PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, March 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
Glenn Hunter		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 March 17, 2026 Agenda

Consider MOTION to approve and accept the March 17, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

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

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

2. **Ankeny Charter School Plat 1 Final Plat**

   Consider MOTION to recommend City Council approval of Ankeny Charter School Plat 1 Final Plat.

3. **3710 NE Spectrum Drive - Freddy's Site Plan**

Consider MOTION to approve the site plan for 3710 NE Spectrum Drive, Freddy's.

4. 1945 NE 36th Street - Les Schwab Tire Store

Consider MOTION to approve the site plan for 1945 NE 36th Street, Les Schwab Tire Store.

5. 2806 N Ankeny Boulevard - Central Bank Site Plan

Consider MOTION to approve the site plan for 2806 N Ankeny Boulevard, Central Bank; subject to approval and recording of Piper Properties Plat 5 and necessary easements.

6. Hope Crest Plat 2 Final Plat

Consider MOTION to recommend City Council approval of Hope Crest Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing in the amount estimated to be $3,570.00 and truncated domes in the amount estimated to be $1,600.00.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. REPORTS:

Director and Commissioner Reports

1. March 16, 2026 City Council Report
2. Tentative Agenda items for Tuesday, April 7, 2026
   Set Public Hearing for Tuesday, April 7, 2026 at 6:30 p.m. to consider:
   Property owned by Richard H. Meredith and Martha J. Meredith Revocable Trust to be rezoned from R-1 to R-3, restricted to 12 units per acre, no apartments
3. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Approval of the March 17, 2026 Agenda

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
Consider MOTION to approve and accept the March 17, 2026 agenda with/without amendments.

ATTACHMENTS
None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Glenn Hunter		Phil Tuning

ITEM NAME
Minutes of the March 3, 2026 Plan and Zoning Commission 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
Consider MOTION to approve and accept the March 3, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-03-03

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

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

ROLL CALL
Members present: Ted Rapp, Randy Weisheit, Lisa West, Joseph Herst, Phil Tuning and Todd Ripper. Absent: Trina Flack. Staff present: Eric Jensen, Eric Carstens, Ryan Kirschman and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by L. West to approve and accept the March 3, 2026 agenda without amendments. Second by T. Ripper. 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
Motion to approve and accept the February 17, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. 3106 N. Ankeny Boulevard – Advanced Family Dentistry Commercial Building Site Plan
Motion to approve the Advanced Family Dentistry Commercial Building Site Plan, located at 3106 N. Ankeny Boulevard, subject to approval and recording of Piper Properties Plat 6 and necessary easements.
Item#3 Berwick Estates Plat 3 – Final Plat
Motion to recommend approval of the Berwick Estates Plat 3 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 $194,465.
Item#4 6110 SE Convenience Boulevard – Corporate Woods Toy Storage Site Plan
Motion to approve the site plan for 6110 SE Convenience Boulevard, Corporate Woods Toy Storage, subject to recordation of the Corporate Woods Toy Storage Final Plat.

Motion by P. Tuning to approve the recommendations for Consent Agenda Items #1 - #4. Second by R. Weisheit. Motion carried 6 - 0.

REPORTS
City Council Meeting
E.Jensen reported on the March 2, 2026 City Council meeting.

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, March 17, 2026 Plan and Zoning Commission meeting.

Building Permit Reports
E. Jensen shared the February 2026 Monthly Building Permit Report

Commissioner's Reports
There were no reports.

ADJOURNMENT
There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:37 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Ankeny Charter School Plat 1 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

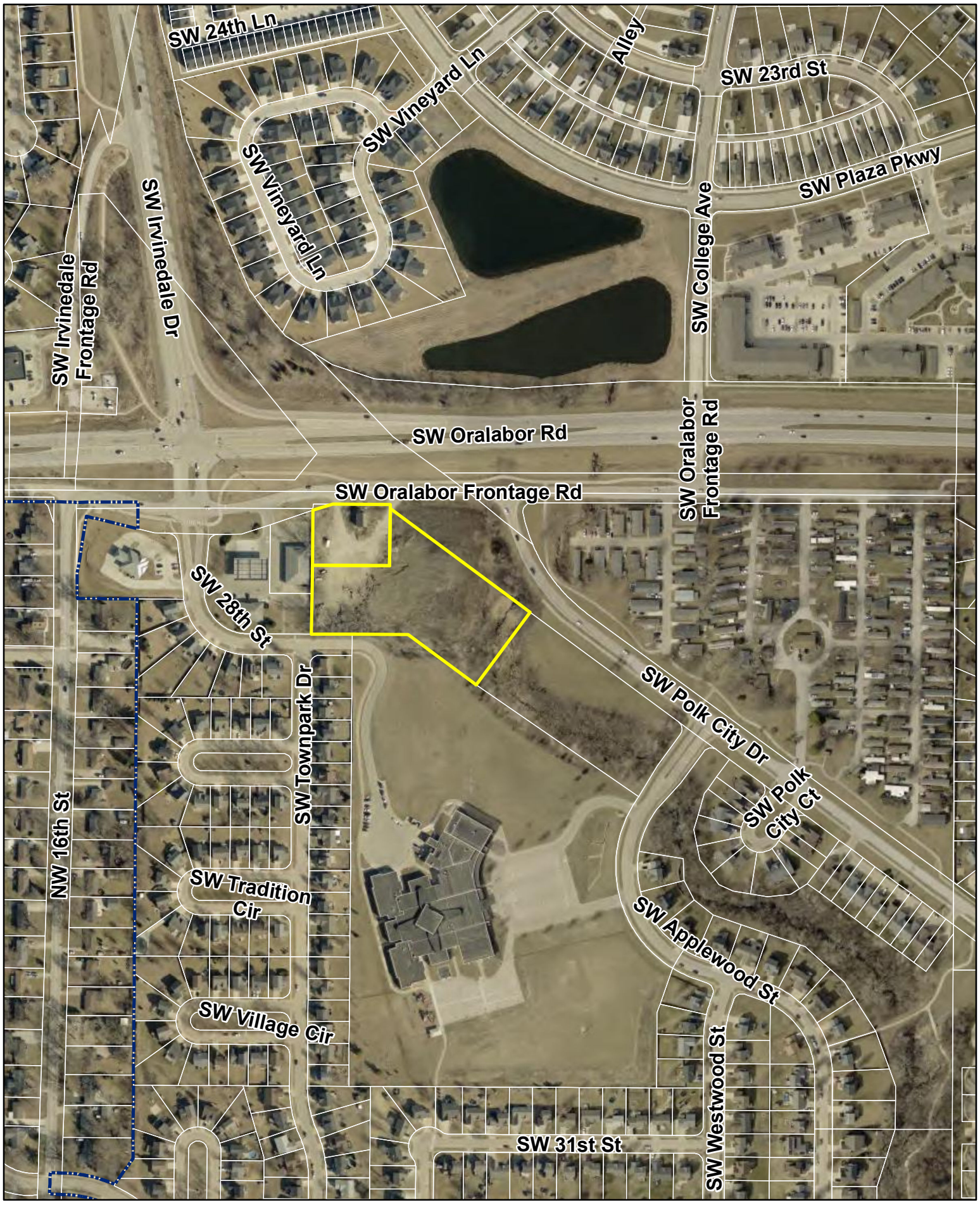
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Ankeny Charter School Plat 1 Final Plat.

ATTACHMENTS

1. Aerial Map

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



N

1 inch = 339 feet

Date: 3/9/2026

Ankeny Charter School Plat 1 Final Plat
Aerial Map

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: March 17, 2026

Agenda Item: Ankeny Charter School Plat 1 Final Plat
Report Date: March 11, 2026
Prepared by: Laura Hutzell
Associate Planner EJC

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Ankeny Charter School Plat 1 Final Plat.

Project Summary:
School Development HC, LLC, as the applicant, and Fairmount Education, Inc., as the property owner, have submitted a request for approval of Ankeny Charter School Plat 1, a 4.22-acre (±) final plat generally located south of the intersection of SW Irvinedale Drive and SW Oralabor Road and west of SW Polk City Drive. The proposed plat creates one buildable lot and one street lot for right-of-way purposes, along with associated easements and utilities.

The subject property is zoned R-1, One-Family Residence District, which allows schools and educational facilities. Surrounding zoning includes Prairie Trail PUD to the north across SW Oralabor Road, The Diamond Hills PUD to the south, the Tradition Greens PUD to the west, and land immediately east is zoned R-5, Mobile Home Residence District.

Project Report:

Streets: This plat will be primarily accessed from SW Oralabor Frontage Road.

Water: Service will be extended from the existing 6-inch water line along SW Oralabor Frontage Road and from an 8-inch main located along SW 28th Street at the southwest corner of the proposed plat.

Sewer: An 8-inch sewer line currently exists at the southeast corner of the proposed plat.

Drainage: Drainage for this plat generally drains southeast into an existing drainage ditch, which drains south through part of the Diamond Hills area and eventually into Sawgrass Park Pond. The plat shows a designated storm water management facility in the southeast portion of Lot 1, near SW Polk City Drive.

Parkland: Parkland dedication is not required for Educational Facilities located within an R-1 district.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT:	**Ankeny Charter School Plat 1**
NAME OF OWNER:	**Fairmount Education, Inc**
NAME OF DEVELOPER:	**School Development HC, LLC**

GENERAL INFORMATION:

PLAT LOCATION: South of SW Oralabor Road and SW Oralabor Frontage Road, west of SW Polk City Drive
SIZE OF PLAT: 4.22 acres
ZONING: R-1; One-Family Residence District

LOTS:

NUMBER:	1 lot
SIZE/DENSITY:	Lot 1: 4.05 acres, Street Lot A: 0.17 acres,
USE:	School
BUILDING LINES:	**R-1:**
	Front: 35'
	Rear: 40'
	Side: Churches/schools: 35' each side

PARK SITE DEDICATION: Parkland dedication is not required for Educational Facilities located within an R-1 District.

ADJACENT LANDS:

NORTH:	PUD; Planned Unit Development (Prairie Trail PUD)
SOUTH:	PUD; Planned Unit Development (Diamond Hills PUD)
EAST:	R-5: Mobile Home Residence District
WEST:	PUD; Planned Unit Development (Tradition Greens PUD)

STREET DEVELOPMENT:

There are no proposed streets with this plat. Street Lot A will be obtained for right-of-way purposes.

WASTE WATER:

PROJECTED FLOWS: 4.22 acres of developable land x 3,500 gal. per day/commercial = 14,770 GPD estimate
TREATMENT PLANT CAPACITY: Design: 17 MGD; current daily avg. 11.2 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 4.22 acres of developable land x 1,000 gal. per day/commercial = 4,220 GPD estimate
SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.

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 proposed trash enclosure is composed of brick. The proposal includes adequate screening for the trash enclose associated with the proposal.

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

   All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

   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 southeast side of the property where there is a proposed stormwater detention basin.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

    The proposal will connect to lines that run along the south side of the subject property. With this project, utility lines will be extended through the property to service properties to the north. Staff believes that these utility lines can adequately service the site without straining the systems.

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.

March 6, 2026

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

RE: FINAL PLAT - RESUBMITTAL
ANKENY CHARTER SCHOOL PLAT 1
2605 SW ORALABOR ROAD
PART OF THE NW ¼ OF SEC. 34, T80N, R24W
ANKENY, IOWA
S&A Project No. 125.0700.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of School Development HC, LLC, as Applicant, and Fairmount Education, Inc., as Owner, please find accompanying the revised Final Plat 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 property total is 4.22 acres with the final plat made up of a 4.05 acre Lot 1 for a future Charter School and 0.17 acres for Street Lot A for SW Oralabor Road right-of-way. The easements include storm water management, drainage and public utility easements.

