWER	CITY OF ANKENY - STORMWATER JARED BRIGHT 515-963-3534 JBRIGHT@ANKENYIOWA.GOV
S1-SANITARY SEWER	CITY OF ANKENY - SANITARY SEWER RYAN HULSEBUS 515-965-6484 RHULSEBUS@ANKENYIOWA.GOV
W2-WATER	BERWICK WATER ASSOCIATION ED CLARK 515-323-6244 ONECALLMAPS@DMWW.COM
OE1-OVERHEAD ELECTRIC	MIDAMERICAN ELECTRIC SETH HENDERSON 515-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
CO1-COMMUNICATION FO1-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
CO2-COMMUNICATIONS	MEDIACOM JERRY BROUGHTON 845-587-2521 JBROUGHTON@MEDIACOMCC.COM
FO14-FIBER OPTIC	CONSOLIDATED COMMUNICATIONS PHILLIP WILLIAMS JR 515-867-4769 PHILLIP.WILLIAMS@CONSOLIDATED.COM
FO5-FIBER OPTIC	IOWA DOT TOB FIBER DAVE AUGSPURGER 515-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Iowa One Call

PROPERTY DESCRIPTION

LOT 2, I-80 COMMERCE CENTER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY ADDRESS

2401 SE 90TH STREET

ZONING

I-80 COMMERCE CENTER PUD

BULK REGULATIONS

SEE I-80 COMMERCE CENTER PUD MANUAL

PARKING REQUIREMENTS

THE AREA INSIDE THE SUBSTATION WALL IS AVAILABLE FOR SERVICE VEHICLES

SITE AREAS

DRIVE SPACE	24,748 SF	(20.9%)
ROCKED SUBSTATION PAD	67,200 SF	(56.6%)
GREEN SPACE	26,711 SF	(22.5%)
TOTAL SITE AREA	118, 659 SF (2.72 AC)	

ERU CALCULATIONS

91,948 / 4,000 = 23 ERU'S

HEIGHTS

POWER DISTRIBUTION CENTER & METAL-CLAD EQUIPMENT	12'
EQUIPMENT	16' TO 24' AVG
SHIELD MASTS & DEAD END TOWERS	50'

NOTE: SHIELD WIRES ARE USED AS LIGHTNING PROTECTION TO PREVENT DAMAGE TO THE SUBSTATION EQUIPMENT DURING THUNDERSTORMS. THE HEIGHT PROVIDES THE REQUIRED CLEARANCE TO THE EQUIPMENT.

UTILITIES

NO UTILITIES ARE REQUIRED

NOISE

NO OUTSIDE HORNS, LOUDSPEAKERS, P.A. SYSTEMS, BUZZERS, WHISTLES, BELLS, ETC. WILL BE INSTALLED

SIGNS

THERE WILL BE NO SIGNS FOR THIS PROJECT OTHER THAN "WARNING" SIGNS MOUNTED ON THE SUBSTATION FENCE.

OUTSIDE STORAGE

THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS, SUPPLIES OR EQUIPMENT ON THIS SITE.

FIRM MAP DESIGNATION

ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER COMMUNITY PANEL 19153C0215F, EFFECTIVE DATE FEBRUARY 1, 2019

NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2026 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY TERRACON PROJECT NO 08245024-01. ALL OTHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SUBSTATION ENGINEERING CONTRACT DOCUMENTS.
3. ALL WORK DONE WITHIN PUBLIC RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
4. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
5. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
6. NOTIFY MIDAMERICAN ENERGY COMPANY, APPLICANT, BURNS AND MCDONNELL, SNYDER & ASSOCIATES, IOWA ONE CALL, AND THE CITY OF ANKENY ONE WEEK PRIOR TO BEGINNING WORK.
7. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
8. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
9. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
10. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER AND THE PERMIT AND DEVELOPMENT CENTER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
12. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
13. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB OR ROCK SURFACE, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
15. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A COSESCO PERMIT IS REQUIRED FOR THIS PROJECT.
17. CONTRACTOR TO COORDINATE ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
1	PER CITY COMMENTS	02-06-26	CMC

Scale: 1" = NONE
Engineer: JLH | Checked By: BKC
Technician: AWS | Date: 1-15-2026
T-R-S: 79N-23W-18
Project No: 124.0401.01
Sheet C101

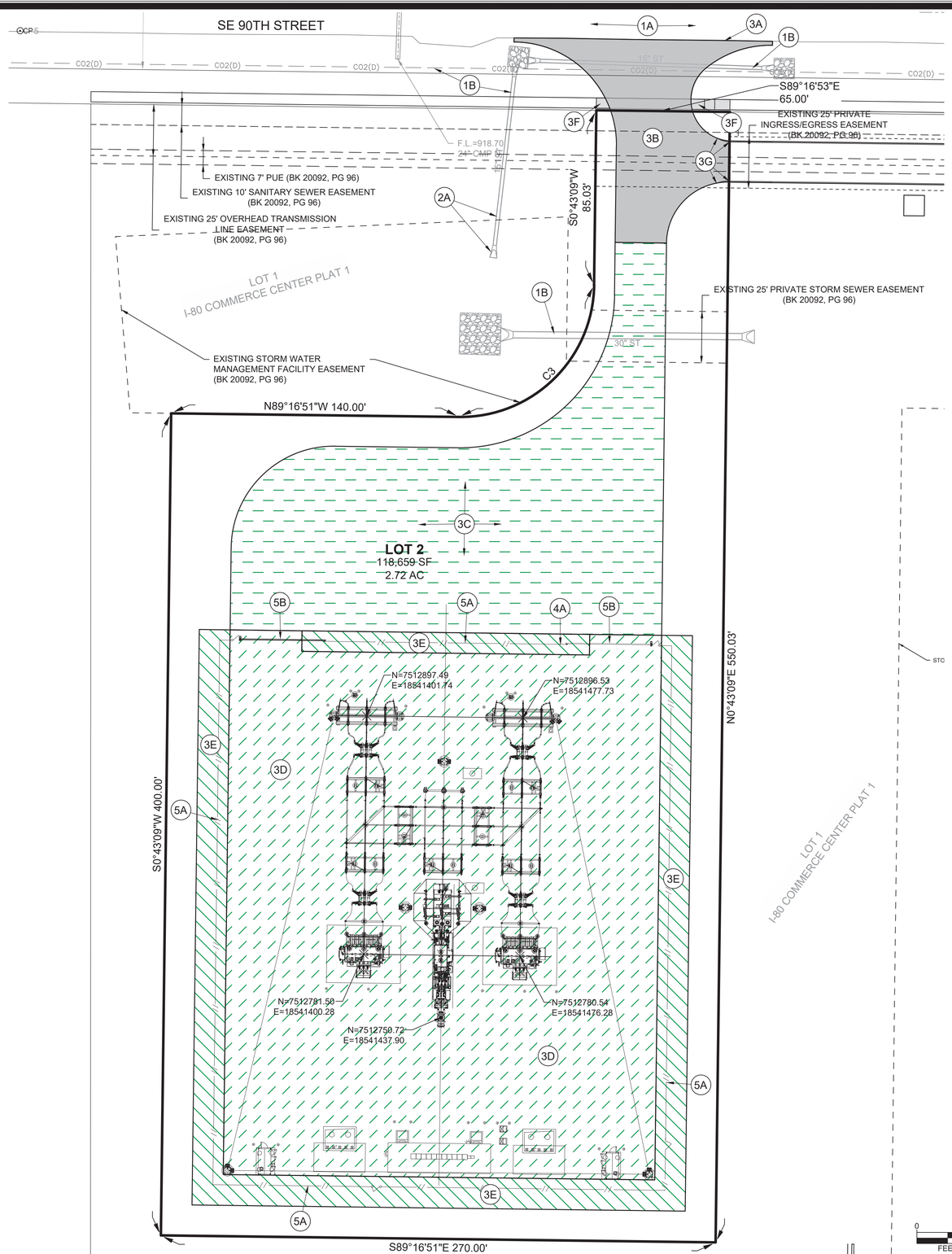
I-80 COMMERCE CENTER PLAT 1, LOT 2
PROJECT INFORMATION
2401 SE 90TH STREET, ANKENY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0401.01
Sheet C101

V:\Projects\2024\124.0401.01\CADD\Mark\Rel\P01 124.0401 TITL.dwg CHAD CONLEY, PROJECT INFORMATION, 2026/02/03, 1:18 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. DEMOLITION. REMOVE THE FOLLOWING:
   A. REMOVE 15" FES AND RCP.

3. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. CONNECT TO EXISTING PAVEMENT WITH TYPE 'A' CONNECTION. MATCH EXISTING ELEVATIONS. PROVIDE FULL DEPTH SAWCUT FOR UNIFORM EDGE.
   B. 8" DEPTH PCC DRIVE.
   C. 3" SURFACE ROCK ON 9" BASE ROCK ON GEOTEXTILE FABRIC.
   D. 2" SURFACE ROCK ON 4" BASE ROCK.
   E. 6" BASE ROCK ONLY.
   F. 5" PCC SIDEWALK.
   G. TAPER TO NO CURB IN 6 FEET.

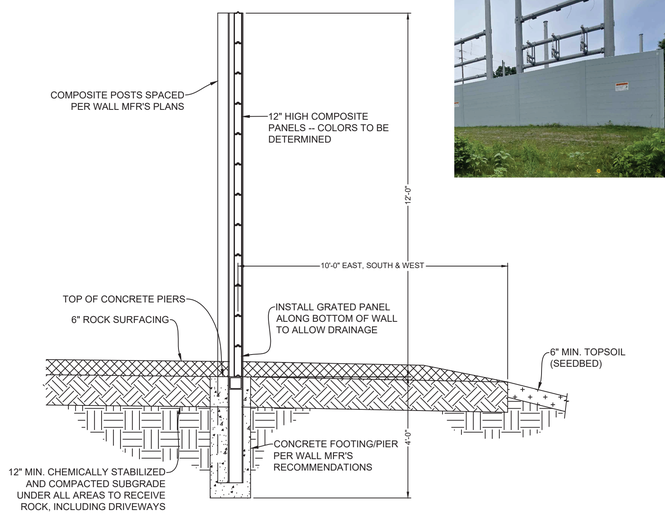
4. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. PROVIDE A KNOX BOX LOCATED NEAR THE ENTRANCE TO FACILITATE EMERGENCY ACCESS. ALL LOCK BOXES OR LOCK BOS KEY ACTIVATED DEVICES SHALL BE OPERABLE WITH THE EXISTING LOCK KEY USED BY THE ANKENY FIRE DEPARTMENT. (IFC 506.0 FPB POLICY 2010.4).

5. FENCING, PROVIDE THE FOLLOWING:
   A. 12' TALL COMPOSITE SECURITY SCREEN WALL. WARNING SIGNS ON FENCE. SEE MIDAMERICAN SPECIFICATIONS FOR SIZE AND SPACING.
   B. TWO 15' WIDE SWING GATES.

SURFACING LEGEND

- 8" PCC
- 3" SURFACE ROCK ON 9" BASE ROCK
- 2" SURFACE ROCK ON 4" BASE ROCK
- 6" BASE ROCK ONLY
- 5" PCC SIDEWALK





SCREEN WALL NOTES

1. THE SECURITY WALL SHALL BE BUILT IN ACCORDANCE WITH SHAKESPEARE COMPOSITE STRUCTURES SPECIFICATIONS AND DETAILS.
2. THE SECURITY WALL SHALL BE 1,4800 LF OF 12' HIGH COMPOSITE PANELS & TWO - 30' WIDE GATES.
3. NO BARBED WIRE WILL BE USED IN CONJUNCTION WITH THE WALL.

1 / C200 — SECURITY WALL DETAIL

NO SCALE (DETAIL PROVIDED BY MIDAMERICAN ENERGY)

MARK	DATE	BY
1	02-06-26	CMC
PER CITY COMMENTS		
REVISION	Scale: 1" = 30'	
Engineer: JLH	Checked By: BKC	T-R-S: 79N-23W-18
Technician: AWS	Date: 1-15-2026	Sheet C200

Project No: 124.0401.01

I-80 COMMERCE CENTER PLAT 1, LOT 2

DIMENSION PLAN

2401 SE 90TH STREET, ANKENY, IOWA

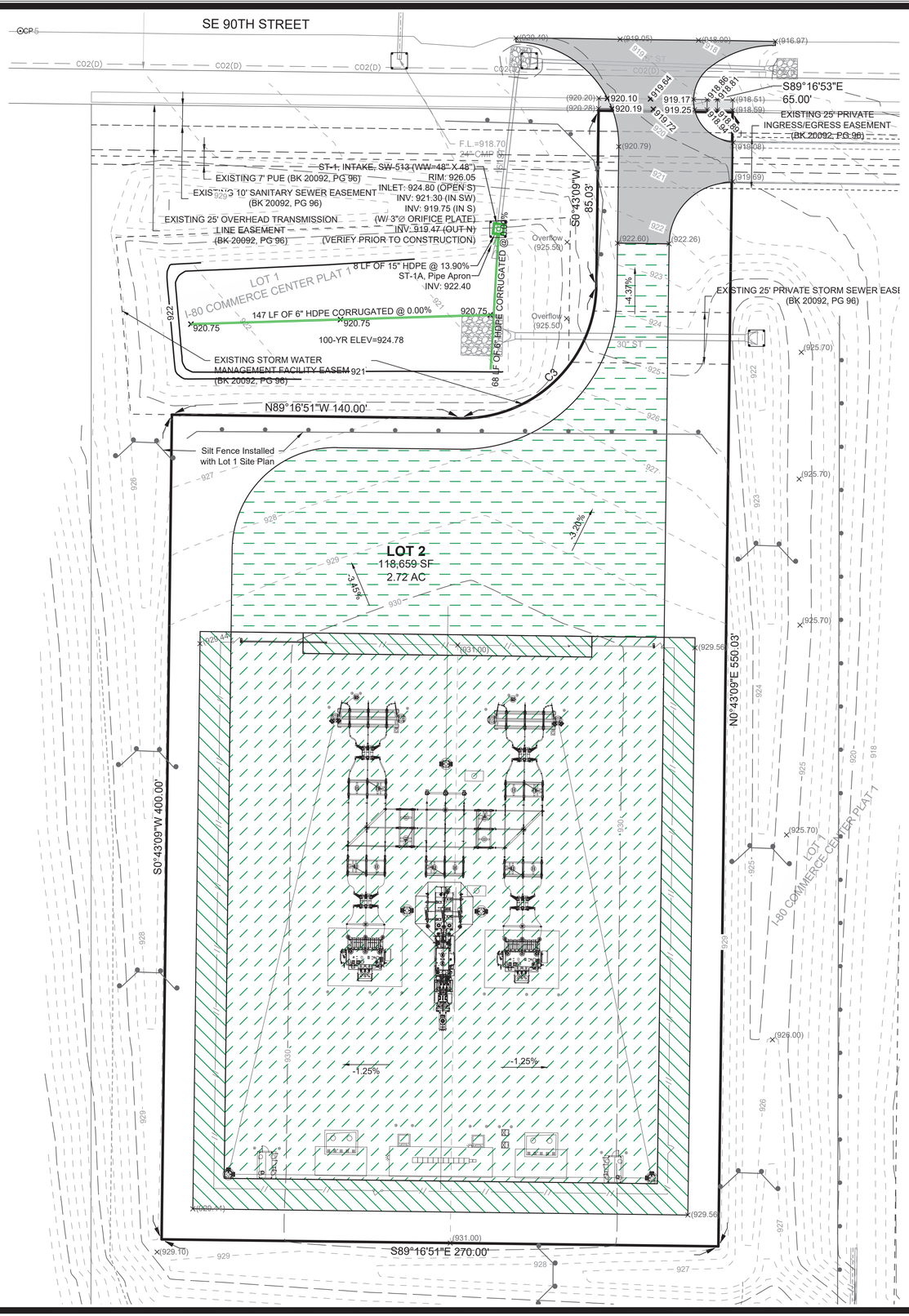
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0401.01

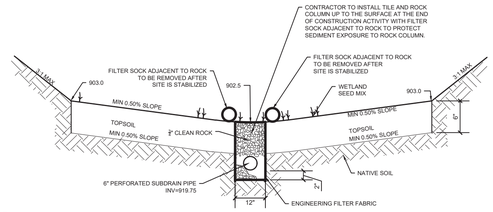
Sheet C200

V:\Projects\2024\124.0401.01\CAD\DWG\As-Built\SP02- 124.0401 - DIMN.dwg CHAD CONLEY - DIMENSION PLAN, 2026/02/03, 1:18 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

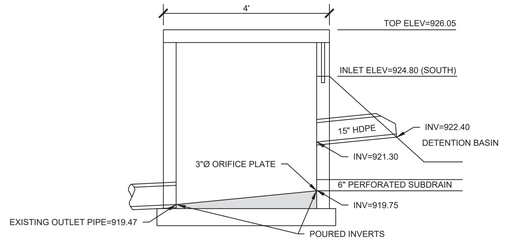


GRADING NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/ OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
3. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A CITY OF ANKENY COSESCO.
4. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
7. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
9. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
10. RETAINING WALLS OVER 4' HIGH REQUIRE A STRUCTURAL ENGINEER. THE BLOCK SUPPLIER WILL BE REQUIRED TO SUBMIT THE NECESSARY STRUCTURAL DESIGN CALCULATION FOR PERMITTING.
11. THE POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL APPROVAL OF THE POST-CONSTRUCTION SITE.



1 / C300 PERFORATED SUBDRAIN DETAIL
NO SCALE



2 / C300 MODIFIED OPEN-SIDED AREA INTAKE OUTLET STRUCTURE
NO SCALE

0 30
FEET

MARK	DATE	BY
1	02-06-26	CMC
	PER CITY COMMENTS	
	REVISION	
Engineer: JLH	Scale: 1" = 30'	
Checked By: BKC	T-R-S: 79N-23W-18	
Technician: AWS	Date: 1-15-2026	

Project No: 124.0401.01

Sheet C300

I-80 COMMERCE CENTER PLAT 1, LOT 2

GRADE PLAN

2401 SE 90TH STREET, ANKENY, IOWA

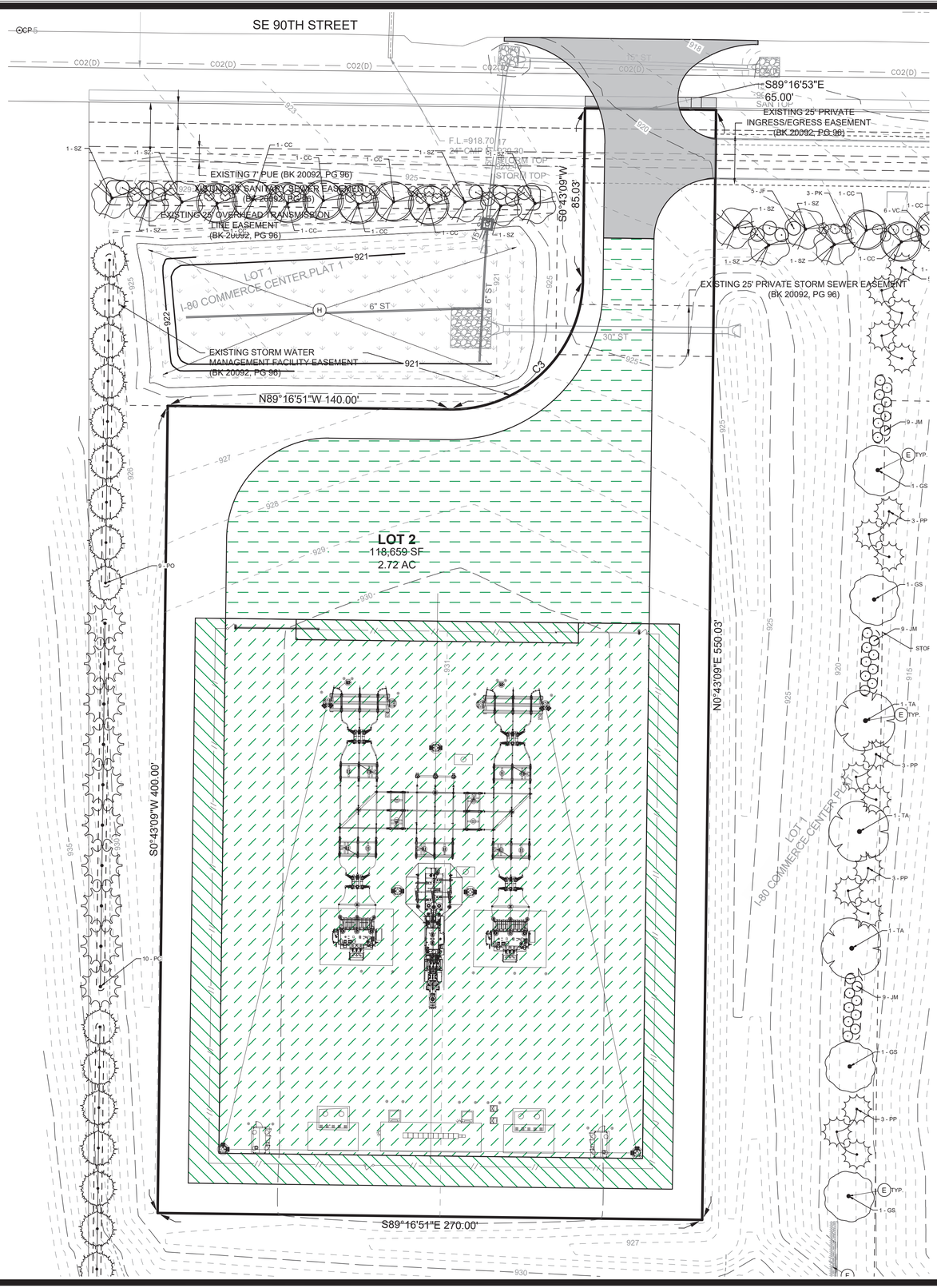
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0401.01

Sheet C300

V:\Projects\2024\124.0401.01\CAD\WA\sht\SP03_124.0401_GRDG.dwg CHAD CONLEY GRADE PLAN, 2026/02/03, 1:19 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLANTING PLAN GENERAL NOTES

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

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.

G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

H. FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

FURNISH AND INSTALL REGREEN, Tricitum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.

J. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

PLANT_SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES				
AA2	Acer rubrum 'Armstrong'	Armstrong Red Maple	---	
CC	Carpinus betulus 'Columnaris'	Columnar European Hornbeam	1.5" Cal.	B&B
CI2	Carpinus caroliniana 'Wisconsin Red'	Wisconsin Red Musclewood	1.5" Cal.	B&B
GS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
NS	Nyssa sylvatica	Tupelo	1.5" Cal.	B&B
QR	Quercus rubra	Red Oak	1.5" Cal.	B&B
SZ	Syringa pekinensis `Zhang Zhiming`	Beijing Gold® Peking Lilac	1.5" Cal.	B&B
TB	Tilia americana 'Bailyard'	Frontyard® American Linden	1.5" Cal.	B&B
TA	Tilia americana 'Boulevard'	Boulevard American Linden	1.5" Cal.	B&B
EVERGREEN TREES				
PO	Picea omorika	Serbian Spruce	6` Ht.	B&B
PC	Picea pungens	Colorado Spruce	6` Ht.	B&B
PP	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6` Ht.	B&B
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6` Ht.	Pot
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS				
JM	Juniperus chinensis 'Maneyi'	Maney Juniper	2.5` Ht.	Pot
JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3` Ht.	Pot
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	3 gal.	Pot
PK	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	2` Ht.	Pot
SD	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	1.5` Ht.	Pot
SD2	Syringa x 'Declaration'	Declaration Lilac	3 gal.	Pot
SO	Syringa x 'SMNJRPI' TM	Bloomerang Dwarf Pink Lilac	1.5` Ht.	Pot
TH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3 gal.	Pot
VC	Viburnum carlesii	Koreanspice Viburnum	2.5` Ht.	Pot
WM	Weigela florida 'Minuet'	Minuet Weigela	2 gal.	Pot

NOTE

PLANT MATERIAL SHOWN TO BE INSTALLED AS PART OF THE LOT 1 SITE PLAN PLANTING PLAN

DETENTION SEEDING

N

0 30
FEET

MARK	REVISION	DATE	BY
1	PER CITY COMMENTS	02-06-26	CMC

Engineer: JLH | Checked By: BKC | Scale: 1" = 30'
Technician: AWS | Date: 1-15-2026 | T-R-S: 79N-23W-18

Project No: 124.0401.01

Sheet C400

I-80 COMMERCE CENTER PLAT 1, LOT 2

PLANTING PLAN

2401 SE 90TH STREET, ANKENY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0401.01

Sheet C400

V:\Projects\2024\124.0401.01\CAD\NAdam\SP04_124040 1_LAND.dwg CHAD CONLEY PLANTING PLAN 2026/02/03 1:26 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
Elevated Water Storage Tank No. 4 - Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for the Elevated Water Storage Tank No. 4., subject to recordation of the associated Plat of Survey.

ATTACHMENTS

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



N

1 inch = 500 feet

Date: 2/12/2026

Elevated Water Storage Tank No. 4 Site Plan
Aerial Map

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: February 17, 2026

Agenda Item: Elevated Water Storage Tank No. 4 - Site Plan
Report Date: February 12, 2026
Prepared by: Bryan Morrissey EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the Elevated Water Storage Tank No. 4 Site Plan, subject to recordation of the associated Plat of Survey.

Project Summary:

The subject property is located on an unplatted piece of property situated north of SW Ordinance Road and east of SW Railroad Drive, adjacent to the High Trestle Trail. The subject property is approximately 2.63 acres (+/-) in size and is zoned R-2, One-Family and Two-Family Residence District and R-1, One-Family Residence District. The property itself is owned by the City of Ankeny, is undeveloped, and is situated between the High Trestle Trail, an Ankeny Community School District building, and a mature wooded area.

The applicant is proposing to construct an approximate 180-foot tall, elevated water storage tank/tower on the undeveloped site to provide continued water service and pressure to Ankeny residents. The subject parcel was acquired by the City of Ankeny in 2014; however, it was not until recently that City Staff considered the site for a potential water tower. The site is considered ideal for a water tower by the City's Municipal Utilities Department given its proximity to a 24" water main that runs adjacent to the High Trestle Trail. For reference, all three existing water towers in Ankeny are close in proximity to 24" water mains. As is standard procedure for water towers in Ankeny, a variance for the height is needed prior to site plan approval and will be considered by the Zoning Board of Adjustment at their February 17th meeting.

The proposed elevated water storage tank/tower will be similar in size and appearance to the three existing water towers in Ankeny, which are located off SW Irvinedale Drive, NW Irvinedale Drive, and NW Ash Drive. The tower itself is proposed to be located near the northwest corner of the property, near an open space area on the parcel. The site will be accessed from the northeast via an access drive that will cross over property owned by the Ankeny Community School District. City Staff is coordinating with the School District to finalize an access agreement that will allow for entry off SW School Street. A six-foot tall, chain link vinyl fence will be installed around the perimeter of the water tower while landscaping will be provided adjacent to the High Trestle Trail to help provide a sense of separation between the trail and the water tower. Most of the wooded area south of the proposed tower will remain, while a stormwater management area is located just north of the tower. Lastly, since the property is not currently platted, a plat of survey is being required as a condition of approval for this site plan, as unplatted lots, or outlots, cannot be developed, per Code.

city of Ankeny

bringing it all together.

January 16, 2026

Ankeny Zoning Board of Adjustment
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: 2.5 Million Gallon Elevated Water Storage
Request for Height Variance

Dear Board Members:

The City of Ankeny is requesting Zoning Board of Adjustment approval of a variance for a new 170-foot tall water tower with possible communication antennas to a maximum of 180 feet. The tower height is set to match the high-water level of the current Ash Tower and SW Irvinedale Tower to maintain the static water level between all three towers. Having one tower at a different elevation than others would cause over-filling or a restriction in capacity. The intention is to have them all at the same elevation so they work together to supply water to all of our residents.

At this current time, we do not anticipate having the need for cell phone antennas on the tower as there are other towers in close proximity. However, the water tower is designed to accommodate cell phone antennas with cables hidden inside the structure. We are expecting to install a small radio antenna on the tower to allow the City and Central Iowa Water Works to monitor water levels within the tower.

I will be in attendance to the February 3rd Board of Adjustment meeting and will answer any questions you may have at that time.

Sincerely,

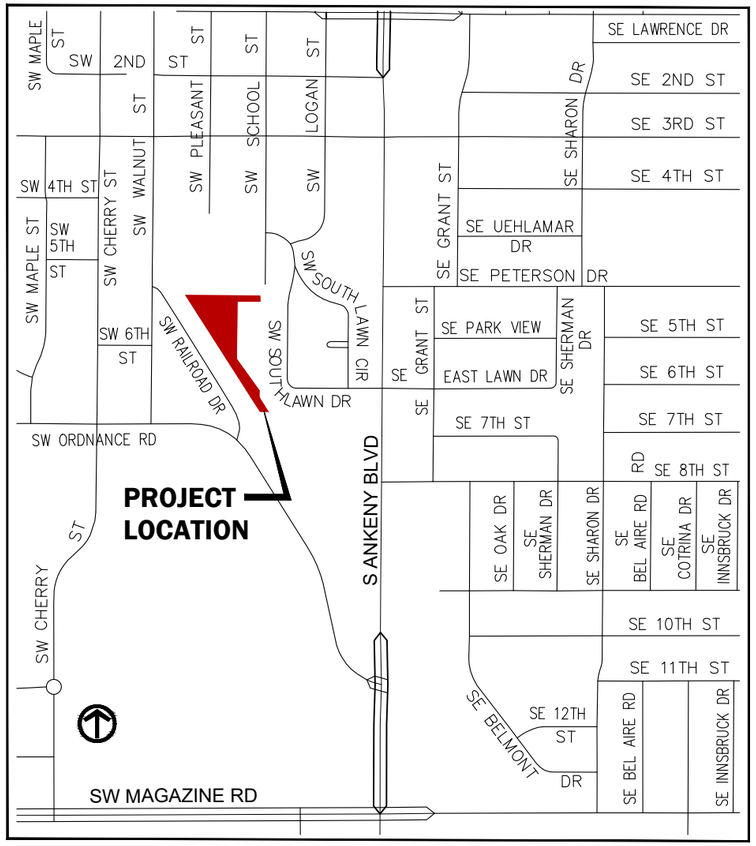
Donald Clark

Donald Clark, P.E.
Director of Municipal Utilities

PLOTTED: Wednesday, February 11, 2026 12:53:11 PM

PLANS FOR
ELEVATED WATER STORAGE TOWER NO. 4
ANKENY, IOWA

city of Ankeny



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
A.1	INDEX AND TITLE SHEET
A.2	GENERAL NOTES AND LEGEND
D.1	ACCESS DRIVE PLAN AND PROFILE
D.2	INTERSECTION GRADING
G.1	CONTROL SHEET
K.1	LANDSCAPE PLAN
MWM.1	WATER MAIN
RC.1	EROSION CONTROL
U.1	SITE PLAN
U.2	GRADING PLAN
U.3	DIMENSION PLAN
U.4	SITE DIMENSION PLAN
U.5	REMOVAL PLAN
U.6	TRAIL DETOUR PLAN
U.7	TANK FLOOR PLAN
U.8	COMPOSITE TANK ELEVATIONS & SECTION
U.9	DETAILS
U.10	DETAILS