We have addressed the Tech Review comments through plat modification and discussions with Staff.

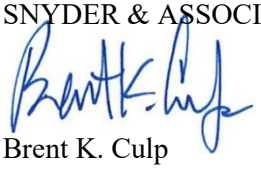
Please find the following items with this submittal:
- One (1) copy and a PDF of the Response Letter indicating how each comment was addressed, and
- Four (4) revised copies of the Final Plat.

The Attorney will provide for City Council submittal the following items:
- Legal and Easement documents.

The SWPPP, NPDES Authorization Letter, and COSESCO will be submitted with the Site Plan as part of the Plan and Zoning submittal.

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.



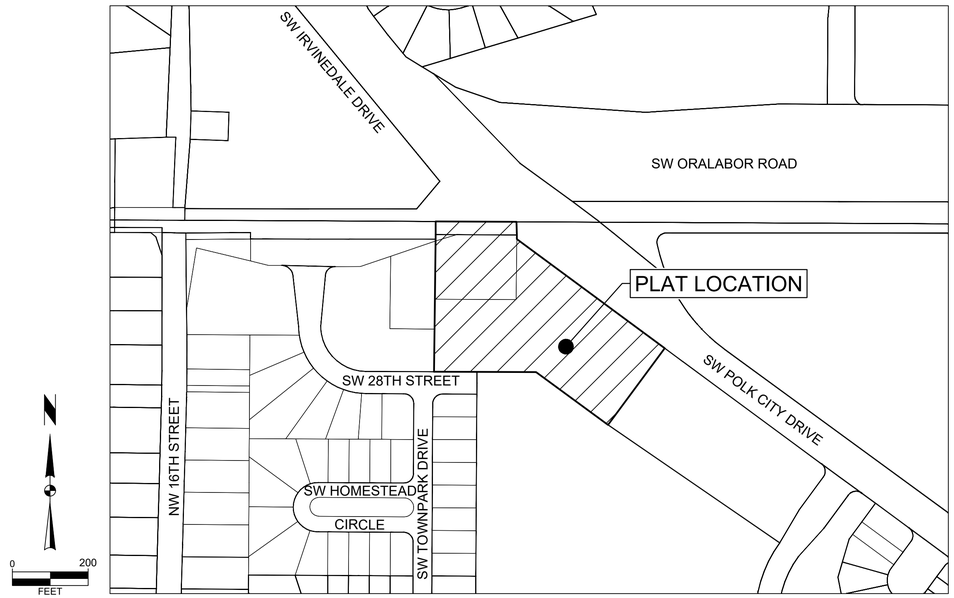
Brent K. Culp
Enclosure
cc: Frankie Mestre, School Development HC, LLC (w/ enclosures emailed)
Timothy Hogan, Hogan Law Office (w/ enclosures emailed)
File (electronic)

ANKENY CHARTER SCHOOL PLAT 1
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NW 1/4
SEC. 34-80N-24W
REQUESTED BY:
FAIRMOUNT EDUCATION, INC.



VICINITY MAP
ANKENY, IOWA

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE COUNTY OF POLK, STATE OF IOWA, BEING THE FOLLOWING DESCRIBED PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL BEARINGS BEING REFERRED TO THE IOWA COORDINATE SYSTEM, SOUTH ZONE (GRID NORTH BEARS 00 DEGREES 05 MINUTES 47 SECONDS WEST OF TRUE NORTH); COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 841.59 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 203.45 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE EXISTING ONE ACRE TRACT OWNED BY TIGER TRUCKING SUBSIDIARY, INC.; THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST 191.55 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST 268.92 FEET; THENCE SOUTH 53 DEGREES 32 MINUTES 04 SECONDS EAST 235.39 FEET; THENCE NORTH 36 DEGREES 27 MINUTES 56 SECONDS EAST 250.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF POLK CITY DRIVE; THENCE NORTH 53 DEGREES 32 MINUTES 04 SECONDS WEST 485.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST 157.51 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST 214.5 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT A POINT 51 RODS EAST OF THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE EAST ALONG THE COUNTY ROAD 13 RODS; THENCE SOUTH 12 1/3 RODS; THENCE WEST 13 RODS; THENCE NORTH 12 1/3 RODS TO THE PLACE OF BEGINNING, SUBJECT TO EXISTING HIGHWAYS, EXCEPT THAT PORTION DEEDED TO THE UNITED STATES OF AMERICA BY EASEMENT DEED RECORDED IN BOOK 6408, PAGE 780, CITY OF ANKENY, POLK COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 50, TRADITION GREENS PLAT 1; THENCE NORTH 00°08'46" EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 345.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 50 AND TO THE PRESENTLY ESTABLISHED SOUTH RIGHT-OF-WAY LINE OF ORALABOR ROAD; THENCE NORTH 72°59'25" EAST ALONG SAID PRESENTLY ESTABLISHED RIGHT-OF-WAY LINE, 57.63 FEET TO THE NORTH LINE OF AN EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 6408, PAGE 780 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE NORTH 89°51'14" WEST ALONG SAID NORTH LINE, 55.07 FEET; THENCE NORTH 00°08'46" EAST, 33.00 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M.; THENCE SOUTH 89°51'14" EAST ALONG SAID NORTH LINE, 214.50 FEET; THENCE SOUTH 00°08'46" WEST, 45.94 FEET TO THE PRESENTLY ESTABLISHED SOUTHWESTERLY RIGHT-OF-WAY LINE OF POLK CITY DRIVE; THENCE SOUTH 53°45'38" EAST ALONG SAID PRESENTLY ESTABLISHED SOUTHWESTERLY RIGHT-OF-WAY LINE, 485.00 FEET TO THE NORTHWEST CORNER OF LOT 2, DIAMOND HILLS ELEMENTARY PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 36°14'22" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND TO THE NORTH LINE OF LOT 1, OF SAID DIAMOND HILLS ELEMENTARY PLAT 1; THENCE NORTH 53°45'38" WEST ALONG SAID NORTH LINE, 235.39 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 89°51'14" WEST ALONG SAID NORTH LINE, AND ALONG THE PRESENTLY ESTABLISHED NORTH RIGHT-OF-WAY LINE OF SW 28TH STREET, 268.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.22 ACRES (183,806 S.F.) AND BEING SUBJECT TO 0.17 ACRES (7,193 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASMENTS OF RECORD.

AREA SUMMARY

GROSS AREA: 4.22 ACRES (183,806 SF)
ROADWAY EASEMENT: 0.17 ACRES (7,193 SF)
NET AREA: 4.05 ACRES (176,613 SF)

DATE OF SURVEY

JANUARY 14, 2026

PROPERTY OWNER

FAIRMOUNT EDUCATION, INC.
3720 E. 29TH STREET
DES MOINES, IOWA 50317-4230
REPRESENTATIVE NAME: JOSH HOLT
515-266-5065

APPLICANT

SCHOOL DEVELOPMENT HC, LLC
6457 SUNSET DRIVE
MIAMI, FLORIDA 33143
ANNETTE IRAOLA
954-494-9082

PROPERTY ADDRESS

2605 SW ORALABOR ROAD
ANKENY, IOWA 50023

ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

MINIMUM LOT AREA: 10,200 SF
MINIMUM LOT WIDTH: 85'
FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: CHURCHES AND SCHOOLS: 35' EACH SIDE
REAR YARD SETBACK: 35'

NOTES

1. STREET LOT A TO BE DEDICATED TO THE CITY OF ANKENY.
2. THE ORALABOR ROAD (FRONTAGE) RIGHT-OF-WAY DEDICATION WILL BE RE-EVALUATED AFTER THE COMPLETION OF THE SW ORALABOR ROAD INTERSECTION IMPROVEMENTS CITY PROJECT.

FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, BEING AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ANKENY, IOWA, PANEL NUMBER 19153C0185F, EFFECTIVE DATE FEBRUARY 01, 2019.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, YPC # 19710 Unless Otherwise Noted)	●	○
R.O.W. Rail	⌶	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	⌖	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		

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.

Erin D. Griffin, PLS — Date

License Number 19710

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

DRAFT

MARK	REVISION	DATE	BY
1	REVISED PER CITY/COUNTY COMMENTS	03-06-26	AJD

Engineer: BKC | Checked By: EDG | Scale: 1" = 200'
Technician: AJD | Date: 02-13-2026 | T-R-S: 80N-24W-34

Project No: 125.0700.01

Sheet 1 of 2

ANKENY CHARTER SCHOOL PLAT 1
FINAL PLAT
ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0700.01

Sheet 1 of 2

V:\Projects-2025\125.0700.01\CAD\PPLT - 125070D.dwg ADAVENPORT 22X34 EXHIBIT L - 2026/03/04 - 1:53 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

ANKENY CHARTER SCHOOL PLAT 1

FINAL PLAT

214.5' R
S89°51'14"E 214.50' M

Existing 33' Roadway Easement
(Road Book 2, Page 280)

SW ORALABOR ROAD (FRONTAGE)

N0°08'46"E 33.00' M
33.00' R

N89°51'14"W 55.07' M
N89°37'40"E 55.00' R

Found 1/2" Rebar

STREET LOT A
7,193 SF
0.17 AC

S0°08'46"W 45.94' M

S53°45'38"E 11.88'

N0°08'46"E 17.00'

Exception Easement Deed For Public Highway
(Book 6408, Page 780)

S89°51'14"E 141.68'

N89°51'14"W 112.62'

S77°57'55"W 95.89'

N0°08'32"E
10.23'

N72°59'25"E 57.63' M
S73°11'47"W 57.57' R

7' PUE

N53°45'38"W 21.97'

Easement For Public Highway
(Book 1688, Page 202)

NE Corner Lot 50
Tradition Greens Plat 1
Found 5/8" Rebar With
Aluminum Cap

35' BSL

PUE (WIDTH VARIES)

203.5' R
S0°22'20"W 203.45' R
N0°08'46"E 203.50' M

203.50' M&R

S0°22'20"W 157.51' R
N0°08'46"E 157.56' M

SURVEY
(BOOK 5911, PAGE 374)

PARCEL "B"
(BOOK 11294, PAGE 966)

SW POLK CITY DRIVE
(R.O.W. VARIES)

N53°32'04"W 485.00' R
S53°45'38"E 485.00' M

35' BSL

S0°22'20"W 345.00' R-

N0°08'46"E 345.00' M

LOT 1
176,612 SF
4.05 AC
(2605 SW ORALABOR ROAD)

SURVEY
(BOOK 6476, PAGE 395)

LOT 50
TRADITION GREENS PLAT 1

N0°08'46"E 191.50' M
S0°22'20"W 191.55' R

10' Public Utility & Drainage Easement
(Book 8164, Page 416)

PARCEL "A"
(BOOK 11294, PAGE 966)

Point Of Beginning
SE Corner Lot 50
Tradition Greens Plat 1
Found 5/8" Rebar

35' BSL

N89°51'14"W 268.92' M
S89°37'40"E 268.92' R

SW 28TH STREET

60' R.O.W.