PROPERTY OWNER/APPLICANT
CITY OF ANKENY
410 W 1ST STREET
ANKENY, IA 50023-1557

SITE PLAN PREPARER
VEENSTRA & KIMM, INC.
6775 VISTA DRIVE
WEST DES MOINES, IOWA 50266-9305

PARCEL NUMBER
181/00042-001-000

PROPERTY ADDRESS
410 SW SCHOOL STREET
ANKENY, IA 50023-3045

PROPERTY AREA
2.63 ACRES

STORM WATER MANAGEMENT
REFER TO STORM WATER MANAGEMENT PLAN DATED 1-16-2026

TOTAL FLOOR AREA
2376 SF

ZONING
R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT (93599 SF)
R-1: ONE-FAMILY RESIDENCE DISTRICT (20692 SF)

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 UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE DATE

NAME: JACOB D. LUCAS, P.E.
LICENSE NUMBER: 23240
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
E.1–E.4

LICENSED PROFESSIONAL ENGINEER
JACOB D. LUCAS
23240
IOWA

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 UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE DATE

NAME: FORREST S. ALDRICH, P.E.
LICENSE NUMBER: 12248
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
A.1, A.2, D.1, D.2, G.1, K.1, MWM.1, RC.1, U.1–U.10

LICENSED PROFESSIONAL ENGINEER
FORREST S. ALDRICH
12248
IOWA

SUDAS

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

INDEX AND TITLE SHEET

SHEET NO. A.1

PROJECT 115296

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels
FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DSI\CADD_ProdDrawings\A.GENERAL\115296-A-TITLE.dwg

PLOTTED: Wednesday, February 11, 2026 11:54:47 AM

GENERAL LEGEND

SURVEY LINE & STATION INDICATOR	12"CMP — CULVERT; SIZE AND TYPE
CONCRETE SURFACE	OR — FLARED END SECTION
ASPHALT SURFACE	RAILROAD
CONCRETE W/ASPHALT OVERLAY	MAILBOX
LOW GRADE ASPHALT SURFACE	FENCE (MISC.)
GRANULAR SURFACE	SECURITY FENCE
DIRT SURFACE	WOOD FENCE
BRICK SURFACE	SF — SILT FENCE
SURFACING REMOVAL/REPLACEMENT	CHAIN LINK FENCE
EARTH SECTION	PROPERTY LINE
8"S — EXISTING SANITARY SEWER AND SIZE	FOUND PROPERTY PIN
18"ST — EXISTING STORM SEWER AND SIZE	FOUND SECTION CORNER
8"W — EXISTING WATER MAIN AND SIZE	SET PROPERTY PIN
6"FM — EXISTING FORCE MAIN AND SIZE	SET SECTION CORNER
4"G — GAS MAIN AND SIZE	PLAT BOUNDARY
UE — UNDERGROUND POWER LINE	BUILDING
OHE — OVERHEAD POWER LINE	855.55 — ELEVATION MARKER
T — UNDERGROUND TELEPHONE LINE	CENTERLINE
CTV — CABLE TELEVISION LINE	DIA. — DIAMETER
FO — FIBER OPTICS	ELEV. — ELEVATION
DRAINAGE COURSE	PVC — POLYVINYLCHLORIDE PIPE
NEW CURB INTAKE	CI — CAST IRON PIPE
NEW AREA OR BEEHIVE INTAKE	DI — DUCTILE IRON PIPE
NEW STORM/MANHOLE	CMP — CORRUGATED METAL PIPE
NEW SANITARY/MANHOLE	VCP — VITRIFIED CLAY PIPE
NEW FORCE MAIN	RCP — REINFORCED CONCRETE PIPE
NEW HYDRANT	RCAP — REINFORCED CONCRETE ARCH PIPE
NEW WATER VALVE	LRCP — LINED REINFORCED CONCRETE PIPE
NEW WATER MAIN	LCPP — LINED CONCRETE PRESSURE PIPE
EXISTING SANITARY MANHOLE	STA. — STATION
EXISTING STORM WATER MANHOLE	BM-2 — BENCH MARK AND NUMBER
EXISTING ELECTRIC MANHOLE	ROW — RIGHT-OF-WAY
EXISTING TELEPHONE MANHOLE	PI — POINT OF INTERSECTION
EXISTING WATER MANHOLE	PT — POINT ON TANGENT
EXISTING HYDRANT	LF — LINEAR FEET
EXISTING WATER VALVE	SB-2 — SOIL BORING AND NUMBER
GAS VALVE	PVC — POINT OF VERTICAL CURVATURE
UTILITY POLE	PVT — POINT OF VERTICAL TANGENCY
GUY ANCHOR	VC — VERTICAL CURVE
STREET LIGHT	PC — POINT OF CURVATURE
SIGN	PT — POINT OF TANGENCY
COMMUNICATION JUNCTION BOX	MO — MIDDLE ORDINATE
TRAFFIC SIGNALS	DWG. — DRAWING
TRAFFIC CONTROLLER	CP-1 — CONTROL POINT AND NUMBER
PEDESTRIAN BUTTON	(TYP.) — TYPICAL
RAILROAD SIGNAL	HPG — HIGH PRESSURE GAS
UTILITY ACCESS COVER	INV. — INVERT
PARKING METER	E.W.,E.F. — EACH WAY, EACH FACE
TREE	@ — AT
EVERGREEN	3 — DRAWING NUMBER
STUMP	
OR — BUSH, SHRUB OR HEDGE	

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

ELECTRICAL LEGEND

- EXPOSED CONDUIT
- CONDUIT RUN UNDERGROUND OR IN CONCRETE
- BARE COPPER GROUND
- FO — FIBER OPTIC CABLE CONDUIT
- PENDANT MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- POLE MOUNTED FIXTURE
- FLUORESCENT LIGHTING FIXTURE
- EMERGENCY LIGHT FIXTURE
- EXIT LIGHT
- LIGHT SWITCH
- S_3 — LIGHT SWITCH, 3 WAY
- 120V DUPLEX RECEPTACLE, NEMA 5-20R
- 120V DUPLEX RECEPTACLE, NEMA 5-20R, COUNTER TOP
- WP — 120V DUPLEX RECEPTACLE, NEMA 5-20R, WEATHER-PROOF
- SINGLE SPECIAL-PURPOSE RECEPTACLE, AMPERAGE AND VOLTAGE AS NOTED ON PLANS
- TELEPHONE OUTLET, M.H. +12" AFF
- DATA COMMUNICATION OUTLET, M.H. +12"
- CABLE TV
- DISCONNECT SWITCH
- SS — PUSHBUTTON STATION, SEE SCHEMATICS FOR TYPE
- PUSHBUTTON STATION, SEE SCHEMATICS FOR TYPE
- MOTOR
- JUNCTION BOX OR FITTING
- THERMOSTAT
- HORN
- GROUND CONNECTION - EXOTHERMIC TYPE
- GROUND ROD 3/4" x 10' - 0" WITH GROUND WELL (UNLESS OTHERWISE NOTED)
- GROUND CONNECTION BOLTED TYPE
- CIRCUIT BREAKER
  - 100 - FRAME (AMPS)
  - 20 - TRIP (AMPS)
- MCP
  - 7 - CONTINUOUS AMPS
  - MCP - TRIP SETTING BASED ON MOTOR HORSEPOWER — REDUCED VOLTAGE AUTO TRANSFORMER
- NEMA RATED MOTOR STARTER
  - II / XXX
  - FVNR -------- FULL VOLTAGE NON-REVERSING
  - FVR -------- FULL VOLTAGE REVERSING
- VFD — VARIABLE FREQUENCY DRIVE, * INDICATES AMPERE RATING
- RVSS — REDUCED VOLTAGE SOLID STATE STARTER, * INDICATES AMPERE RATING
- PACKAGED EQUIPMENT, * INDICATES KW, KVA OR HP RATING AS INDICATED
- 10 — INDUCTION MOTOR **10HP NOTED**
- TRANSFORMER WITH GROUNDED SECONDARY, KVA SIZE & VOLTAGE RATIO AS NOTED.
- SHIELDED ISOLATION TRANSFORMER, KVA SIZE & VOLTAGE RATIO AS NOTED
- POTENTIAL TRANSFORMER
- CURRENT TRANSFORMER
- DISCONNECT SWITCH, SIZE AS NOTED
- FUSED DISCONNECT SWITCH
- CAPACITOR, KVAR AS NOTED
- 1 — PLAN NOTE NUMBER

STANDARD DETAIL DESIGNATION

ON DRAWING WHERE DETAIL IS TAKEN: SEE 206 — STANDARD DETAIL DESIGNATION

ON DRAWING WHERE DETAIL IS SHOWN: 206

NOTES:

1. STANDARD DETAILS ARE SHOWN ON DISCIPLINE DETAIL DRAWINGS AT THE END OF THE SET.

A	AMPERE, AUTO, AMMETER
AC	ALTERNATING CURRENT
AF	AMPERE FRAME, ABOVE FLOOR
AT	AMPERE TRIP
	AUTOMATIC TRANSFER SWITCH
BC	BARE COPPER GROUND
CO	CONDUIT ONLY
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CS	CONTROL STATION
CT	CONTROL TRANSFORMER
DISC	DISCONNECT
ETM	ELAPSED TIME METER
EXIST	EXISTING
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
JB	JUNCTION BOX
KAIC	KILOAMPERE WITHSTAND AND INTERRUPTING CAPACITY
KVA	KILO (1000) VOLT AMPS
LC	LIGHTING CONTROLLER
LVC	LEVEL CONTROLLER
LVS	LEVEL SENSOR
LP	LIGHTING PANEL
LT	LIGHTING TRANSFORMER
M	MOTOR CONTACTOR COIL
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MPP	MINI POWERZONE PANEL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NO	NORMALLY OPEN
O	OPEN
PB	PUSHBUTTON OR PULL BOX
PC	PHOTOCELL
PH	PHASE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PP	POWER PANEL
PS	PRESSURE SWITCH
PT	POTENTIAL OR POWER TRANSFORMER
PVC	POLYVINYL CHLORIDE
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SPECS	SPECIFICATIONS
SS	SOLID STATE
STD	STANDARD
TEMP	TEMPERATURE
TYP	TYPICAL
V	VOLTAGE, VOLTS
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS, WIRE
WP	WEATHERPROOF
WS	WATER SOFTENER
XFMR	TRANSFORMER
XMTR	TRANSMITTER
XP	EXPLOSION PROOF

PROJECT SPECIFIC ABBREVIATIONS

MEC	MIDAMERICAN ENERGY COMPANY
PMH	POWER CONDUITS MANHOLE
RSP	RETURN SLUDGE PUMP
WSP	WASTE SLUDGE PUMP
RSM	RETURN SLUDGE METER
WSM	WASTE SLUDGE METER
SCP	SCREEN CONTROL PANEL
GWCP	GRIT WASHER CONTROL PANEL
RCP	REMOTE CONTROL PANEL
PDR	POWER DISTRIBUTION RECEPTACLES

A / 6 — SECTION DESIGNATION; DRAWING NUMBER

SECTION MARKER

GENERAL NOTES

1. REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
2. GRADE ALL AREAS TO DRAIN AFTER CONSTRUCTION.
3. CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
4. DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
5. LOCATIONS OF CONSTRUCTION LIMIT LINES SHOWN ON PLANS ARE APPROXIMATE. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
6. STATIONING IS ALONG CENTER LINE OF ACCESS DRIVE.
7. PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
8. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
9. PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
10. CLEANUP DEBRIS SPILLED ON TO STREETS, SIDEWALKS AND PRIVATE PROPERTY AT THE END OF EACH WORKDAY AND PRIOR TO RAIN EVENTS.

PROTECTION OF VEGETATION

TREES AND OTHER VEGETATION WHICH MAY BE REMOVED ARE MARKED WITH AN "X" OVER THE APPROPRIATE SYMBOL. FOR EXAMPLE ⊗ 12" INDICATES THE REMOVAL OF A 12" TREE. REPLACEMENT, BY CONTRACTOR, OF THESE ITEMS IS NOT REQUIRED. TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

LEGAL DESCRIPTION

-EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W & 91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S 351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4 NE 1/4 N OF RY SEC 23-80-24

Subsurface Utility Quality Levels	
Level	Description
QL A	Process of designating and locating using non-destructive vacuum excavation techniques. This is the most accurate level of measurement and yields good 3D positions of subsurface utilities.
QL B	Obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities.
QL C	Uses on surface features to predict the utility location obtained by surveying and plotting visible above-ground utility features and by using professional judgement in correlating this information to Quality Level D.
QL D	Obtained by integrating existing records, atlases, or oral recollections of the locations of existing subsurface utilities. This is the least reliable method of utility location and is often inaccurate and not up to date.
ASE is capable and experienced in all Quality Levels of SUE	

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels
FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\CADD_Prod\Drawings\A GENERAL\115296-A-TITLE.dwg

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company
6775 Vista Drive ● West Des Moines, Iowa 50266-9305
515-225-8000 ● 515-255-7848(FAX) ● 1-800-241-8000

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

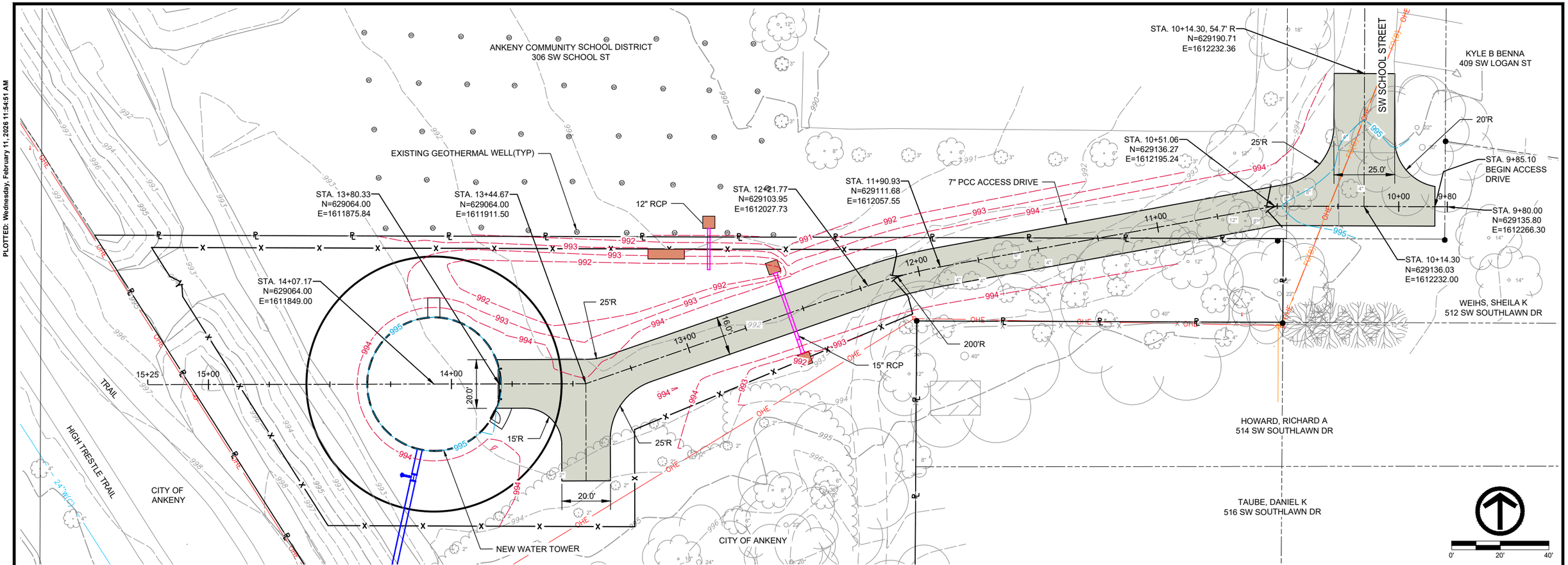
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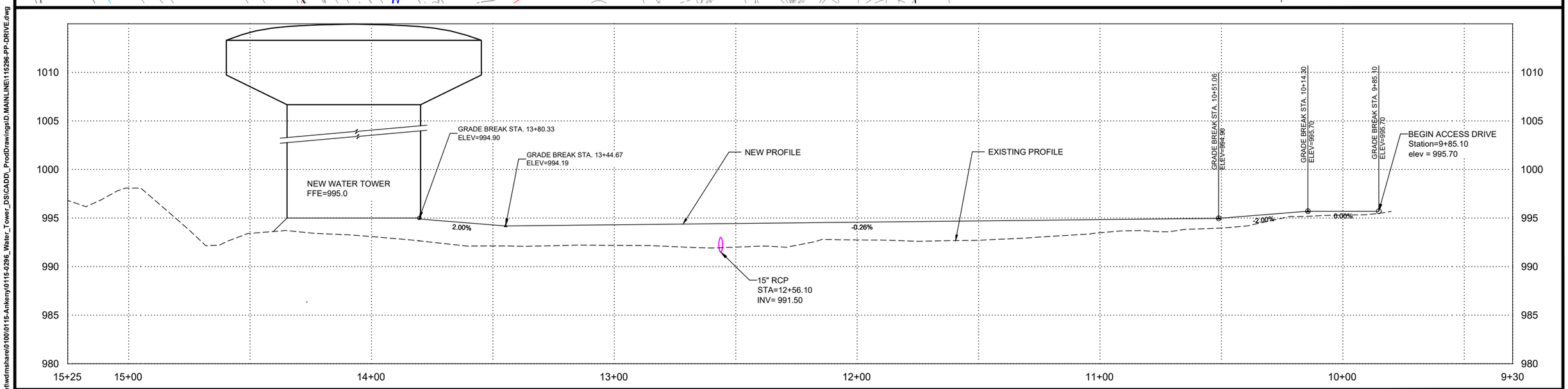
SHEET NO. A.2

PROJECT 115296

PLOTTED: Wednesday, February 11, 2026 11:54:51 AM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

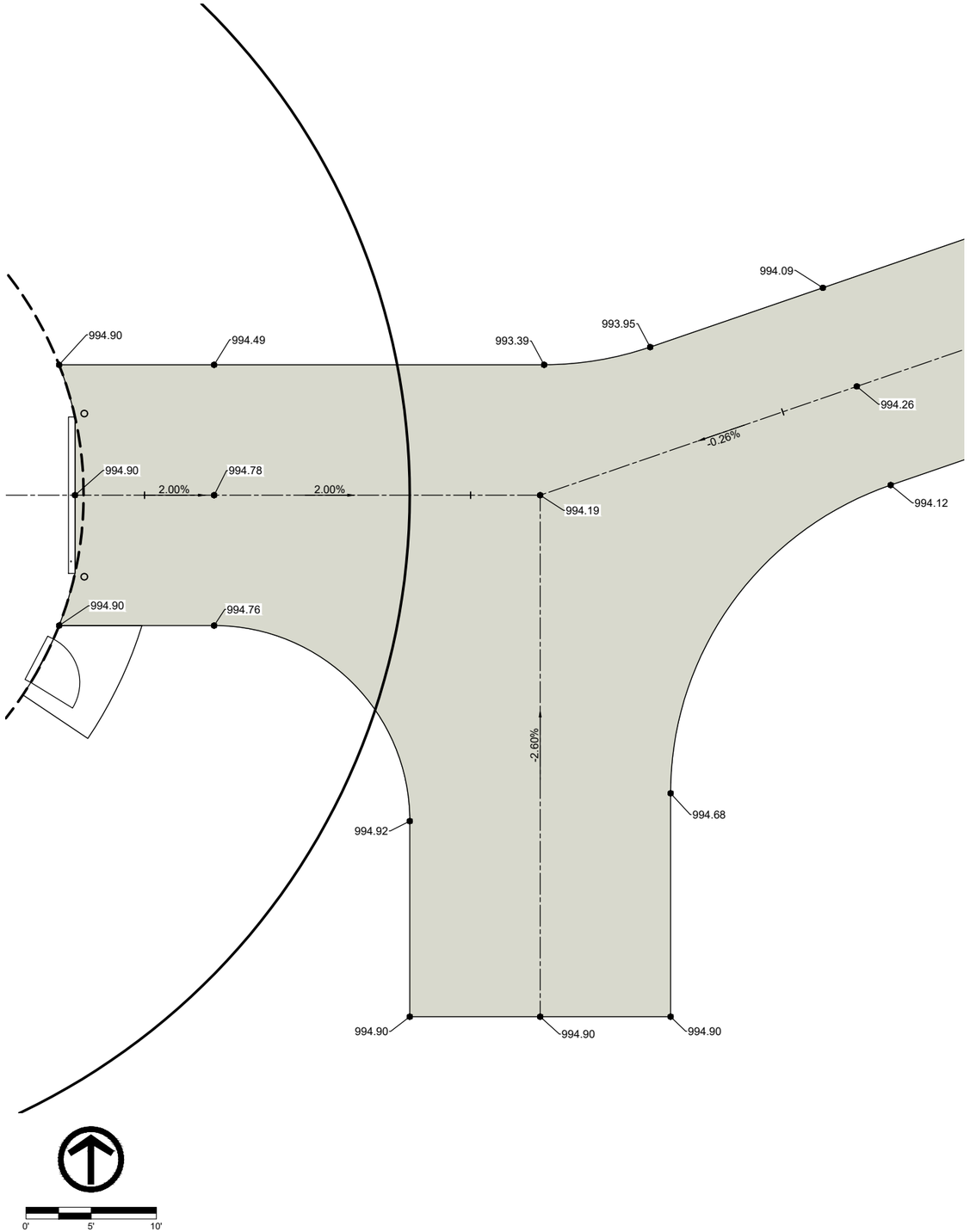
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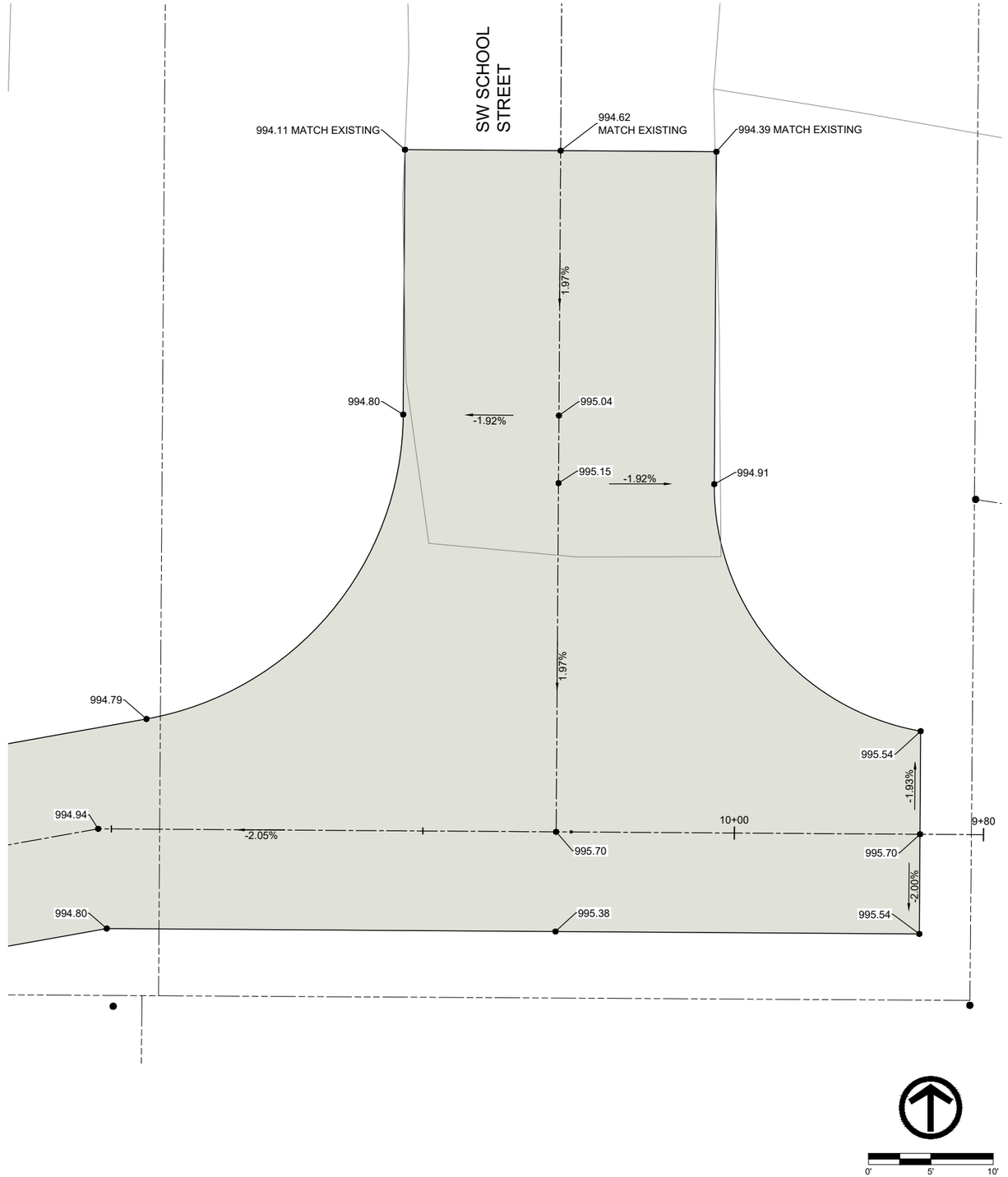
ACCESS DRIVE PLAN AND PROFILE

SHEET NO.
D.1

PROJECT 115296

PLOTTED: Wednesday, February 11, 2026 11:54:59 AM





X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

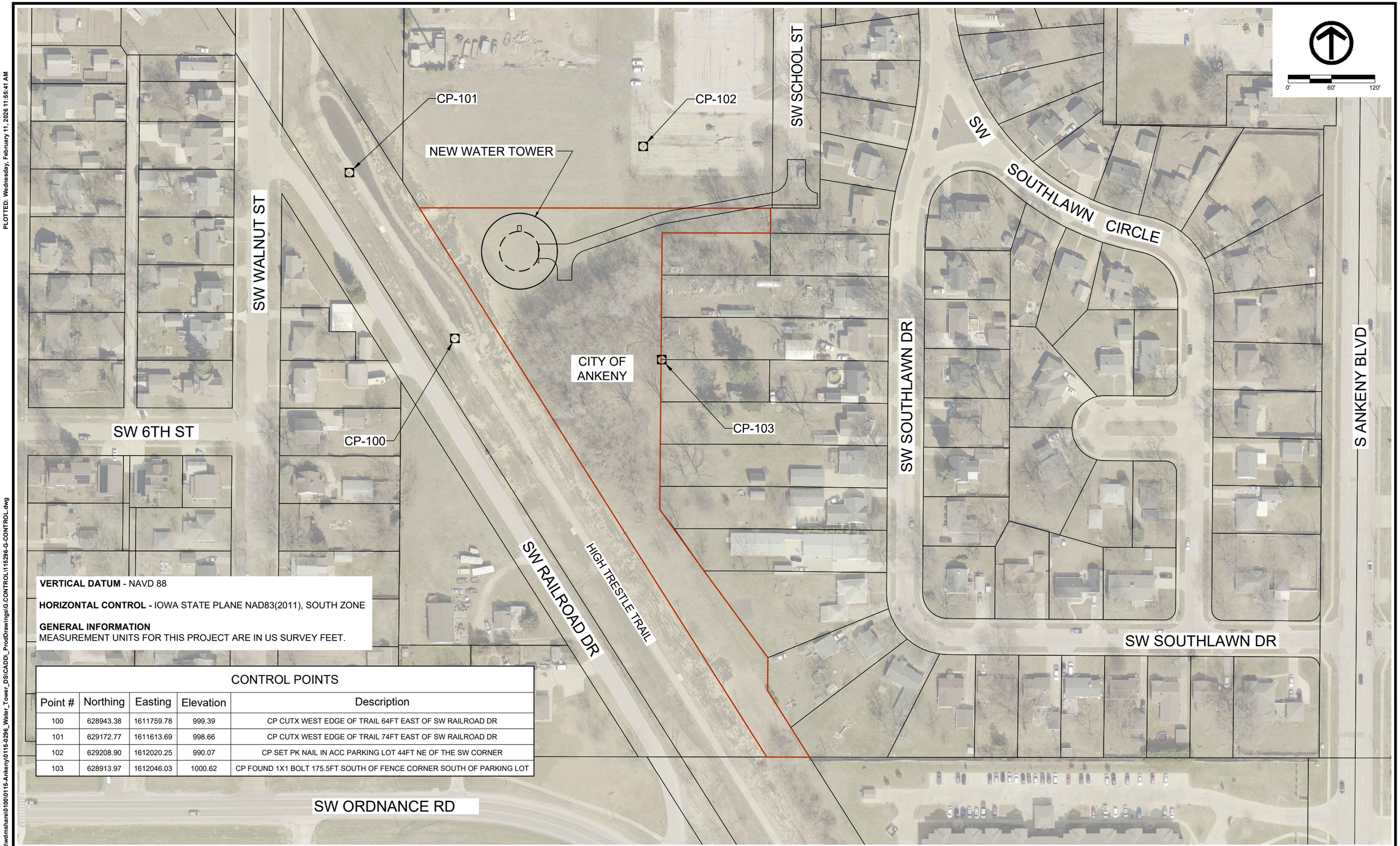
ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

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INTERSECTION GRADING

SHEET NO.
D.2

PROJECT 115296



VERTICAL DATUM - NAVD 88

HORIZONTAL CONTROL - IOWA STATE PLANE NAD83(2011), SOUTH ZONE

GENERAL INFORMATION
MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET.