20' Water Main Easement
(Book 9734, Page 351)

20' Storm Sewer & Drainage Easement
(Book 9734, Page 351)

LOT 1
DIAMOND HILLS ELEMENTARY PLAT 1

SW TOWNPARK DRIVE

LOT 7

LOT 49

LOT 48

TRADITION GREENS PLAT 1

15' Public Utility And Drainage Easement
(Book 9734, Page 351)

28.00'
13.00'
55.00'

NW Corner Lot 2
Diamond Hills
Elementary Plat 1

STORM WATER MANAGEMENT
FACILITIES EASEMENT

S81°13'29"W 19.56'

STORM WATER MANAGEMENT
FACILITIES EASEMENT

S36°14'22"W 128.06'

28.00'

15.00'

S36°14'22"W 153.56'

N53°45'38"W 66.55'

S36°14'22"W 56.98'

70.50'

C1

N36°14'22"E 198.71'

55' DRAINAGE EASEMENT

N53°45'38"W
32.63'

13.00'

N89°51'14"W 141.64'

173.43'

35' BSL

S89°51'14"E 154.97'

35' BSL

25' DRAINAGE EASEMENT

42.44'

N89°51'14"W 129.98'

N63°45'38"W
32.78'

S36°14'22"W 250.00' M
N36°27'56"E 250.00' R

LOT 2
DIAMOND HILLS ELEMENTARY PLAT 1

N53°45'38"W 235.39' M
S53°32'04"E 235.39' R

137.78'

76.57'

50' Drainage Easement
(Book 9734, Page 351)

15' Sanitary Sewer Easement
(Book 9734, Page 351)

15' Water Main Easement
(Book 9734, Page 351)

SW Corner Lot 2
Diamond Hills Elementary Plat 1

0 30
FEET

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	90°19'16"	38.50'	60.69'	38.72'	S81°23'57"W 54.60'

MARK	REVISION	DATE	BY
1.	REVISED PER CITY/COUNTY COMMENTS	03-06-26	AJD

Engineer: BKC
Checked By: EDG
Scale: 1" = 30'
Technician: AJD
Date: 02-13-2026
T-R-S: 80N-24W-34

Project No: 125.0700.01

Sheet 2 of 2

ANKENY, IOWA

FINAL PLAT

ANKENY CHARTER SCHOOL PLAT 1

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

SNYDER & ASSOCIATES

Project No: 125.0700.01

Sheet 2 of 2

V:\Projects\2025\125.0700.01\CAD\DWG\PLT - 125070.dwg ADAVENPORT, 22X34 EXHIBIT L, 2026/03/04 - 1:55 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
3710 NE Spectrum Drive - Freddy's 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 3710 NE Spectrum Drive, Freddy's.

ATTACHMENTS

1. Aerial Map

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



N

1 inch = 250 feet

Date: 3/9/2026

3710 NE Spectrum Drive
Freddy's Site Plan
Aerial Map

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report
Meeting Date: March 17, 2026

Agenda Item: 3710 NE Spectrum Drive – Freddy's – Site Plan
Report Date: March 11, 2026
Prepared by: Jake Heil
Associate Planner EJC

Staff Recommendation:
That the Plan and Zoning Commission approve the site plan for 3710 NE Spectrum Drive, Freddy's.

Project Summary:
The subject property is located at 3710 NE Spectrum Drive and is generally located in the southwest corner of the NE 38th Street and NE Spectrum Drive intersection. The site is 1.79 acres (+/-), and is zoned Otter Creek Planned Unit Development, with surrounding properties similarly zoned. The proposed development includes a 3,550-sf restaurant with drive-thru in the northeast corner of the lot, an area for a future building in the northwest corner of the lot, parking, sidewalk and access connections, shed and trash enclosure, landscaping, utility service connections and associated site improvements.

The proposed site will have two access points: one along NE 38th Street to the north and one along NE Threshold Drive to the west. Parking for the site requires 1 space per 100 sf of gross floor area, 1 space per 4 outdoor seats, and 5 drive-thru spaces per window. The proposed site meets the requirements with 89 total parking stalls with 2 being ADA accessible. Parking totals shown for the site include stalls for the future building.

The proposed building will be 23' – 7" at the uppermost point and will be constructed of brick, EIFS, metal accents and glass. The proposed building materials conform to the Otter Creek PUD and Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations, with additional headlight screening where necessary. There is a proposed trash enclosure and shed, along the south property line, that are proposed to be constructed of brick and EIFS, similar to the main building. The plans show a second future trash enclosure for the future building, that will be located near the entrance along NE Threshold.

New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line that will connect to the existing 8-inch water service that runs north/south along NE Spectrum Dr. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main along NE 38th Street, which will carry wastewater easterly off-site to the 15-inch sanitary main along NE Waterford Drive. From there wastewater flows north to the 24-inch sanitary main along the unnamed creek at the north end of the development. From there wastewater flows southwesterly and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the northeast corner of the site, where stormwater mains take stormwater east to a series of offsite detention basins that handle stormwater for the development. Stormwater then flows north into the unnamed creek at the north end of the development, which flows southwest eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

Site Plan Worksheet
3710 NE 36th Street – Freddy's – Site Plan

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

A. Site Development

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

   The proposed building will be located in the northeast corner of the site, with the primary building façade facing south. The proposed site's orientation, alignment and spacing are compatible and complimentary to the neighboring properties.

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

   The proposed site is compatible with the existing streetscapes within the Otter Creek PUD.

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.**

   Parking for the site requires 1 space per 100 sf of gross floor area, 1 space per 4 outdoor seats, and 5 drive-thru spaces per window. The proposed site meets the requirements with 89 total parking stalls with 2 being ADA accessible. Parking totals shown for the site include stalls for the future building. Site provides sidewalk connections to NE 38th Street.

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

   The proposed site will have two access points: one along NE 38th Street to the north and one along NE Threshold Drive to the west. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

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

   The primary parking for the site is located on the south side of the proposed building. The proposed parking meets the requirements for off-street parking as stated in Chapter 1964.01. Headlight screening is provided wherever necessary.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

   There is a proposed trash enclosure and shed, along the south property line, that are proposed to be constructed of brick and EIFS, similar to the main building. The plans show a second future trash enclosure for the future building, that will be located near the entrance along NE Threshold.

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

   All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

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

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

   Stormwater for the proposed site generally drains to the northeast corner of the site, where stormwater mains take stormwater east to a series of offsite detention basins that handle stormwater for the development. Stormwater then flows north into the unnamed creek at the north end of the development, which flows southwest eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

    New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line that will connect to the existing 8-inch water service that runs north/south along NE Spectrum Dr. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main along NE 38th Street, which will carry wastewater easterly off-site to the 15-inch sanitary main along NE Waterford Drive. From there wastewater flows north to the 24-inch sanitary main along the unnamed creek at the north end of the development. From there wastewater flows southwesterly and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

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

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

    The proposed parking lot shading and open space landscaping conform to the landscape requirements of the code. Additional headlight screening is provided where necessary.

B. Building Design

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

   The proposed building will be 23' – 7" at the uppermost point and will be constructed of brick, EIFS, metal accents and glass. The proposed building and materials maintain and enhances the established scale of neighboring buildings and sites.

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

   The exterior of the building will consist of a variety of brick, EIFS, metal accents and glass. These proposed materials match the design standards set out in the Otter Creek PUD and City Code and will maintain the established design relationship with neighboring buildings and sites.

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.**

   The proposed building's parapet will effectively screen any utility hardware on the roof. There is a proposed trash enclosure and shed, along the south property line, that are proposed to be constructed of brick and EIFS, similar to the main building. The plans show a second future trash enclosure for the future building, that will be located near the entrance along NE Threshold.

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

   There is currently only one building proposed on this site at this time and it is compatible and complimentary with adjacent developments in design and materials.

B. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

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

1. **Conformance to Design Standards and other applicable code requirements**

   The plans submitted conform to the written regulations of the Otter Creek PUD and City Code..

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

   The proposed building meets all setbacks required by code and is complimentary to adjacent developments.

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

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

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

   The proposed building will be 23' – 7" at the uppermost point and will be constructed of brick, EIFS, metal accents and glass. The proposed materials are compatible with the design standards set out in the Otter Creek PUD and City Code.

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.

January 23, 2026

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

RE: Freddy's Frozen Custard & Steakburgers – 3710 NE Spectrum Drive
Request for Site Plan Approval

Members of the Plan and Zoning Commission:

On behalf of the owner, we respectfully submit this letter requesting approval of the Site Plan and Stormwater Management Plan for the proposed Freddy's Frozen Custard & Steakburgers development located at 3710 NE Spectrum Drive in Ankeny, Iowa.

The proposed development consists of construction of a single-story restaurant building with drive-through service, associated parking, site utilities, landscaping, stormwater infrastructure, and public sidewalk connections. The site has been designed in accordance with applicable City of Ankeny ordinances, the Otter Creek PUD requirements, and the 2026 SUDAS Specifications.

Revised plans have been submitted addressing staff comments from the previous review. We believe the updated submittal fully addresses staff comments and complies with applicable City standards. We respectfully request approval of the Site Plan for the Freddy's development at 3710 NE Spectrum Drive.

Thank you for your time and consideration. Please feel free to contact our office if additional information or clarification is required.

Sincerely,

Bryce Achen

Bryce Achen, P.E.
Bishop Engineering

PRELIMINARY- NOT FOR CONSTRUCTION

FREDDY'S - ANKENY, IOWA

SITE PLAN

SHEET INDEX:

C0.1 COVER SHEET
C0.2 SITE SURVEY
C1.1 DEMO PLAN
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 LANDSCAPE PLAN
C6.1 SITE DETAILS SHEET
C6.2 SITE DETAILS SHEET
C7.1 EROSION CONTROL PLAN

(WARRANTY DEED BOOK 19473, PAGE 582)
PARCEL 2023-64 AS DESCRIBED IN THE PLAT OF SURVEY RECORDED IN BOOK 19447, PAGE 59 AND BEING PART OF LOT 3, SPECTRUM 36-PLAT 1, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

INCLUDING STORM WATER MAINTENANCE AGREEMENT IN BOOK 19025 AT PAGE 254, REVISED IN BOOK 19805 AT PAGE 505.

AREA:
77,791 SQUARE FEET - 1.79 ACRES

ADDRESS:
3710 NE SPECTRUM DRIVE
ANKENY, IA 50021

OWNER:
ATTN: BRIAN MARTIN
THRESHOLD DEVELOPMENT LLC
7049 VISTA DR
WEST DES MOINES, IA 50266-9311

PREPARED FOR:
ATTN: STEVEN YOUNG
PH:319-409-6040
MLY REAL ESTATE LLC
1241 PARK PLACE NE, SUITE A
CEDAR RAPIDS, IA 52402

ZONING:
INFORMATION OBTAINED FROM THE CITY OF ANKENY ZONING MAP
PUD (PLANNED UNIT DEVELOPMENT)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF ANKENY AT 515-965-6400

PARKING REQUIRED:
1 SPACE PER 100 SF RESTAURANT 8,450/100=85 STALLS
1 SPACE PER 4 OUTSIDE SEATS 16/4= 4 STALLS
89 TOTAL STALLS
5 DRIVE THRU RESERVOIR SPACES PER WINDOW= 10 RESERVOIR SPACES

PARKING PROVIDED:
85 STANDARD STALLS
4 HANDICAP STALLS
89 TOTAL STALLS (INCL. FUTURE STALLS)

IMPERVIOUS / OPEN SPACE:
TOTAL SITE AREA = 77,791 SF (1.79 ACRES)
PROPOSED DEVELOPED AREA = 60,512 SF (1.39 ACRES)

EXISTING IMPERVIOUS = 0 SF (0%)
EXISTING OPEN SPACE = 77,791 SF (100%)

PROPOSED IMPERVIOUS = 49,117 SF (63.1%) ERU- 49,117/4,000 =13
PROPOSED OPEN SPACE = 28,674 SF (36.9%)

FUTURE IMPERVIOUS = 58,500 MAX SF (75.2%) ERU- 58,500/4,000=15
FUTURE OPEN SPACE = 19,291 SF (24.8%)

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2026 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF ANKENY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF ANKENY.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
16. ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY OF ANKENY AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE CITY OF ANKENY.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF ANKENY STANDARD SPECIFICATIONS AND THE 2026 VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED.
6. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
7. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
8. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF ANKENY ENGINEERING DEPARTMENT.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STREETLIGHTS, POLES, SIGNS, AND POSTS. CONTRACTOR IS REQUIRED TO REPAIR AND/ OR REPLACE ALL DAMAGED ITEMS.