CONTROL POINTS

Point #	Northing	Easting	Elevation	Description
100	628943.38	1611759.78	999.39	CP CUTX WEST EDGE OF TRAIL 64FT EAST OF SW RAILROAD DR
101	629172.77	1611613.69	998.66	CP CUTX WEST EDGE OF TRAIL 74FT EAST OF SW RAILROAD DR
102	629208.90	1612020.25	990.07	CP SET PK NAIL IN ACC PARKING LOT 44FT NE OF THE SW CORNER
103	628913.97	1612046.03	1000.62	CP FOUND 1X1 BOLT 175.5FT SOUTH OF FENCE CORNER SOUTH OF PARKING LOT

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SCALE	AS NOTED
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CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
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ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

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CONTROL SHEET

SHEET NO.
G.1

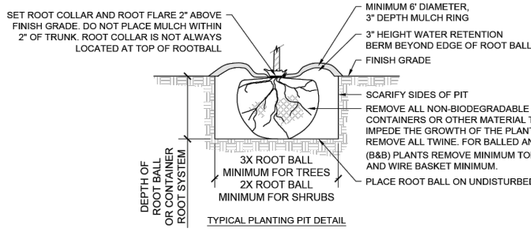
PROJECT 115296

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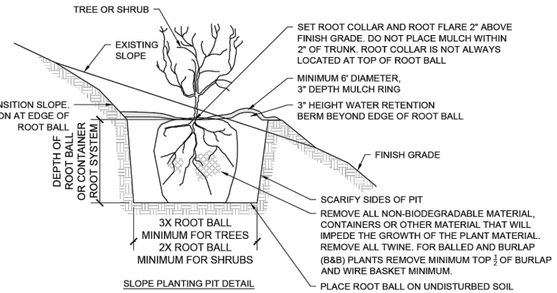
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PLOTTED: Wednesday, February 11, 2026 11:55:50 AM

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TYPICAL PLANTING PIT DETAIL



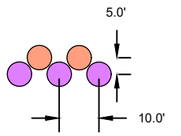
SLOPE PLANTING PIT DETAIL

PLANTING AND SEEDING NOTES

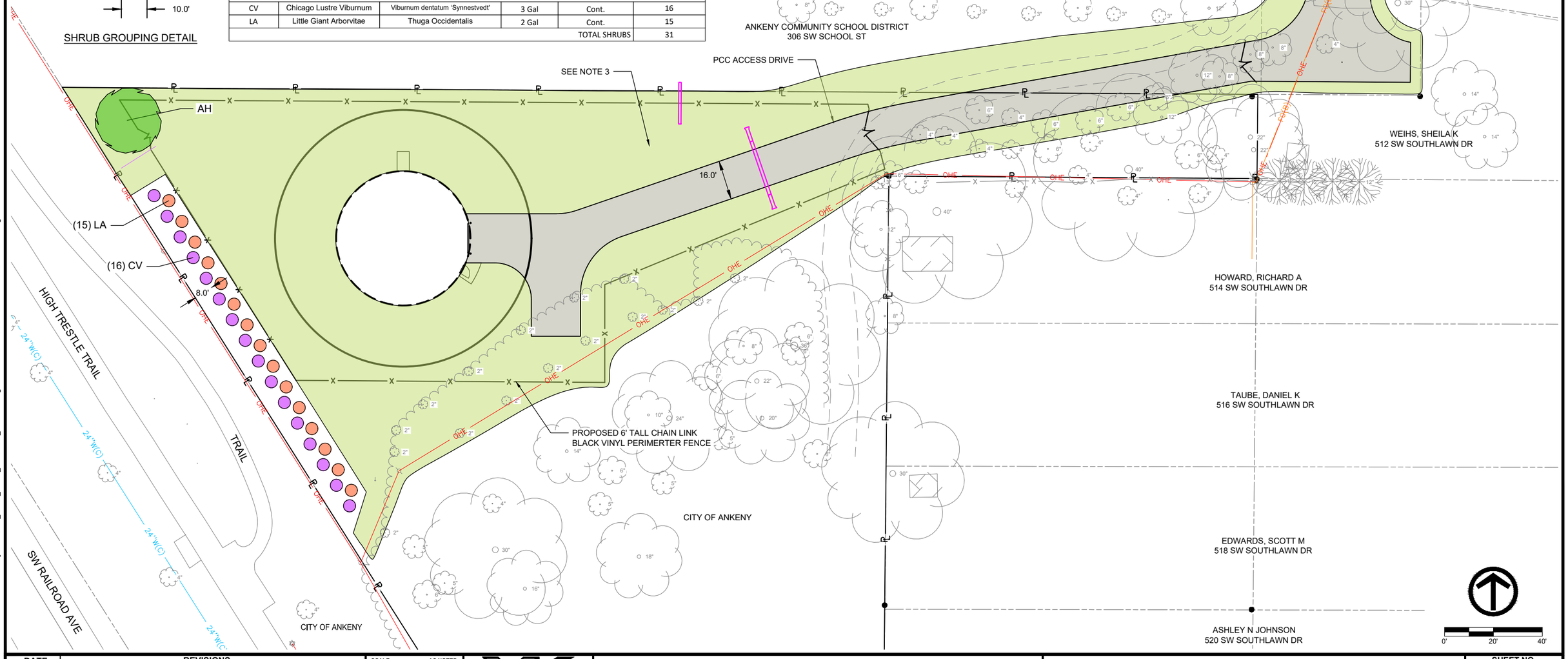
1. SEE SUDAS SECTION 9030 PLANT MATERIAL AND PLANTING. PLANT TREES PER SUDAS, IN AREA AS SHOWN ON PLANS.
2. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT BEING ACCEPTED AS COMPLETE.
3. USE SUDAS TYPE 1SEED MIX IN ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
4. SEED AND FERTILIZE AS SPECIFIED IN SUDAS.
5. AREA TO BE SEEDED SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 ½ INCHES.
6. FERTILIZER SHALL BE INCORPORATED INTO SOIL DEPTH OF 3" BY MECHANICAL MEANS.
7. ALL SEEDED AREAS SHALL BE MULCHED AND TUCKED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
8. MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE). HAY, BROMEGRASS, TIMOTHY, ORCHARD, GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
9. ALL SEEDED AREAS SHALL BE WATERED MANUALLY, OR BY IRRIGATION SYSTEM, MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANT SIZE	CONDITION	QUANTITY
		TREES			
AH	American Hophornbeam	Ostrya virginiana	1 1/2" Cal.	B&B	1
				TOTAL TREES	1
		SHRUBS			
CV	Chicago Lustre Viburnum	Viburnum dentatum 'Synnestvedt'	3 Gal	Cont.	16
LA	Little Giant Arborvitae	Thuga Occidentalis	2 Gal	Cont.	15
				TOTAL SHRUBS	31



SHRUB GROUPING DETAIL



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

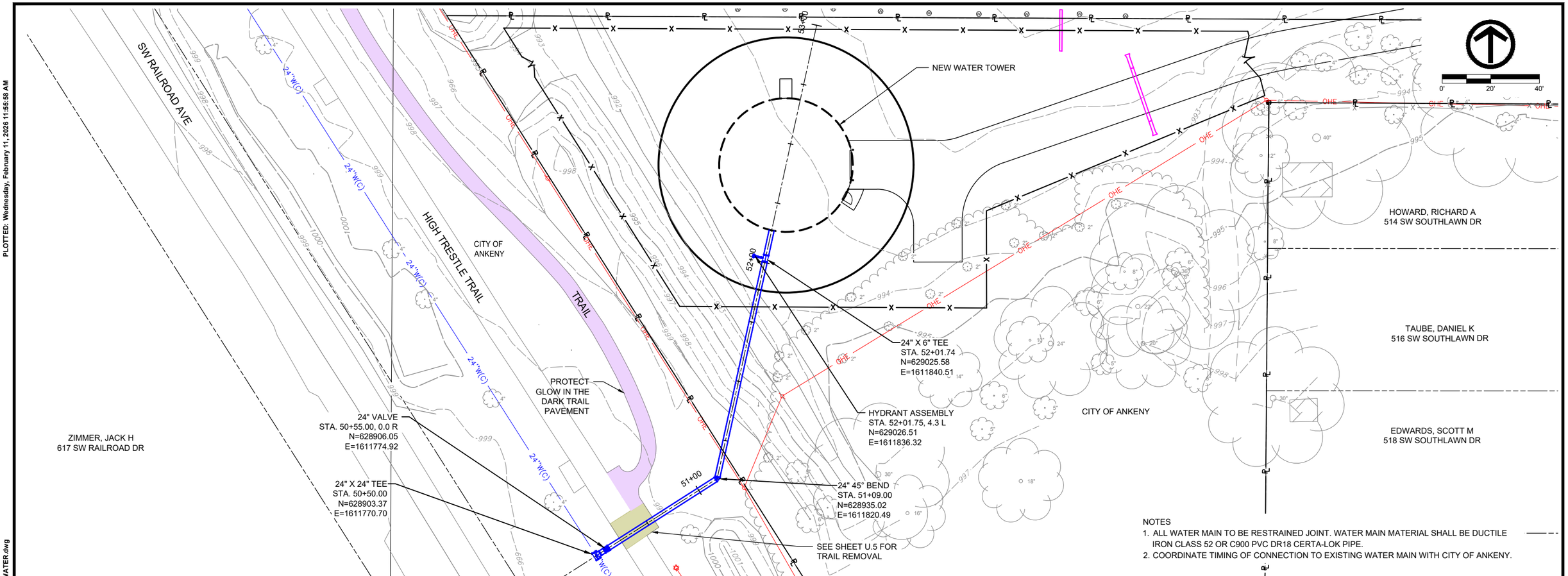
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LANDSCAPE PLAN

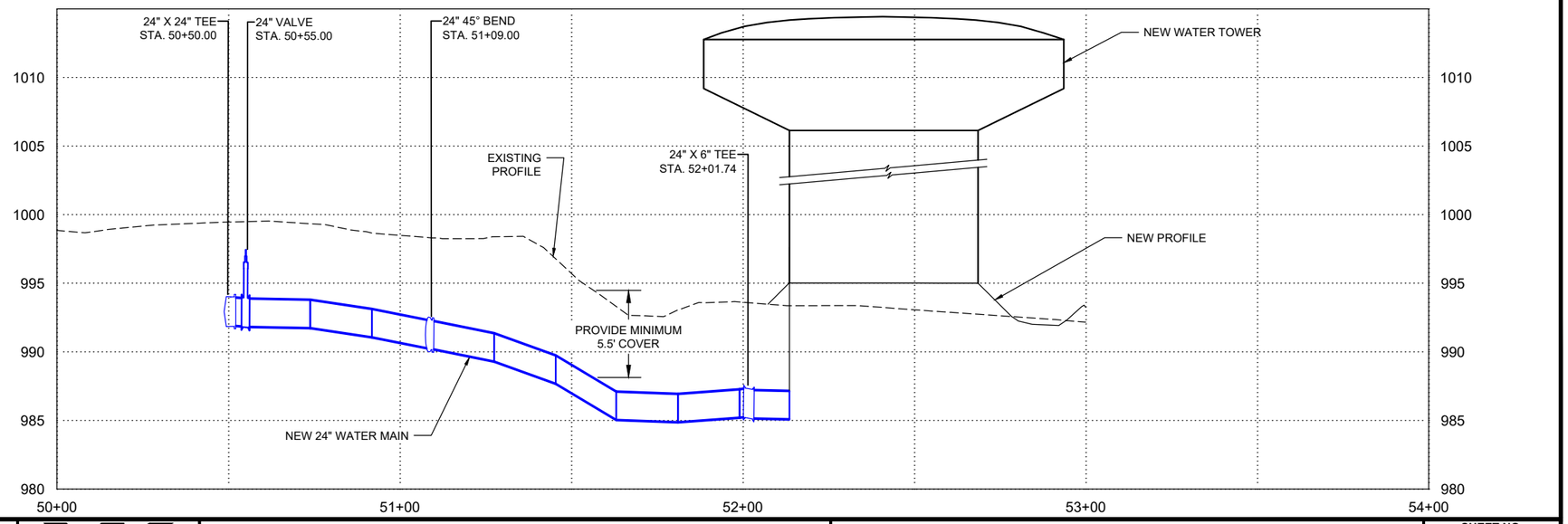
SHEET NO.
K.1

PROJECT 115296

PLOTTED: Wednesday, February 11, 2026 11:55:58 AM
X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI & 115296-P-STORM & 115296-P-REMOVAL PLAN & 115296-P-FENCE
FILE PATH: vkdom.netwidmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\CADD_ProdDrawings\MWM.WATER MAIN\115296-PP-WATER.dwg



NOTES
1. ALL WATER MAIN TO BE RESTRAINED JOINT. WATER MAIN MATERIAL SHALL BE DUCTILE IRON CLASS 52 OR C900 PVC DR18 CERTA-LOK PIPE.
2. COORDINATE TIMING OF CONNECTION TO EXISTING WATER MAIN WITH CITY OF ANKENY.



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

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515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

WATER MAIN

SHEET NO.
MWM.1

PROJECT 115296

NOTES
1. ROLLED EROSION CONTROL MATTING SHALL BE INSTALLED ON DETENTION FACILITY BERM SLOPES (3:1).
2. ALL AREAS SHALL BE TEMPORARY SEEDED/MULCHED AS SET FORTH IN SWPPP.

PROTECT EXISTING 15" RCP CULVERTS

SILT FENCE

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST

INSTALL TEMPORARY SEDIMENT BASIN DEWATERING DEVICE. SEE DETAIL ON SHEET U.10

5' X 5' FLOW TRANSITION MAT (TYP)

15' X 4' FLOW TRANSITION MAT (TYP)

SILT FENCE

SILT FENCE

SW SCHOOL STREET

MICHAEL THOMAS BOYD
508 SW SOUTHLAWN DR

KYLE B BENNA
409 SW LOGAN ST

WEIHS, SHEILA K
512 SW SOUTHLAWN DR

HOWARD, RICHARD A
514 SW SOUTHLAWN DR

TAUBE, DANIEL K
516 SW SOUTHLAWN DR

TRAIL

HIGH TRESTLE TRAIL

0' 20' 40'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

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EROSION CONTROL

SHEET NO. RC.1

PROJECT 115296

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI & 115296-P-FENCE & 115296-P-STORM
FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DSICADD_ProdDrawings\RC-POLLUTION PREVENTION\115296-POLLUTION PREVENTION.dwg
PLOTTED: Wednesday, February 11, 2026 11:56:05 AM

NOTES
1. ACCESS SITE OFF OF SW SCHOOL STREET. CONTRACTOR TO PROVIDE TEMPORARY ACCESS DRIVE TO SITE AS NECESSARY.
2. 6' WIDE, 5" THICK PCC WALK TO PERSONNEL DOOR. CENTER 6' X 6' DOOR STOOP ON DOOR. SEE DOOR STOOP DETAIL.
3. A PORTION OF THE PROPOSED STAGING AREA SHOWN IS LOCATED ABOVE EXISTING GEOTHERMAL WELL FIELD. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING GEOTHERMAL WELLS. PER ORIGINAL WELL FIELD DESIGNER, TOP OF WELLS ARE LOCATED APPROXIMATELY 4' BELOW SURFACE GRADE.
4. EQUIPMENT STAGING OVER GEOTHERMAL WELL FIELD IS RESTRICTED TO LIGHT DUTY EQUIPMENT AND MATERIALS. HEAVY EQUIPMENT AND MATERIALS MAY BE STORED WEST OF THE GEOTHERMAL WELL FIELD.

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST

70.0'
70.0'
LIGHT EQUIPMENT AND MATERIALS ONLY
STAGING AREA. SEE NOTES 3 AND 4
PROTECT EXISTING GEOTHERMAL WELL (TYP)
PROTECT TREES WITH ORANGE SAFTEY FENCE
CONSTRUCT 20' WIDE DOUBLE SWING TUBE GATE
CONSTRUCT 10' WIDE DOUBLE SWING GATE
CONSTRUCT 18' WIDE DOUBLE SWING GATE
6" C900 PVC
PCC ACCESS DRIVE
5.0'
SPLASH PAD
CENTER OF WATER TOWER
N=629064.00
E=1611849.00
SB-1
SB-2
SB-3
SB-4
GUARD POST (TYP)
SEE NOTE 2
25'R
N=629099.00
E=1611911.81
25'R
N=629169.89
E=1612194.53
20'R
N=629164.24
E=1612264.69
15'R
N=629039.00
E=1611886.50
25'R
N=629041.13
E=1611946.50
200'R
15" RCP
PRIVATE ELECTRIC
PUBLIC WATER MAIN
SW SCHOOL STREET
66.0'
54.7'
10+00
9+80
11+00
12+00
13+00
14+00
15+00
15+25
16.0'
20.0'
40.0'
17.0'
HIGH TRESTLE TRAIL
TRAIL
SW RAILROAD AVE
PUBLIC WATER MAIN
PROTECT GLOW IN THE DARK TRAIL PAVEMENT
PROPOSED 6' TALL BLACK VINYL PERIMERTER FENCE
NEW 24" WATER MAIN
PROTECT
CITY OF ANKENY
CITY OF ANKENY

MICHAEL THOMAS BOYD
508 SW SOUTHLAWN DR
KYLE B BENNA
409 SW LOGAN ST
WEIHS, SHEILA K
512 SW SOUTHLAWN DR
HOWARD, RICHARD A
514 SW SOUTHLAWN DR
TAUBE, DANIEL K
516 SW SOUTHLAWN DR
EDWARDS, SCOTT M
518 SW SOUTHLAWN DR
ASHLEY N JOHNSON
520 SW SOUTHLAWN DR

0' 20' 40'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

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SITE PLAN

SHEET NO.
U.1

PROJECT 115296

PLOTTED: Wednesday, February 11, 2026 11:56:12 AM

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI & 115296-P-FENCE & 115296-P-STORM
FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\CADD_ProdDrawings\U\SITE PLAN\115296-P-SITE PLAN.dwg

NOTES
1. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN MUST BE VERIFIED AND PROVIDED TO THE CITY OF ANKENY WITH THE CONSTRUCTION DRAWING AS-BUILTS.

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST

PROPOSED DRY DETENTION POND
TOP OF POND = 993.40
BOTTOM OF POND = 991.25
SPILLWAY ELEVATION = 993.00
100 YEAR HWL = 993.33

17.0 LF OF 6" C900 PVC @ 1.47%
NORTH INV=991.00
SOUTH INV=991.25

FLARED END SECTION
WITH TRASH GUARD
INV=991.52

PCC ACCESS DRIVE

EXISTING GEOTHERMAL WELL(TYP)

100 YEAR HWL

AUXILIARY SPILLWAY
INV=993.00

NEW WATER TOWER
FFE = 995.0

993.40

993.40

993.40

SW SCHOOL STREET

MICHAEL THOMAS BOYD
508 SW SOUTHLAWN DR

KYLE B BENNA
409 SW LOGAN ST

WEIHS, SHEILA K
512 SW SOUTHLAWN DR

HOWARD, RICHARD A
514 SW SOUTHLAWN DR

FLARED END SECTION
WITH TRASH GUARD
INV=991.70

35.0 LF OF 15" RCP @ 0.50%

TAUBE, DANIEL K
516 SW SOUTHLAWN DR

EDWARDS, SCOTT M
518 SW SOUTHLAWN DR

JOHNSON, ASHLEY N
520 SW SOUTHLAWN DR

GRADE TO 994.9 ELEVATION
ADJACENT TO TOWER

CITY OF ANKENY

CITY OF ANKENY

TRAIL

HIGH TRESTLE TRAIL

SW RAILROAD AVE

15+25 15+00 14+00 13+00 12+00 11+00 10+00 9+80

0' 20' 40'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
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GRADING PLAN

SHEET NO.
U.2

PROJECT 115296

PLOTTED: Wednesday, February 11, 2026 11:56:18 AM
X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI & 115296-P-STORM
FILE PATH: vkdom.net\wdmshare\01000\115-Ankeny\0115-0296_Water_Tower_DSICADD_ProdDrawings\U.GRADING PLAN\115296-P-SITE GRDG.dwg

PLOTTED: Wednesday, February 11, 2026 11:56:24 AM
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FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DSICADD_ProdDrawingsIU\SITE PLAN\115296-P-DIMENSIONAL PLAN.dwg

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST

SW SCHOOL STREET

MICHAEL THOMAS BOYD
508 SW SOUTHLAWN DR

KYLE B BENNA
409 SW LOGAN ST

WEIHS, SHEILA K
512 SW SOUTHLAWN DR

HOWARD, RICHARD A
514 SW SOUTHLAWN DR

TAUBE, DANIEL K
516 SW SOUTHLAWN DR

EDWARDS, SCOTT M
518 SW SOUTHLAWN DR

ASHLEY N JOHNSON
520 SW SOUTHLAWN DR

CITY OF ANKENY

CITY OF ANKENY

ROW

ROW

66.0'

8"W(C)

OHE

FORCE

REQUIRED 8.0' MINIMUM
SIDE YARD SETBACK

SITE PROPERTY LINE

8.0'

8.4'

PROPOSED STORMWATER
MANAGEMENT EASEMENT

PROPOSED ACCESS EASEMENT

N89°40'01"W
238.83'

N79°52'28"E
190.75'

S00°23'24"W
34.62'

N89°40'01"W
187.54'

PCC ACCESS DRIVE

SITE PROPERTY LINE

S00°00'00"E
31.78'

N90°00'00"E
40.92'

S42°27'13"E
25.21'

N71°17'19"E
152.22'

N89°44'51"E
36.72'

CENTER OF WATER
STORAGE TOWER
FFE=995.0
N=629064.00
E=1611849.00

55' DIAMETER
PEDESTAL

105' DIAMETER TANK

30.0'

27.8'

REQUIRED 30.0' MINIMUM
FRONT YARD SETBACK

HIGH TRESTLE TRAIL

TRAIL

24"W(C)

SW RAILROAD AVE

0' 20' 40'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

DIMENSION PLAN

SHEET NO.
U.3

PROJECT 115296

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI & 115296-P-FENCE
FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\CADD_ProdDrawings\U.SITE PLAN\115296-P-SITE DIMENSIONAL PLAN.dwg
PLOTTED: Wednesday, February 11, 2026 11:56:31 AM

CITY OF ANKENY

SW WALNUT STREET

SW SCHOOL STREET

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST

MICHAEL THOMAS BOYD
508 SW SOUTHLAWN DR

KYLE B BENNA
409 SW LOGAN ST

WEIHS, SHEILA K
512 SW SOUTHLAWN DR

HOWARD, RICHARD A
514 SW SOUTHLAWN DR

TAUBE, DANIEL K
516 SW SOUTHLAWN DR

EDWARDS, SCOTT M
518 SW SOUTHLAWN DR

ASHLEY N JOHNSON
520 SW SOUTHLAWN DR

SHARON K PRESNALL
LIVING TRUST
522 SW SOUTHLAWN DR

POLLOCK, DAVID E
524 SW SOUTHLAWN DR

O'NEEL, MITCHELL L
526 SW SOUTHLAWN DR

GANTZ SR, ROBERT D
HART, SUSAN M
528 SW SOUTHLAWN DR

COX, JACK L
COX, MARGORY K
530 SW SOUTHLAWN DR

WENDT, KEITH E
WENDT, ROBIN R
532 SW SOUTHLAWN DR

NORIEGA, MICHELLE L
534 SW SOUTHLAWN DR

ZIMMER, JACK H

SOUTHLAWN PLACE
REPLAT

S89°40'01"E 489.29'

S00°31'34"W
34.43'(M) 34.8'(R)

N89°37'14"W
150.69'(M)
150.0'(R)

S00°31'34"W
383.17'(M) 383.0'(R)

S00°31'34"W
45.00'(M&R)

S32°24'21"E
108.04'(M)
108.40'(R)

N89°56'07"W
58.41'

S35°41'36"E 255.03'

N32°19'32"W 902.58'

24"W(C)

OHE

HIGH TRESTLE TRAIL

TRAIL

"VACATED" FORT DODGE, DES MOINES & SOUTHERN RAILROAD

FORMER CHICAGO & NORTHWESTERN TRANSPORTATION COMPANY

"VACATED" FORT DODGE, DES MOINES & SOUTHERN RAILROAD

SW RAILROAD AVE

0' 60' 120'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

SITE DIMENSION PLAN

SHEET NO.
U.4

PROJECT 115296

PLOTTED: Wednesday, February 11, 2026 11:56:36 AM

NOTES
1. REMOVE AND REPLACE EXISTING HIGH TRESTLE TRAIL TO NEAREST JOINT AS REQUIRED FOR WATER MAIN INSTALLATION. REPLACEMENT TRAIL SHALL MATCH EXISTING TRAIL CROSS SECTION.
2. PROTECT EXISTING GLOW IN THE DARK TRAIL DURING CONSTRUCTION.

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL ST

EXISTING GEOTHERMAL WELL (TYP)

REMOVE EXISTING STREET

REMOVE EXISTING ACCESS DRIVE

CLEARING AND GRUBBING LIMITS

PROTECT POWER POLE AND APPURTENANCES (TYP)

SEE NOTE 2

SEE NOTE 1

CITY OF ANKENY

TRAIL

HIGH TRESTLE TRAIL

SW RAILROAD AVE

SW SCHOOL STREET

MICHAEL THOMAS BOYD
508 SW SOUTHLAWN DR

KYLE B BENNA
409 SW LOGAN ST

WEIHS, SHEILA K
512 SW SOUTHLAWN DR

HOWARD, RICHARD A
514 SW SOUTHLAWN DR

TAUBE, DANIEL K
516 SW SOUTHLAWN DR

EDWARDS, SCOTT M
518 SW SOUTHLAWN DR

ASHLEY N JOHNSON
520 SW SOUTHLAWN DR

0' 20' 40'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
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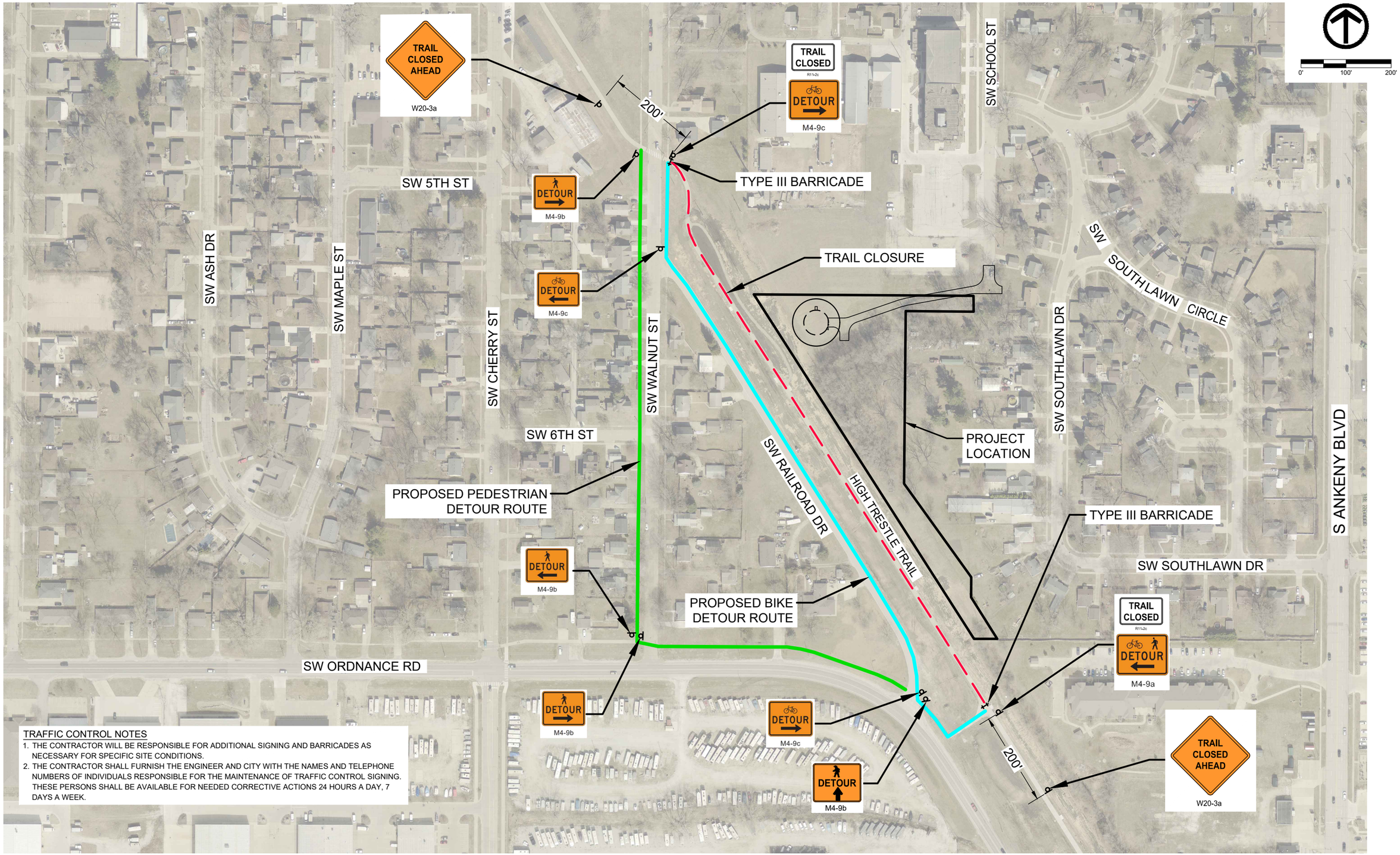
REMOVAL PLAN

SHEET NO. U.5

PROJECT 115296

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-P-FENCE
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PLOTTED: Wednesday, February 11, 2026 11:57:17 AM