MONUMENT AND BUILDING SIGNAGE:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SIGN PERMITS PRIOR TO INSTALLATION OF ANY GROUND OR BUILDING SIGNAGE AND SHALL ENSURE COMPLIANCE WITH ALL CITY REGULATIONS.

SECURITY NOTES:

1. CONTRACTOR RESPONSIBLE FOR SECURITY OF THE SITE.
2. TEMPORARY FENCES OR ANY OTHER SECURITY MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. NO SECURITY MEASURES WILL BE ELIGIBLE FOR A CHANGE ORDER AND MUST BE INCLUDED IN THE BASE BID.

STAKING NOTES:

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

PAVEMENT SAWCUT NOTES:

1. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
2. TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
3. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 8-14-2025. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

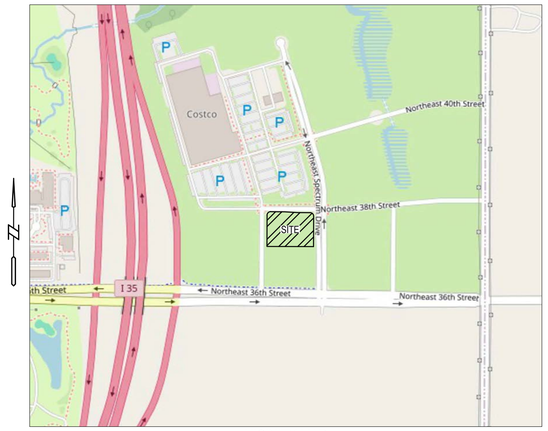
SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD WITH PINK PLASTIC CAP.
NORTHING = 641852.08
EASTING = 1622387.45
ELEVATION = 961.83
DESCRIPTION:APPROXIMATELY 20' SOUTH OF THE SW CORNER OF THE PROPERTY BETWEEN THE SIDEWALK AND PARKING LOT

POINT #9001, CUT 'X' IN CONCRETE INTAKE.
NORTHING = 642074.72
EASTING = 1622340.85
ELEVATION = 959.13
DESCRIPTION:SW CORNER OF THE STORM WATER DRAIN ACROSS THE ROAD TO THE WEST, WEST OF THE NORTHWEST CORNER OF THE PROPERTY

POINT #9002, CUT 'X' IN CONCRETE INTAKE.
NORTHING = 642159.40
EASTING = 1622483.31
ELEVATION = 956.94
DESCRIPTION:NORTHWEST CORNER OF THE STORM WATER DRAIN ACROSS NE 38TH STREET, NORTH OF THE NORTHWEST CORNER OF THE PROPERTY.



VICINITY MAP
SCALE: 1" = 500'

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
G	GAS LINE
U/E	UNDERGROUND ELECTRIC
O/E	OVERHEAD ELECTRIC
TELE	TELEPHONE LINE
F/O	FIBER OPTIC
CATV	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	ROOF DRAIN
	DOWNSPOUT
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	WATER MANHOLE
	WELL
	WATER VALVE
	WATER SHUT OFF
	YARD HYDRANT
	FLAGPOLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC VAULT
	TRANSFORMER POLE
	TRANSFORMER POLE
	LIGHT POLE
	ELECTRIC JUNCTION BOX
	ELECTRIC PANEL
	TRANSFORMER
	GROUND LIGHT
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC VAULT
	CABLE TV RISER
	SIGN
	BOLLARDS
	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
	SECTION CORNER - FOUND AS NOTED
	SITE CONTROL POINT - MONUMENT AS NOTED

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UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM SEWER (CITY OF ANKENY / 515-963-3534)
3. SANITARY SEWER (CITY OF ANKENY / 515-963-6484)
4. FIBER OPTIC (SEGRA / 816-490-0894)
5. FIBER OPTIC (HUXLEY COMMUNICATIONS / 515-597-2281)
6. GAS (MIDAMERICAN / 515-252-6972)
7. WATER (CITY OF ANKENY /515-963-3524)

LICENSED PROFESSIONAL ENGINEER
JOEL E. JACKSON
18397
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.

SIGNED: _____ DATE: _____
JOEL E. JACKSON, P.E. 18397
LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

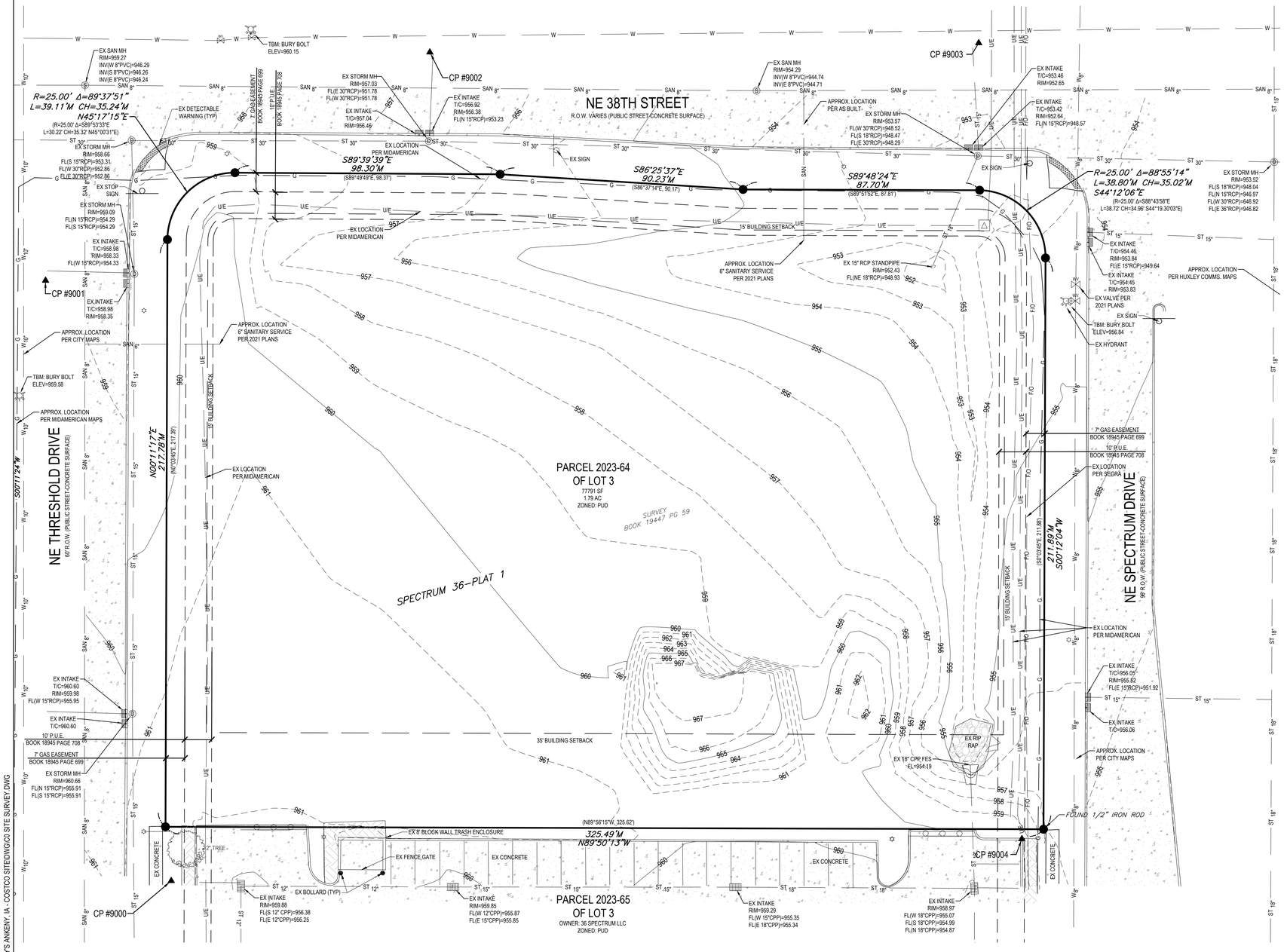
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250047

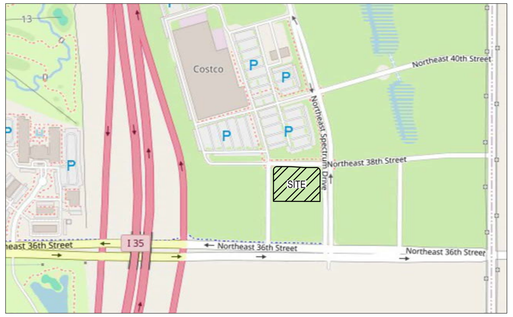
SHEET NAME:
COVER SHEET

SHEET NUMBER:
C0.1

FREDDY'S-ANKENY

SITE SURVEY





VICINITY MAP
SCALE: 1" = 500'

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 19473, PAGE 582)
PARCEL 2023-64 AS DESCRIBED IN THE PLAT OF SURVEY RECORDED IN BOOK 19447, PAGE 59 AND BEING PART OF LOT 3, SPECTRUM 36-PLAT 1, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

INCLUDING STORM WATER MAINTENANCE AGREEMENT IN BOOK 19025 AT PAGE 254, REVISED IN BOOK 19805 AT PAGE 505.

AREA:

77,791 SQUARE FEET - 1.79 ACRES

ADDRESS:

3710 NE SPECTRUM DRIVE
ANKENY, IA 50021

OWNER:

THRESHOLD DEVELOPMENT LLC
7049 VISTA DR
WEST DES MOINES, IA 50266-9311

PREPARED FOR:

MLY REAL ESTATE LLC
1241 PARK PLACE NE, SUITE A
CEDAR RAPIDS, IA 52402

ZONING:

INFORMATION OBTAINED FROM THE CITY OF ANKENY ZONING MAP
PUD (PLANNED UNIT DEVELOPMENT)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF ANKENY AT 515-965-6400

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD WITH PINK PLASTIC CAP.
NORTHING = 641852.08
EASTING = 1622387.45
ELEVATION = 961.83
DESCRIPTION:APPROXIMATELY 20' SOUTH OF THE SW CORNER OF THE PROPERTY BETWEEN THE SIDEWALK AND PARKING LOT

POINT #9001, CUT 'X' IN CONCRETE INTAKE.
NORTHING = 642074.72
EASTING = 1622340.85
ELEVATION = 959.13
DESCRIPTION:SW CORNER OF THE STORM WATER DRAIN ACROSS THE ROAD TO THE WEST, WEST OF THE NORTHWEST CORNER OF THE PROPERTY

POINT #9002, CUT 'X' IN CONCRETE INTAKE.
NORTHING = 642159.40
EASTING = 1622483.31
ELEVATION = 956.94
DESCRIPTION:NORTHWEST CORNER OF THE STORM WATER DRAIN ACROSS NE 38TH STREET, NORTH OF THE NORTHWEST CORNER OF THE PROPERTY.