TRAFFIC CONTROL NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL SIGNING AND BARRICADES AS NECESSARY FOR SPECIFIC SITE CONDITIONS.
2. THE CONTRACTOR SHALL FURNISH THE ENGINEER AND CITY WITH THE NAMES AND TELEPHONE NUMBERS OF INDIVIDUALS RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL SIGNING. THESE PERSONS SHALL BE AVAILABLE FOR NEEDED CORRECTIVE ACTIONS 24 HOURS A DAY, 7 DAYS A WEEK.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
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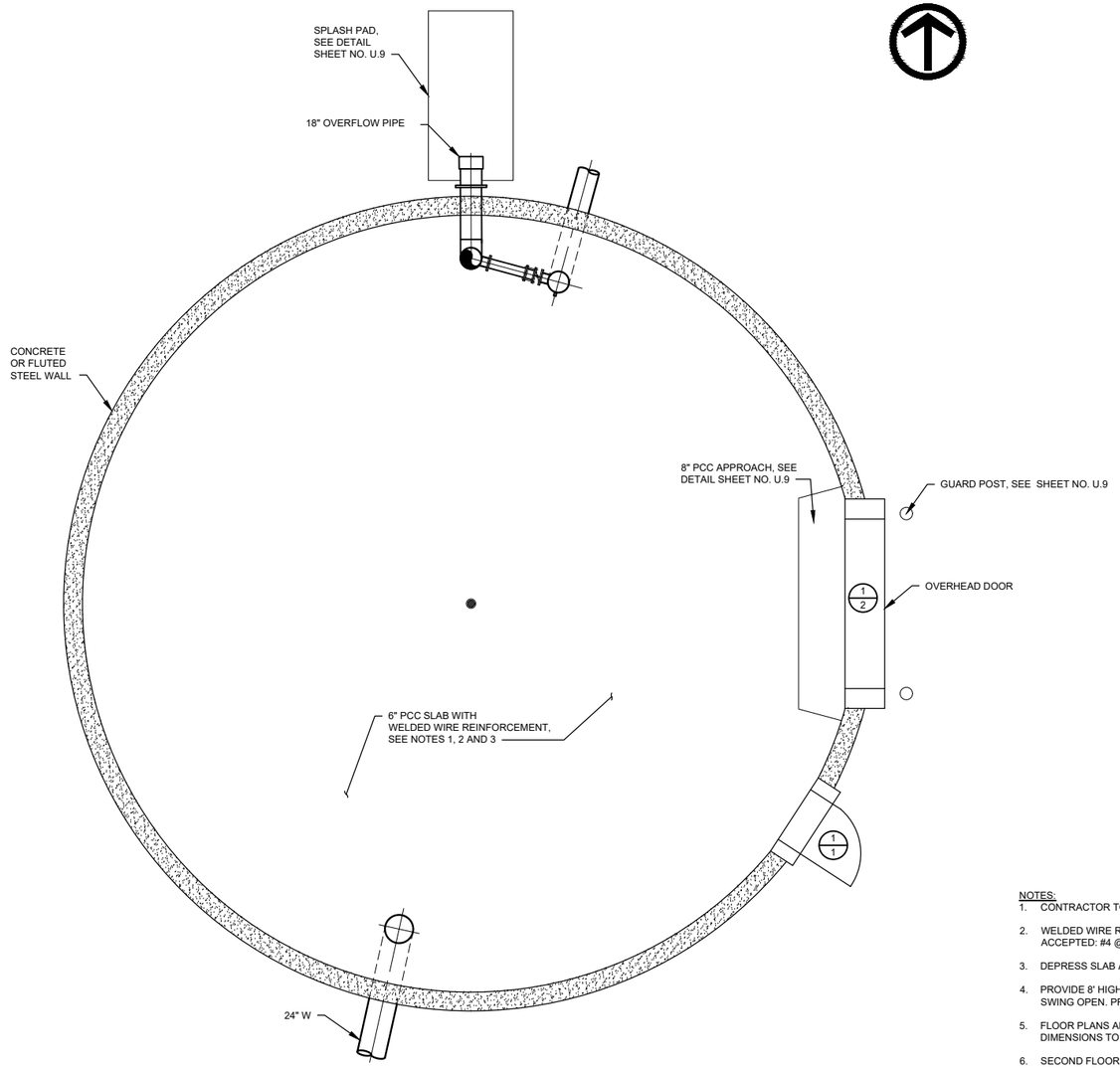
TRAIL DETOUR PLAN

SHEET NO. U.6

PROJECT 115296

X-REFS: 115296 SURVEY BASE & 115296 Parcels & 115296-P-TOWER & 115296-POLK CO AERI & 115296-P-DRIVE
FILE PATH: vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\CADD_ProdDrawings\U.TRAIL DETOUR\115296-TRAIL DETOUR.dwg

PLOTTED: Wednesday, February 11, 2026 11:57:21 AM



FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. CONTRACTOR TO SUBMIT A JOINTING PLAN TO BE APPROVED BY OWNER AND ENGINEER. MAXIMUM 12' PANEL DIMENSIONS.
2. WELDED WIRE REINFORCEMENT SHALL BE 4X4-W4XW4, CUT REINFORCEMENT 2" CLEAR OF EXPANSION JOINTS. ALTERNATE REINFORCEMENT ACCEPTED: #4 @ 12" E.W..
3. DEPRESS SLAB AS REQUIRED TO PROVIDE SLOPE TO OVERHEAD DOOR. PROVIDE FULL 6" THICKNESS OF CONCRETE SLAB IN DEPRESSED AREAS.
4. PROVIDE 8' HIGH ALUMINUM LADDER SHIELD AT GROUND LEVEL TO PREVENT ACCESS TO LADDER. PROVIDE HINGE TO ALLOW LADDER BARRIER TO SWING OPEN. PROVIDE HASP TO ALLOW FOR LOCKING OF LADDER BARRIER WITH PADLOCK.
5. FLOOR PLANS ARE INTENDED TO SHOW GENERAL LAYOUT FOR BOTH COMPOSITE AND FLUTED COLUMN TANK TYPE ALTERNATES. FINAL LAYOUT AND DIMENSIONS TO BE DESIGNED BY CONTRACTOR FOR CHOSEN TANK TYPE.
6. SECOND FLOOR TO BE DESIGNED BY CONTRACTOR. SHAPE FLOOR TO PROVIDE SLOPE TO FLOOR DRAIN.
7. ROUTE 6" SCH. 40 PVC DRAIN PIPE BELOW SECOND FLOOR AND CONNECT TO OVERFLOW PIPE. MINIMUM SLOPE OF 1.00%.
8. MOUNT STEEL SIGN AT TOP OF STAIRCASE ON HANDRAIL READING "FLOOR LIVE LOAD CAPACITY NOT TO EXCEED 125 PSF".
9. STAIRS, LANDING AND SUPPORTS TO BE DESIGNED BY CONTRACTOR.
10. FABRICATE MINIMUM 16' HIGH STEEL LADDER BARRIER ON SECOND FLOOR FULLY ENCLOSING LADDER AND LADDER FLOOR OPENING. BARRIER IS INTENDED TO PREVENT ANY ACCESS TO LADDER FROM SECOND FLOOR.
11. CONTRACTOR TO SUBMIT DETAILED LAYOUT OF PIPING BASED ON FINAL LOCATION OF INLET/OUTLET AND OVERFLOW PIPES. INCLUDE LOCATION OF VALVES, TAPS, BIBS, PRESSURE GAUGES, ETC.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B. SMITH
CHECKED	R. MEUSCH
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

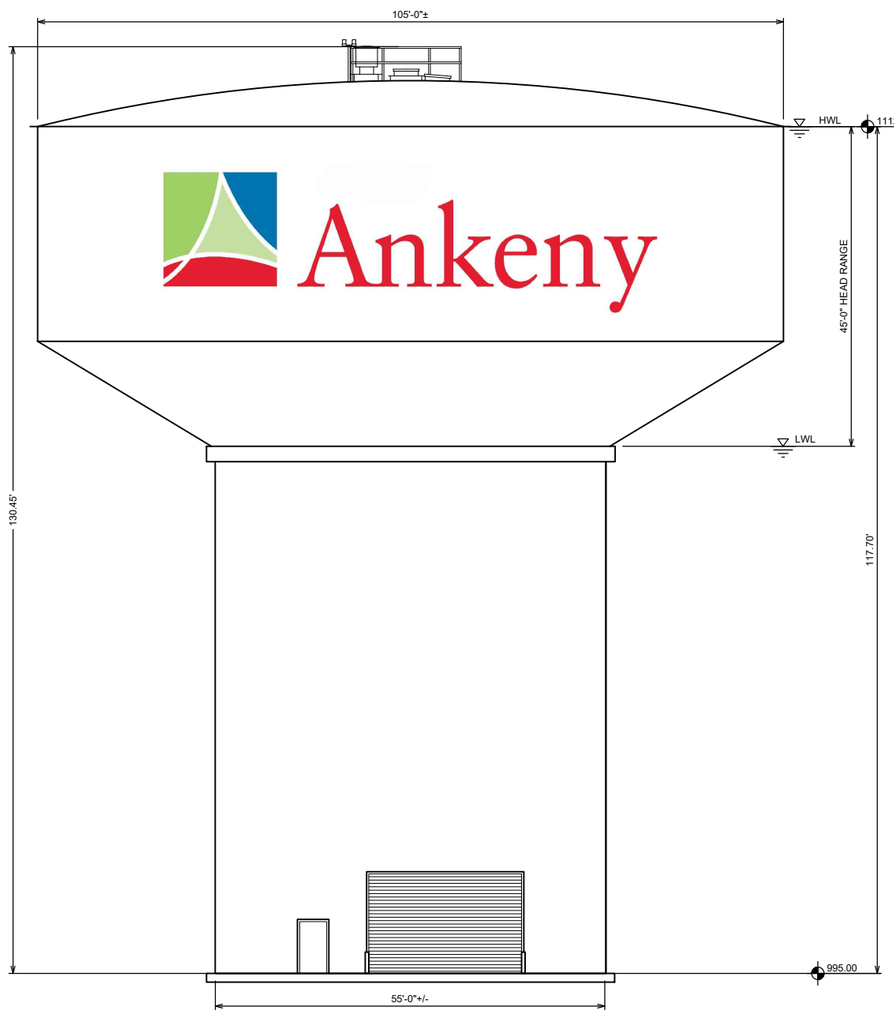
TANK FLOOR PLAN

SHEET NO. U.7

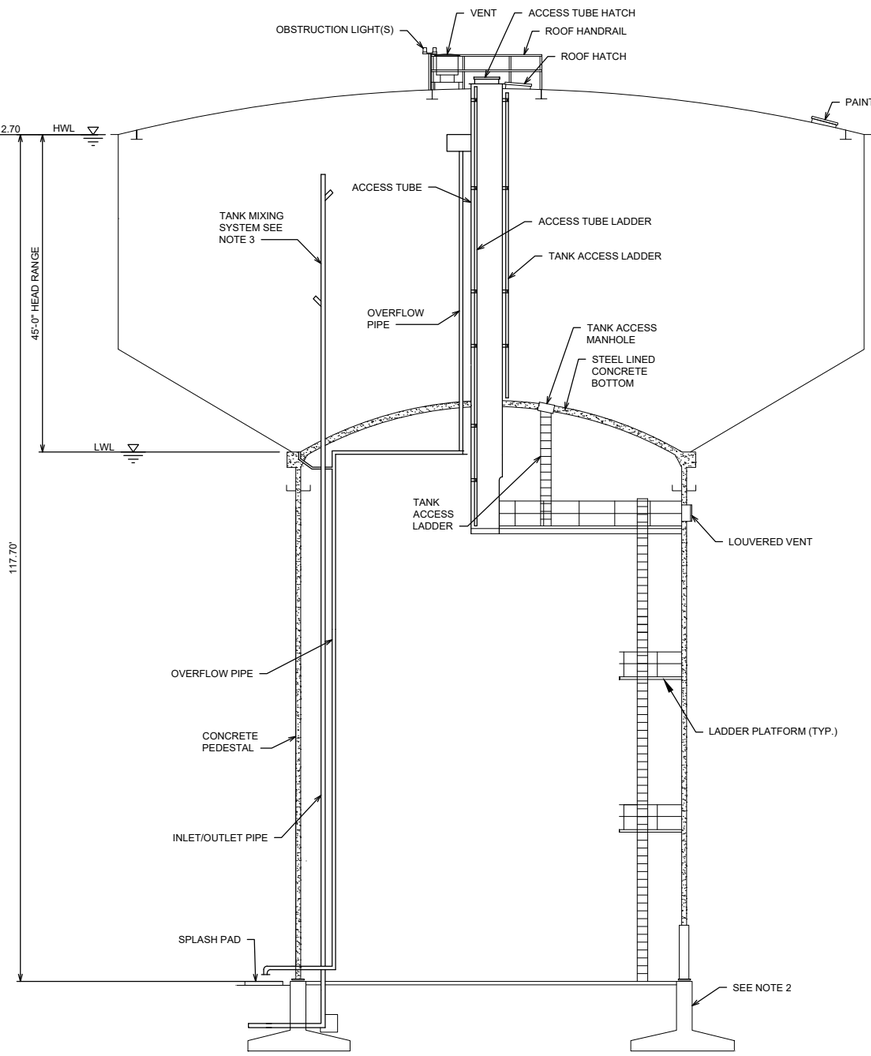
PROJECT 115296

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FILE PATH: \\VK-FS.VKDOM.NET\WDMSHARE\0100\0115-ANKENY\0115-029\6_WATER_TOWER_DS\CADD_PRODDRAWINGS\T.TANK\T.1-T.3

PLOTTED: Wednesday, February 11, 2026 11:57:22 AM



TANK ELEVATION



TANK SECTION

2,500,000 GALLON COMPOSITE WATER TOWER

NOT TO SCALE



LOGO DETAIL

NOT TO SCALE

NOTES:

1. LOGO TO APPEAR CENTERED ON THREE FACES OF TANK, TO BE DECIDED BY OWNER. DIMENSIONS ARE NOT FINAL AND ARE TO BE WORKED OUT WITH CONTRACTOR TO ADJUST FOR APPEARANCE ON SIZE OF PROVIDED TANK.
2. LOGO SHALL BE PAINTED USING TNEMEC HYDROFLON SERIES 700: (RED PANTONE 185 C, BLUE PANTONE 3015 C, GREEN PANTONE 376 C, GREEN TINT PANTONE 580 C). SEE PROJECT SPECIFICATION SECTION 09910 FOR PAINTING REQUIREMENTS.

- PANTONE 185 C
- PANTONE 376 C
- PANTONE 580 C
- PANTONE 3015 C

NOTES:

1. ACCESSORIES SHOWN ON ELEVATION DRAWINGS ARE ROTATED FOR CLARITY.
2. FOUNDATION SHOWN IS NOT TO SCALE. FOUNDATION DESIGN TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. SEE SPECIFICATION SECTION 13220 FOR MIXING SYSTEM REQUIREMENTS.
4. TANK EXTERIOR SHALL BE PAINTED USING TNEMEC HYDROFLON SERIES 700 (COOL DAWN AA04). SEE SPECIFICATION SECTION 09910 FOR PAINTING REQUIREMENTS.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B. SMITH
CHECKED	R. MEUSCH
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

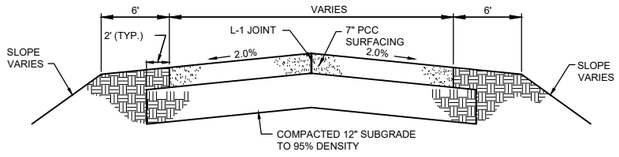
COMPOSITE TANK ELEVATIONS & SECTION

SHEET NO. U.8

PROJECT 115296

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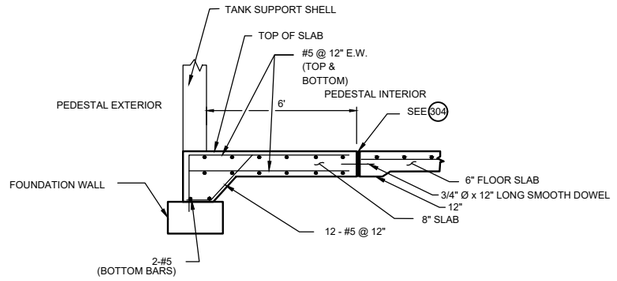
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TYPICAL SECTION - PCC SURFACING

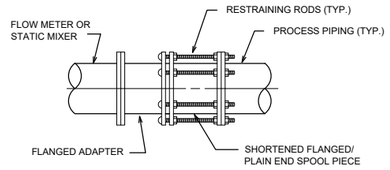
TYPICAL PAVEMENT DETAILS

NOT TO SCALE



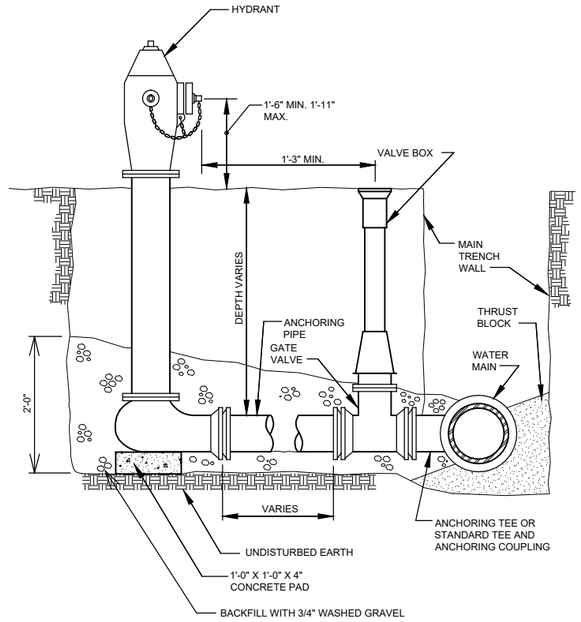
APPROACH SLAB / DOOR STOOP DETAIL AT FOUNDATION WALL

NO SCALE



FLANGED ADAPTER

NOT TO SCALE

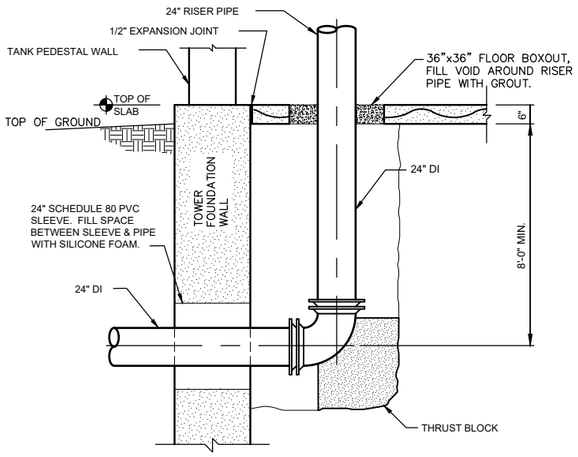


NOTES:

1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".