POINT #9003, CUT 'X' IN CONCRETE INTAKE.
NORTHING = 642162.82
EASTING = 1622686.77
ELEVATION = 953.43
DESCRIPTION: NORTHWEST CORNER OF THE STORM WATER DRAIN ACROSS THE ROAD TO THE NORTH, NORTH OF THE NORTHEAST CORNER OF THE PROPERTY

POINT #9004, CUT 'X' IN CONCRETE INTAKE.
NORTHING = 641867.61
EASTING = 1622702.78
ELEVATION = 959.61
DESCRIPTION:APPROXIMATELY 9' SOUTHWEST OF THE SOUTHEAST CORNER OF THE PROPERTY ON THE CURB OF THE PARKING LOT

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND

SAN — SANITARY SEWER	ELEC VAULT — ELECTRIC VAULT
ST — STORM SEWER	TRANSFORMER POLE
W — WATER LINE	TRANSFORMER POLE
G — GAS LINE	LIGHT POLE
U/E — UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX
O/E — OVERHEAD ELECTRIC	ELECTRIC PANEL
TELE — TELEPHONE LINE	TRANSFORMER
F/O — FIBER OPTIC	GROUND LIGHT
CATV — CABLE TV	GUY WIRE
STORM MANHOLE	ELECTRIC HANDHOLE
CURB INTAKE	GAS METER
SURFACE INTAKE	GAS VALVE
FLARED END SECTION	AIR CONDITIONING UNIT
ROOF DRAIN	TELEPHONE RISER
DOWNSPOUT	TELEPHONE VAULT
SANITARY MANHOLE	TELEPHONE MANHOLE
CLEANOUT	TRAFFIC SIGNAL MANHOLE
FIRE HYDRANT	FIBER OPTIC MANHOLE
SPRINKLER	FIBER OPTIC RISER
IRRIGATION CONTROL VALVE	FIBER OPTIC VAULT
WATER MANHOLE	CABLE TV RISER
WELL	SIGN
WATER VALVE	BOLLARDS
WATER SHUT OFF	DENOTES NUMBER OF PARKING STALLS
YARD HYDRANT	PROPERTY CORNER - FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP ID #19710 OR AS NOTED
FLAGPOLE	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
ELECTRIC MANHOLE	SECTION CORNER - FOUND AS NOTED
ELECTRIC METER	SITE CONTROL POINT - MONUMENT AS NOTED
ELECTRIC RISER	

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM SEWER (CITY OF ANKENY / 515-963-3534)
3. SANITARY SEWER (CITY OF ANKENY / 515-963-6484)
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UTILITY NOTE:

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NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'
FIELD WORK COMPLETED ON: 11-11-2025

LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER, P.L.S.
No. 14775
IOWA

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.

SIGNED: PRELIMINARY DATE:
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: C0.2

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE SURVEY
FREDDY'S
3170 NE SPECTRUM DRIVE
ANKENY, IA 50021

REFERENCE NUMBER:

DRAWN BY: JPN

REVISION DATE: 11-12-2025
ONE CALL MARKS

PROJECT NUMBER: 250047

SHEET NAME: SITE SURVEY

SHEET NUMBER: C0.2

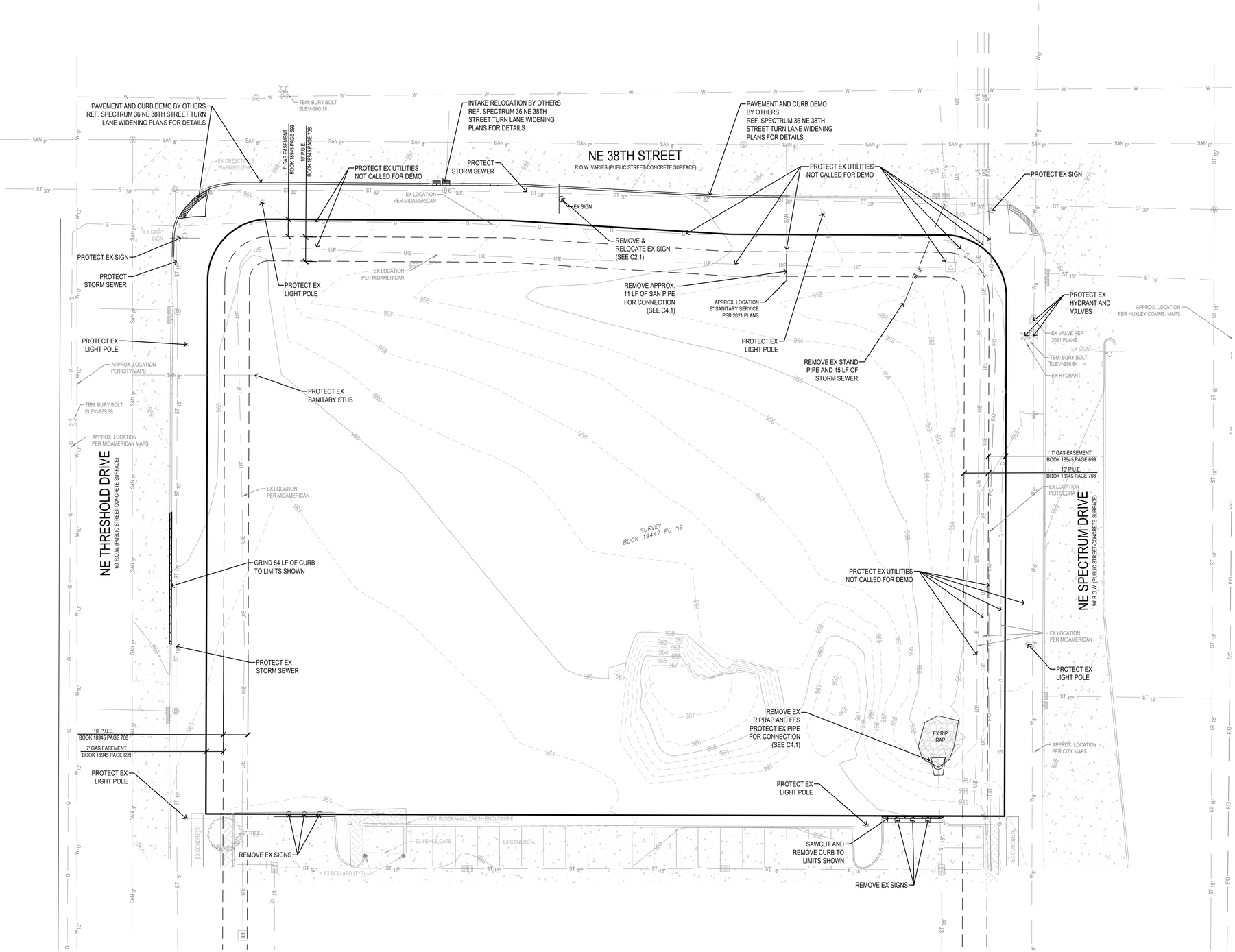
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PRELIMINARY- NOT FOR CONSTRUCTION

3/2/2026 10:07:45 AM L:\LAND PROJECTS 2025\250047 FREDDY'S ANKENY, IA - COSTCO SITE\DWG\C1 DEMO.DWG

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



GRAPHIC SCALE
20 0 10 20 40

BISHOP ENGINEERING +
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SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

PROJECT NUMBER:
250047

SHEET NAME:
DEMO PLAN

SHEET NUMBER:
C1.1

PRELIMINARY- NOT FOR CONSTRUCTION

NE 38TH STREET
R.O.W. VARIES (PUBLIC STREET-CONCRETE SURFACE)

NE THRESHOLD DRIVE
60' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)

NE SPECTRUM DRIVE
96' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)

CP #9000
CP #9001
CP #9002
CP #9003
CP #9004

EX DETECTABLE WARNING (TYP)
7' GAS EASEMENT BOOK 18945 PAGE 699
10' P.U.E. BOOK 18945 PAGE 708
STREET WIDENING BY OTHERS REF. SPECTRUM 36 NE 38TH STREET TURN LANE WIDENING PLANS FOR DETAILS
RELOCATED SIGN
SUDAS TYPE A DRIVEWAY
ADA RAMP & LANDINGS W/ DETECTABLE WARNINGS
EX STOP SIGN
5' PCC SIDEWALK
6" PCC CURB, TYP
4" CROSS-WALK STRIPING
30" STOP SIGN (MUTCD R1-1)
15' BUILDING SETBACK
CURB DROP
FUTURE LINEWORK SHOWN FOR REFERENCE ONLY
FUTURE RETAIL BAY 2,450 SF 70'X35.00' FF=956.50 (PHASE 2)
FUTURE RESTAURANT BAY 2,450 SF 70'X35' FF=956.50 (PHASE 2)
TYPE 1 PAVEMENT (REF. DETAIL 2/C6.1)
NO CURB
4 TABLES (16 SEATS)
PROPOSED BUILDING 3,550 SF FF=956.25
RAMP ALONG BUILDING (SEE DETAIL 13/C6.1)
BOLLARD W/ HC SIGN (SEE DETAIL 10/C6.1)
STRUCT STOOP TYP. (REF.: ARCH)
MENU BOARD
ORDER POINT WITH DELUXE CANOPY
6" DRIVE-THRU STRIPING
BIKE RACK AREA
35' FLAGPOLE
BOLLARD WITH VAN ACCESSIBLE HC SIGN (SEE DETAIL 10/C6.1)
TURNED DOWN WALK (SEE DETAIL 8/C6.1)
CLEARANCE BAR
EX SIGN
4" YELLOW PAINT STRIPE (TYP)
TYPE 2 PAVEMENT (REF. DETAIL 3/C6.1)
SHED FFE=959.60
TRASH ENCLOSURE (REF. ARCH)
FUTURE TRASH ENCLOSURE
EX 8' BLOCK WALL TRASH ENCLOSURE
EX FENCE GATE
EX BOLLARD (TYP)
EX CONCRETE
1.1' EX TREE
15' BUILDING SETBACK
35' BUILDING SETBACK
OWNER: 36 SPECTRUM LLC
ZONED: PUD

GRAPHIC SCALE
20 0 10 20 40

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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

PROJECT NUMBER:
250047

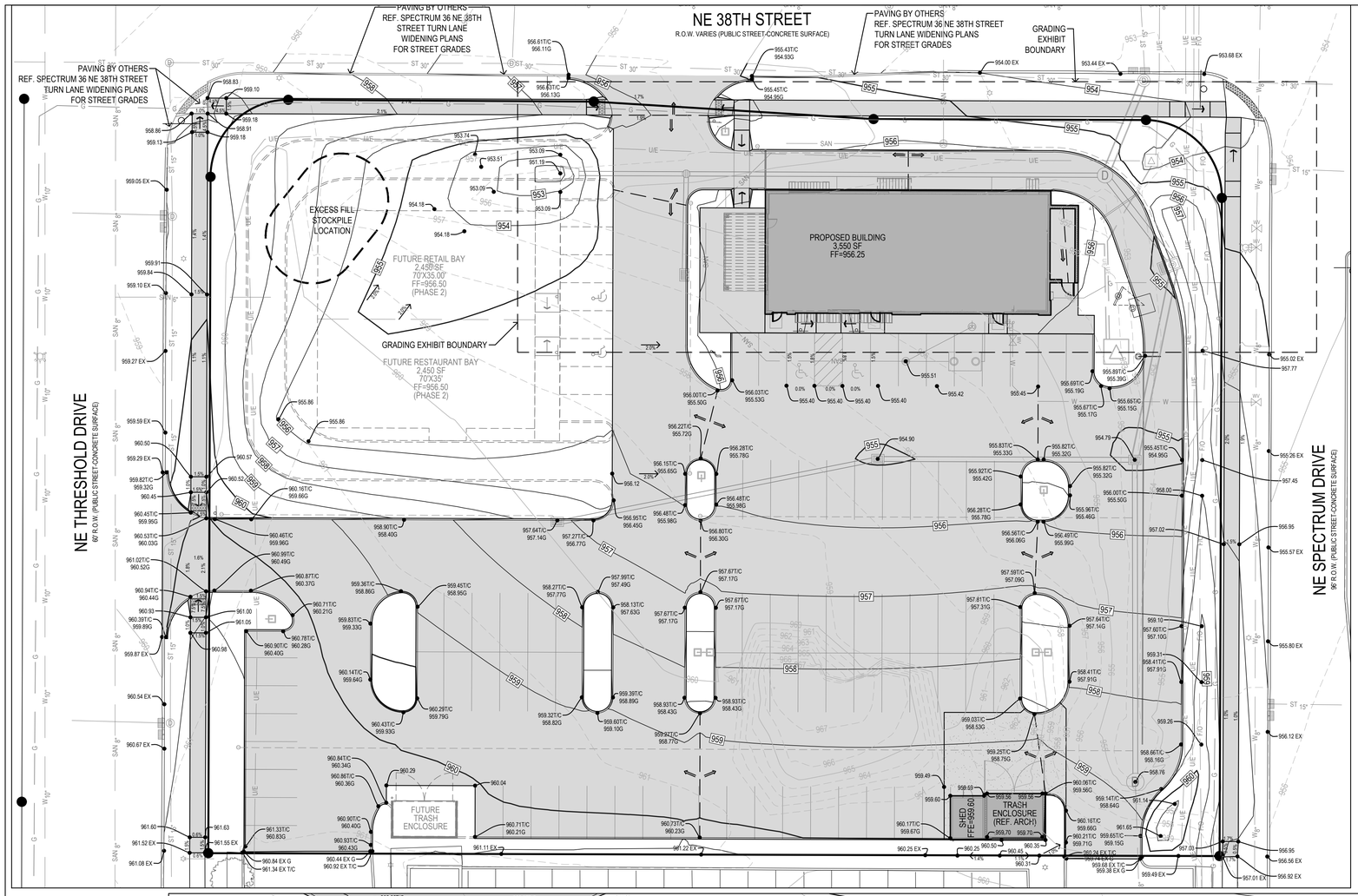
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LAYOUT PLAN

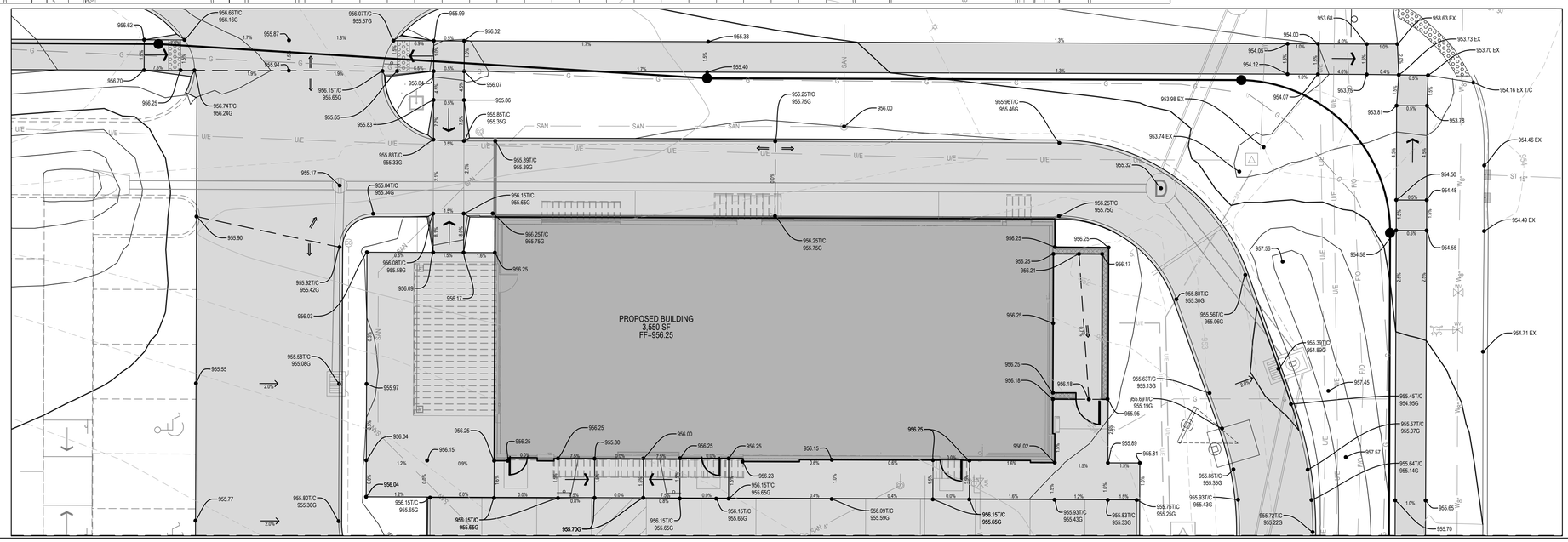
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PRELIMINARY- NOT FOR CONSTRUCTION

3/6/2026 10:25:07 AM L:\LAND PROJECTS 2025\250047 FREDDY'S ANKENY, IA - COSTCO SITE\DWG\C3 GRADING.DWG





TOPSOIL NOTES:

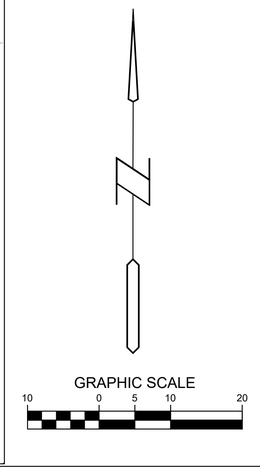
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE
20 0 10 20 40



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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

PROJECT NUMBER:
250047

SHEET NAME:
GRADING PLAN

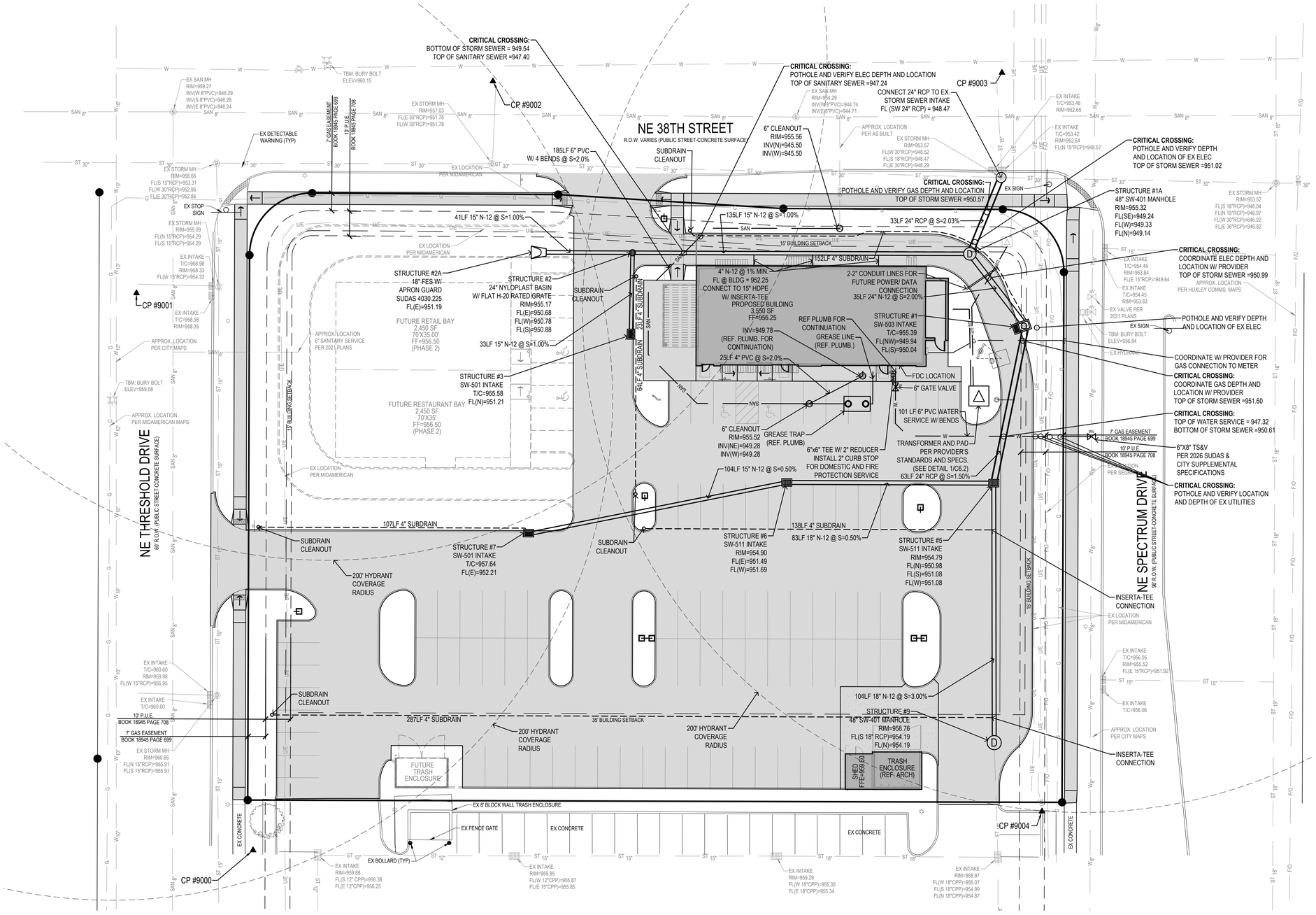
SHEET NUMBER:
C3.1

FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
7. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
8. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

FREDDY'S

3710 NE SPECTRUM DRIVE

ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY: CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

PROJECT NUMBER: 250047

SHEET NAME: UTILITY PLAN

SHEET NUMBER: C4.1

3/6/2026 10:10:32 AM L:\LAND PROJECTS 2025\250047 FREDDY'S ANKENY, IA - COSTCO SITE\DWG\C4 UTILITY.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIALS & LANDSCAPE PLANTINGS INCLUDING SEEDING AND SODDING SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS SHALL BE RESTORED ACCORDING TO THE PLAN, UNLESS NOTED OTHERWISE. RESTORATION LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. REFER TO LEGEND FOR RESTORATION TYPE. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. STAKING AND GUYING OF TREES SHALL BE BASED ON CURRENT ACCEPTED NURSERY STANDARDS. TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED USING THE 3 STAKE METHOD. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
11. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. ALL EDGING AT SHREDDED HARDWOOD MULCH BEDS AND TREES SHALL BE SPADE CUT EDGE 4" DEPTH UNLESS OTHERWISE APPROVED.
14. ALL EDGING AT ROCK BEDS SHALL BE BOUND BY PAVEMENT.
15. ALL TREES SHALL HAVE A MIN. 3' RADIUS WIDTH, SHREDDED MULCH AREA AT 3" DEPTH WITH SPADE CUT EDGE AT THE BASE OF THE TREE.
16. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
17. ALL LANDSCAPE BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ALL LANDSCAPE MATERIAL IS INSTALLED.
18. ALL LANDSCAPE PLANTINGS AND MATERIALS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE SITE.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYSTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

SEE COVER SHEET FOR ADDITIONAL SITE CALCULATIONS

SUBJECT PROPERTY IS WITHIN THE CITY OF ANKENY AND ARE TO BE IN ACCORDANCE WITH THE CITY OF ANKENY CODE OF ORDINANCES LANDSCAPING REQUIREMENTS SECTION 191.15, 194.01(6)(E). OFF-STREET PARKING – PARKING AREA LANDSCAPING AND WITHIN THE OTTER CREEK PUD REQUIREMENTS.