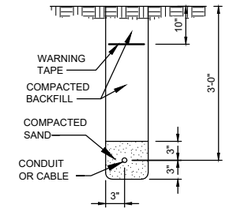
HYDRANT

NOT TO SCALE



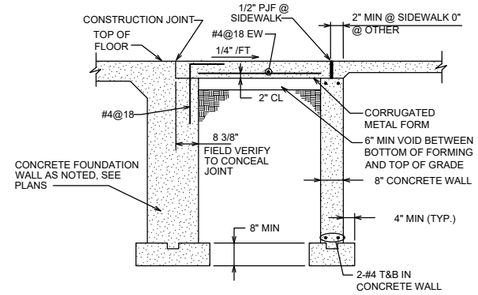
RISER PIPE FOUNDATION DETAIL

NO SCALE



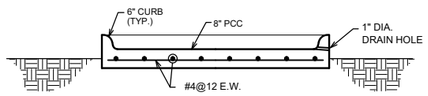
UNDERGROUND CONDUIT OR CABLE TRENCH DETAIL

NO SCALE

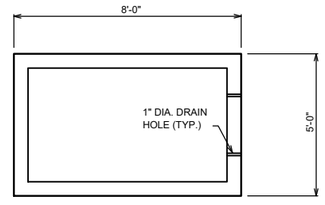


DOOR STOOP

NO SCALE



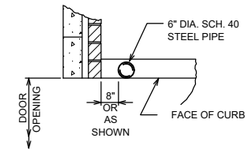
SECTION A

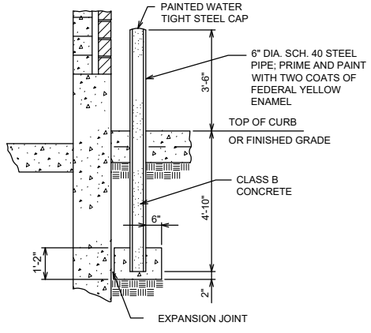


PLAN SECTION

SPLASH PAD DETAIL

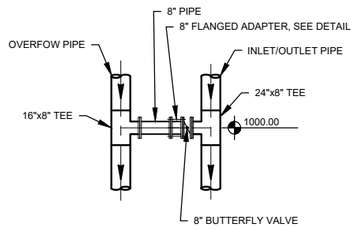
SCALE: 3/8" = 1'-0"





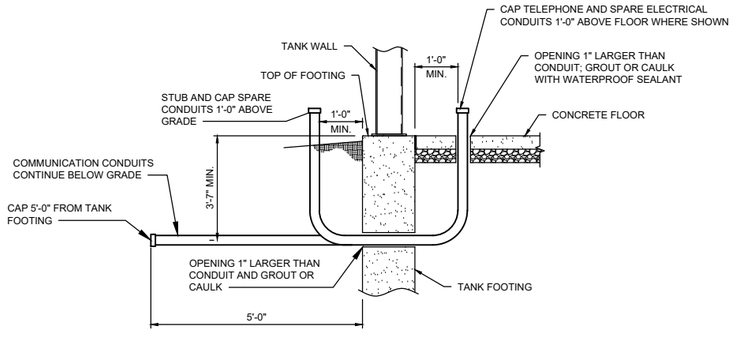
GUARD POST DETAIL

NOT TO SCALE



INTERIOR DRAIN CONNECTION

SCALE: 1/4" = 1'-0"



CONDUIT DETAIL

NO SCALE

X-REFS:
FILE PATH: \\VK-FS.VKDOM.NET\WDMSHARE\0100\0115-ANKENY\0115-0296_WATER_TOWER_DSVCADD_PRODDRAWINGS\DETAILS\DETAILS.DWG

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B. SMITH
CHECKED	R. MEUSCH
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

DETAILS

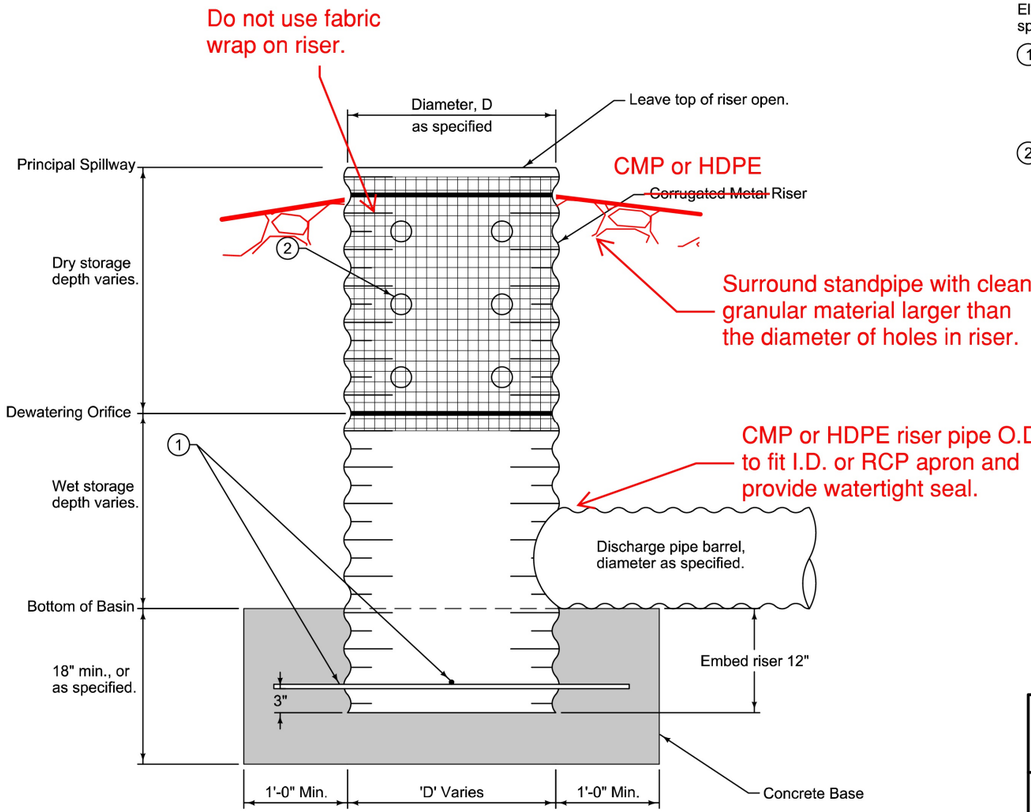
SHEET NO.

U.9

PROJECT 115296

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DIVISION 9 | 9-17 | SITE WORK AND LANDSCAPING | FIGURE 9040.115 | SHEET 1 OF 1



Elevations and dimensions not given are as specified in the contract documents.

(1) Drill four, 5/8 inch diameter holes, 3 inches from bottom of riser pipe and insert two, #4 bars in an "X" configuration.
Length of bars = D+16 inches

(2) Provide perforation configuration as specified in the contract documents.

NOTE: RED TEXT AND SYMBOLS DENOTE MODIFICATIONS

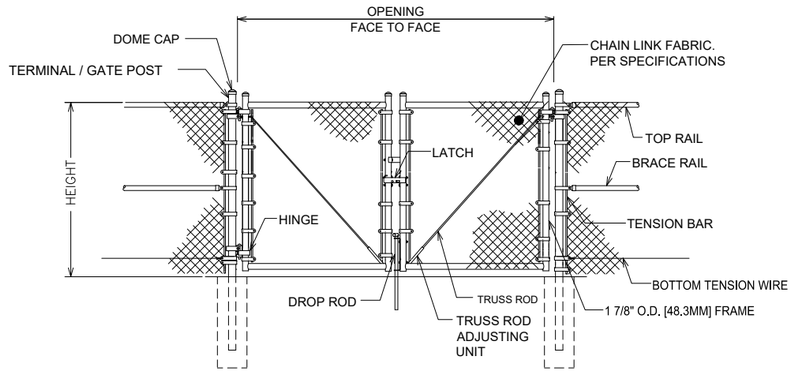
SUDAS | REVISION 2 10-21-14 | 9040.115 | SHEET 1 of 1

SUDAS Standard Specifications

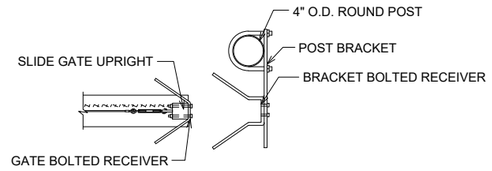
SEDIMENT BASIN DEWATERING DEVICE (PERFORATED RISER)
MODIFIED

NOTES
1. CONTRACTOR TO REMOVE TEMPORARY STANDPIPE ONCE SITE SEEDING HAS BEEN ESTABLISHED.

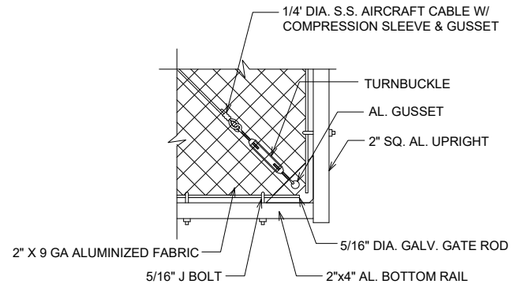
TEMPORARY SEDIMENT BASIN STANDPIPE
NO SCALE



TYPICAL DOUBLE SWING GATE ELEVATION / SECTION
NO SCALE



LATCH ASSEMBLY PLAN DETAIL
NO SCALE



TURNBUCKLE ASSEMBLY DETAIL
NO SCALE

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	2-6-26
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

ELEVATED WATER STORAGE TOWER NO. 4
CITY OF ANKENY, IOWA

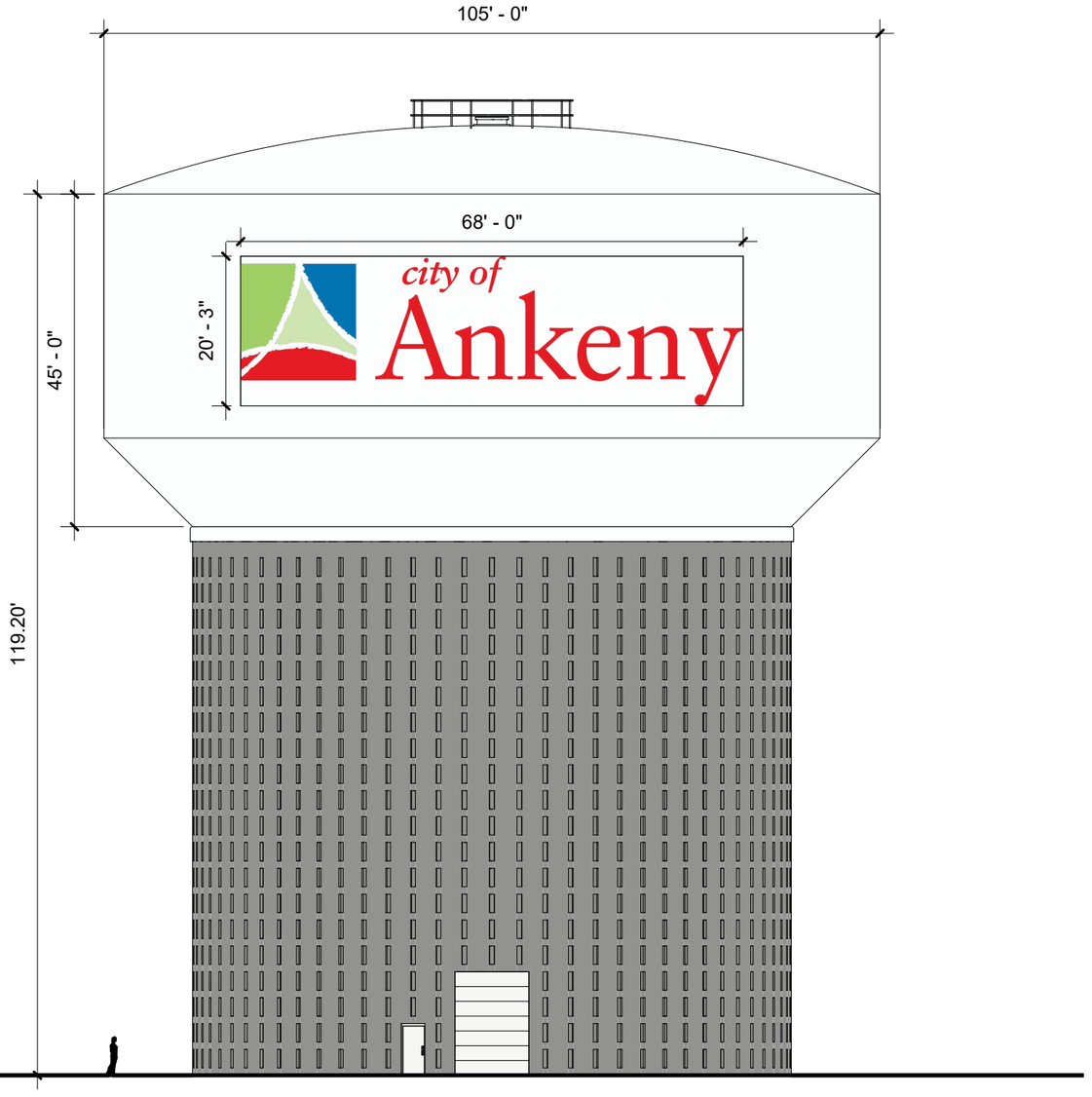
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

DETAILS

SHEET NO. U.10

PROJECT 115296

X-REFS:
FILE PATH: vkdom.netwdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\CADD_ProdDrawings\U.DETAILS\115296-DETAILS.dwg



2.5 MG COMPOSITE

Ankeny Elevated Water Storage Tower No. 4

VEENSTRA & KIMM INC.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
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. February 16, 2026 City Council Report - Staff.
2. Tentative Agenda Items for Tuesday, March 3, 2026.
3. Commissioner's Reports.

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
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