LANDSCAPING SHALL COMPLY WITH THE CITY OF ANKENY MUNICIPAL CODE WITH THE FOLLOWING EXCEPTIONS:

FUTURE DEVELOPMENT AREA ALONG NE THRESHOLD DRIVE AND NE 38TH STREET NOT INCLUDED IN CURRENT LANDSCAPE CALCULATIONS AND WILL BE PROVIDED WHEN FUTURE IMPROVEMENTS ARE DEVELOPED.

TOTAL SITE AREA = 77,791 SF (1.79 ACRES)
PROPOSED DEVELOPED AREA = 60,512 SF
REQUIRED OPEN SPACE = 12,103 SF (20%)
PROPOSED OPEN SPACE = 28,674 SF (36.9%)

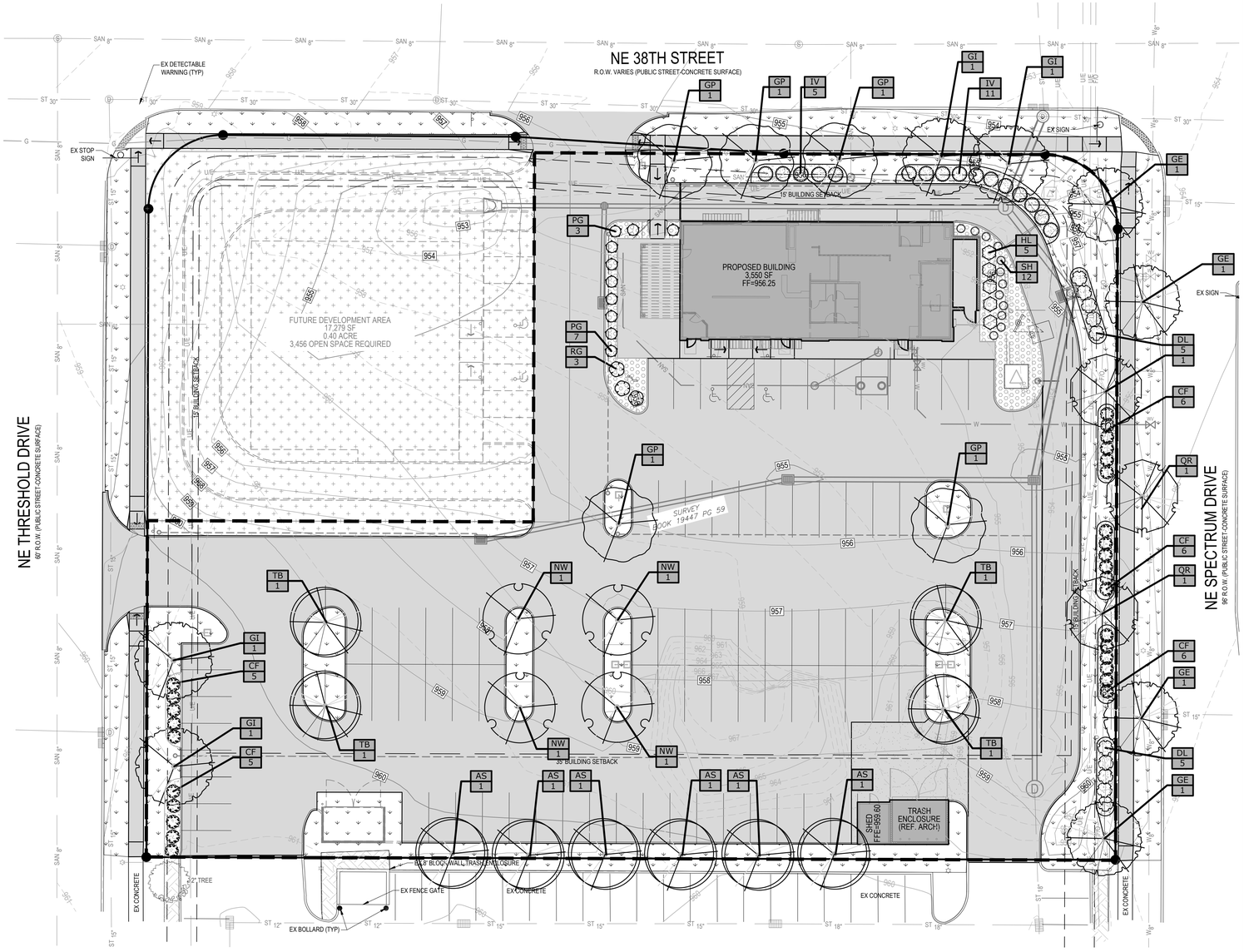
GENERAL LANDSCAPE / OPEN SPACE
1 LANDSCAPE UNIT REQUIRED PER 3,000 SF OF REQUIRED OPEN SPACE
(2 TREES AND 6 SHRUBS/ 3 TREES AND 3 SHRUBS)
PROPOSED DEVELOPED AREA (CURRENT) = 60,512 SF (1.39 ACRES)
60,512 SF * 20% = 12,102.4 = 12,103 SF = REQUIRED OPEN SPACE FOR LANDSCAPE UNITS
12,102.4 SF / 3,000 SF = 4.03 = 4 LANDSCAPE UNITS REQUIRED
4 X 2 = 8 TREES REQUIRED = 8 TREES PROVIDED
4 X 6 = 24 SHRUBS REQUIRED = 24 SHRUBS PROVIDED

TREE SHADING REQUIREMENT:
GROSS PAVED / IMPERVIOUS AREA = 44,115 VEHICULAR AREA + 1,824 PATIO = 45,939 SF
45,939 SF X .20 = REQUIRED SHADED AREA = 9,187.8 = 9,188 SF OF REQUIRED SHADED AREA
9,188 / 706 SF (15' RADIUS OF EACH TREE) = 13.0 = 13 SHADING TREES REQUIRED.
TREES PROVIDED IN ISLANDS AND ALONG BACK PARKING ISLAND BOULEVARD.
REQUIREMENT MET USING TREES IN AREAS THAT COUNT 1:1

COLLECTOR STREET BUFFERING AND SCREENING
SPECTRUM DRIVE - COLLECTOR STREET
ONE OVERSTORY TREE AND FOUR SHRUBS EVERY 35 LINEAL FEET OF BUFFER REQUIRED
REQUIRED TREES
241.5 LF / 35 = 6.9 = 7 TREES REQUIRED = 7 TREES PROVIDED
REQUIRED SHRUBS
241.5 LF / 35 = 6.9 X 4 = 27.6 = 28 SHRUBS REQUIRED = 28 SHRUBS PROVIDED

LANDSCAPE BUFFER AREA NE THRESHOLD DRIVE
REQUIRED TREES
78.8 LF / 35 = 2.24 = 2 TREES REQUIRED = 2 TREES PROVIDED

REQUIRED SHRUBS
78.8 LF / 35 = 2.24 x 4 = 8.9=9 SHRUBS REQUIRED = 9 SHRUBS PROVIDED



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	REMARKS
TREES					
AS	6	Acer x freemanii 'Sienna' / Sienna Glen® Maple	2" Cal.	B&B	
GP	5	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	2" Cal.	B&B	
GI	4	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2" Cal.	B&B	
GE	4	Gymnocladus dioicus 'Stately Manor' / Stately Manor Kentucky Coffeetree	2" Cal.	B&B	
NW	4	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B	
QR	3	Quercus rubra / Northern Red Oak	2" Cal.	B&B	
TB	4	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	
SHRUBS					
CF	28	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	2` Ht.	3 Gal. Pot	
DL	10	Diervilla lonicera / Bush Honeysuckle	2.5` Ht.	3 Gal. Pot	
HL	5	Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea	2.5` Ht.	3 Gal. Pot	
IV	16	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	2` Ht.	3 Gal. Pot	
PG	10	Potentilla fruticosa 'Gold Star' / Gold Star Bush Cinquefoil	1.5` Ht.	B&B	
RG	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1` Ht.	3 Gal. Pot	
GRASSES					
SH	12	Sporobolus heterolepis / Prairie Dropseed	1` Ht.	1 Gal Pot	

LEGEND

SOD: APPROXIMATE 15,135 SF
PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE).
CONTRACTOR TO SEED ALL DISTURBED AREAS WITHING THE SEEDING LIMIT AREAS.

ROCK MAINTENANCE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER 2" RIVER ROCK. ROCK MAINTENANCE AREAS ARE BOUND BY PAVEMENT WITH NO EDGING REQUIRED.

PLANTING BED: SHREDDED HARDWOOD MULCH BED WITH NATURAL COLOR MULCH FREE OF DEBRIS AT 4" DEPTH WITH GRANULAR WEED PREVENTER WITH SPADE CUT EDGING AS SPECIFIED.

PROPOSED DEVELOPED AREA

GRAPHIC SCALE
20 0 10 20 40

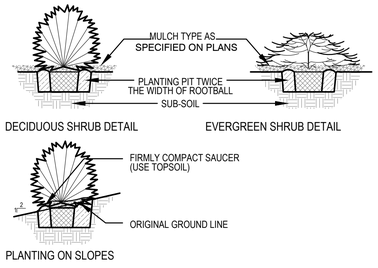
SEED: APPROXIMATE 17,675 SF
SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 32 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
CONTRACTOR TO SEED ALL DISTURBED AREAS WITHING THE SEEDING LIMIT AREAS.

EROSION CONTROL: INSTALL ROLLMAX DS 150 EROSION CONTROL MATS (OR EQUIVALENT) THROUGHOUT SEEDED AREAS. MAINTAIN DURING ESTABLISHMENT PERIOD

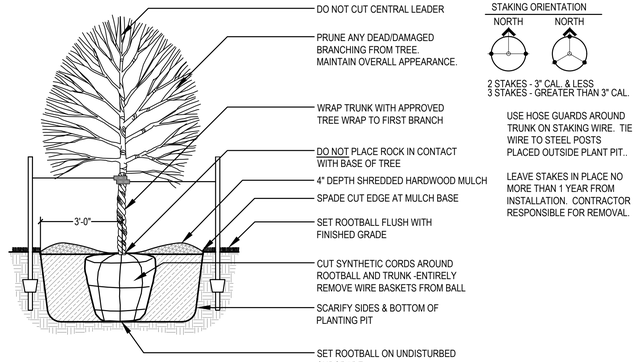
FERTILIZER: FERTILIZE ALL SEED TYPE I AREAS WITH PRODUCT SPECIFIED ABOVE AT RATE OF 250 LBS/ ACRE.

ESTABLISHMENT: SATISFACTORY SEEDED NATIVE STAND: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF NATIVES HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL AREA IS SATISFACTORY.

COVER CROP: A COVER CROP OF ANNUAL OATS (OR AS RECOMMENDED BY SEED MANUFACTURER) MAY BE NECESSARY FOR IOWA DNR NOD DEPENDING ON TIMING OF SEEDING PERMANENT RAIN GARDEN MIX.



1 C5.1 SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE



2 C5.1 DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY: CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

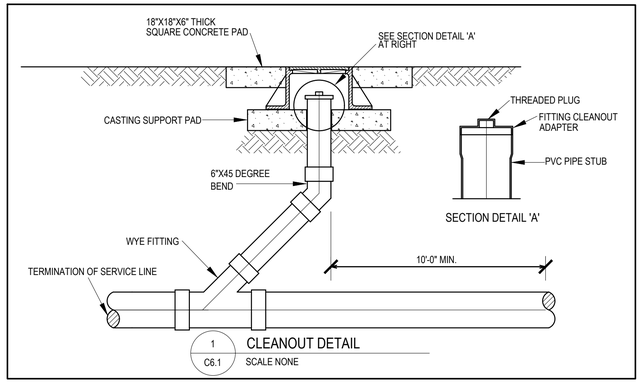
PROJECT NUMBER: 250047

SHEET NAME: LANDSCAPE PLAN

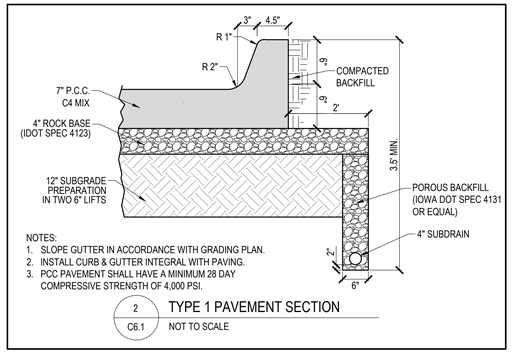
SHEET NUMBER: C5.1

3/6/2026 10:11:16 AM L:\LAND PROJECTS 2025\250047 FREDDY'S ANKENY, IA - COSTCO SITE\DWG\C5 LANDSCAPE.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

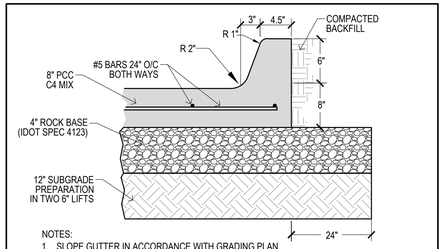


1 C6.1 CLEANOUT DETAIL
SCALE NONE



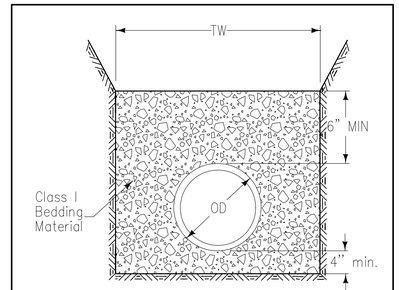
NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTEGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

2 C6.1 TYPE 1 PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTEGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. ALL REINFORCEMENT SHALL BE EPOXY COATED.

3 C6.1 TYPE 2 PAVEMENT SECTION
SCALE NONE

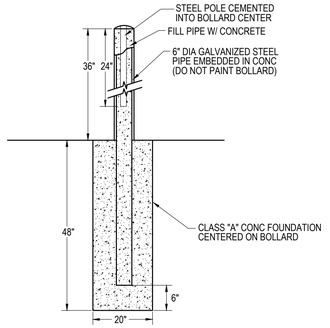


CLASS F-3

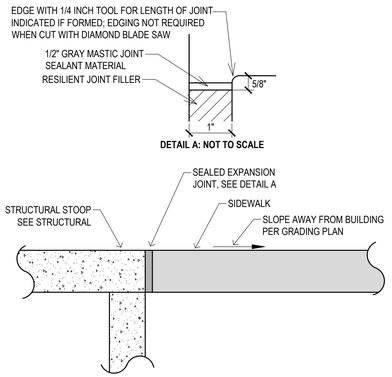
OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12"
(whichever is greater)

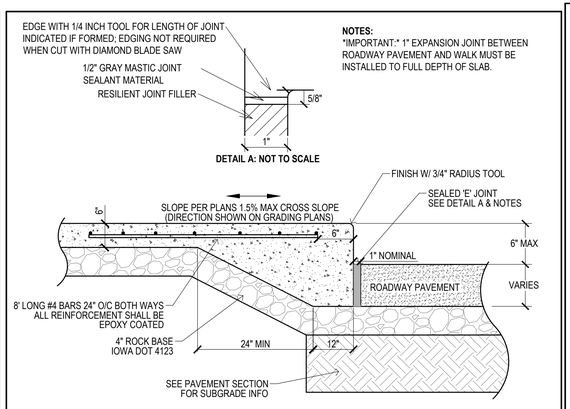
5 C6.1 PVC & N-12 PIPE BEDDING
SCALE NONE



6 C6.1 BOLLARD DETAIL
SCALE NONE

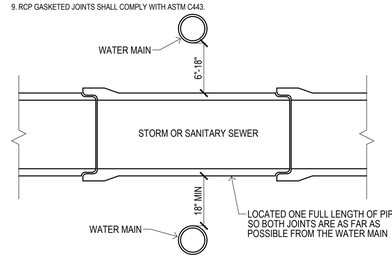


7 C6.1 STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

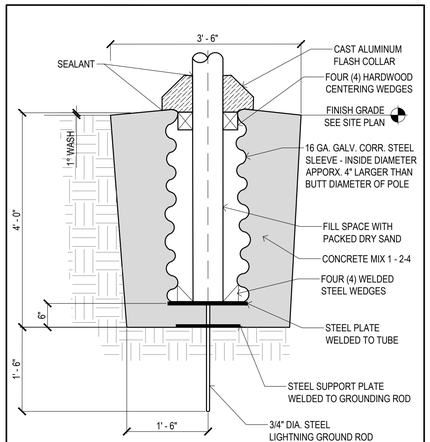


8 C6.1 TURNED DOWN WALK DETAIL
SCALE NONE

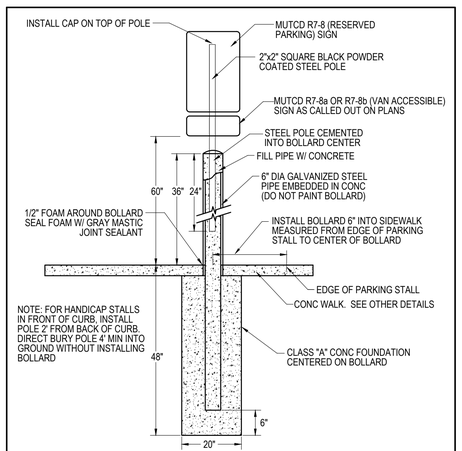
NOTES:
1. THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
2. WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
3. STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6" BELOW A WATER MAIN.
4. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
5. SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
6. CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
7. IN SANITARY SEWER CROSSINGS, CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
8. IN STORM SEWER CROSSINGS, THE CONTRACTOR SHALL INSTALL ON FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH GASKETED JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
9. RCP GASKETED JOINTS SHALL COMPLY WITH ASTM C443.



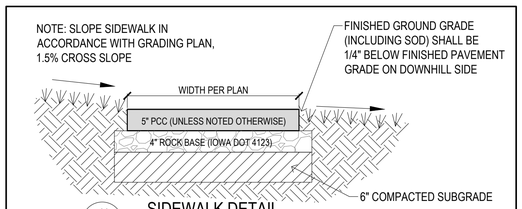
9 C6.1 WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE



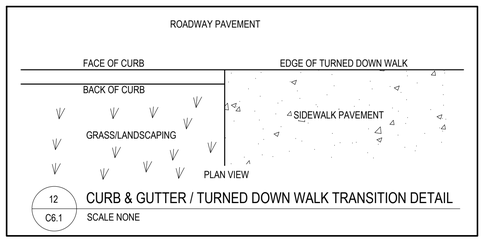
16 C6.1 FLAGPOLE DETAIL
SCALE NONE



10 C6.1 BOLLARD W/ PARKING SIGN DETAIL
SCALE NONE

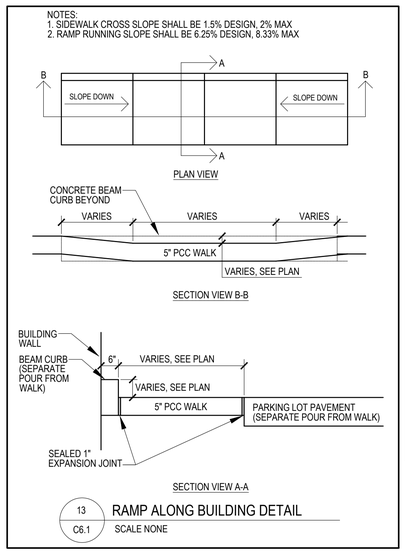


11 C6.1 SIDEWALK DETAIL
NOT TO SCALE

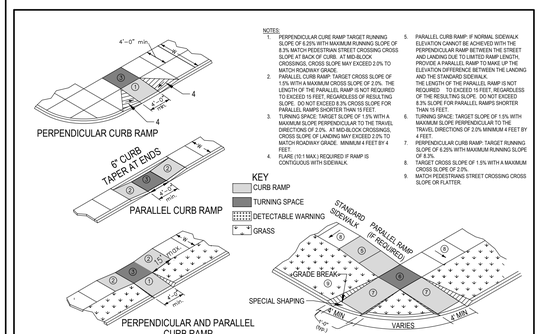


12 C6.1 CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL
SCALE NONE

NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1.5% DESIGN, 2% MAX
2. RAMP RUNNING SLOPE SHALL BE 6.25% DESIGN, 8.33% MAX

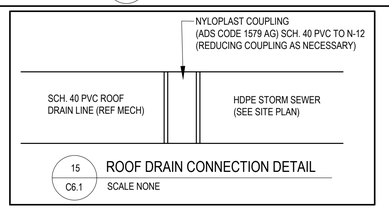


13 C6.1 RAMP ALONG BUILDING DETAIL
SCALE NONE

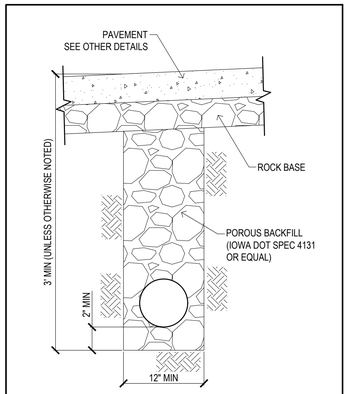


NOTES:
1. PERPENDICULAR CURB RAMP TARGET RUNNING SLOPE OF 8.33% WITH MAXIMUM RUNNING SLOPE OF 8.3% MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.
2. PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF RESULTING SLOPE. DO NOT EXCEED 8.3% CROSS SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
3. 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 LANDING MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.
4. FLARE (10:1 MAX.) REQUIRED IF RAMP IS CONTIGUOUS WITH SIDEWALK.
5. 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.
6. TURNING SPACE: TARGET SLOPE OF 1.5% WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.
7. PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 8.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.
8. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
9. MATCH PEDESTRIANS STREET CROSSING CROSS SLOPE ON FLATTER.

14 C6.1 ADA RAMP DETAILS
NOT TO SCALE



15 C6.1 ROOF DRAIN CONNECTION DETAIL
SCALE NONE



NOTE: CONTRACTOR SHALL INSTALL SUBDRAIN SUCH THAT NO LOW SPOTS EXISTS. MINIMUM DEPTHS MAY BE ADJUSTED TO MAINTAIN SLOPE.

17 C6.1 SUBDRAIN DETAILS
SCALE NONE

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

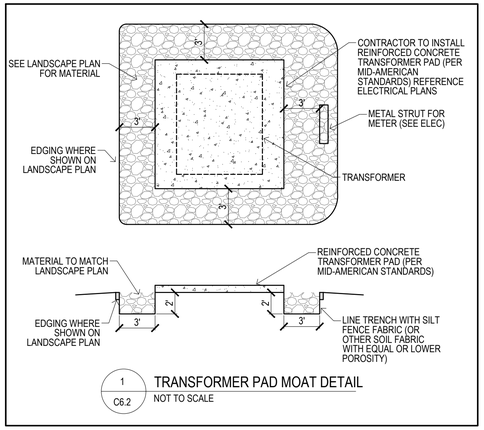
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250047

SHEET NAME:
SITE DETAILS SHEET

SHEET NUMBER:
C6.1

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PRELIMINARY- NOT FOR CONSTRUCTION



1 / C6.2 TRANSFORMER PAD MOAT DETAIL
NOT TO SCALE

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

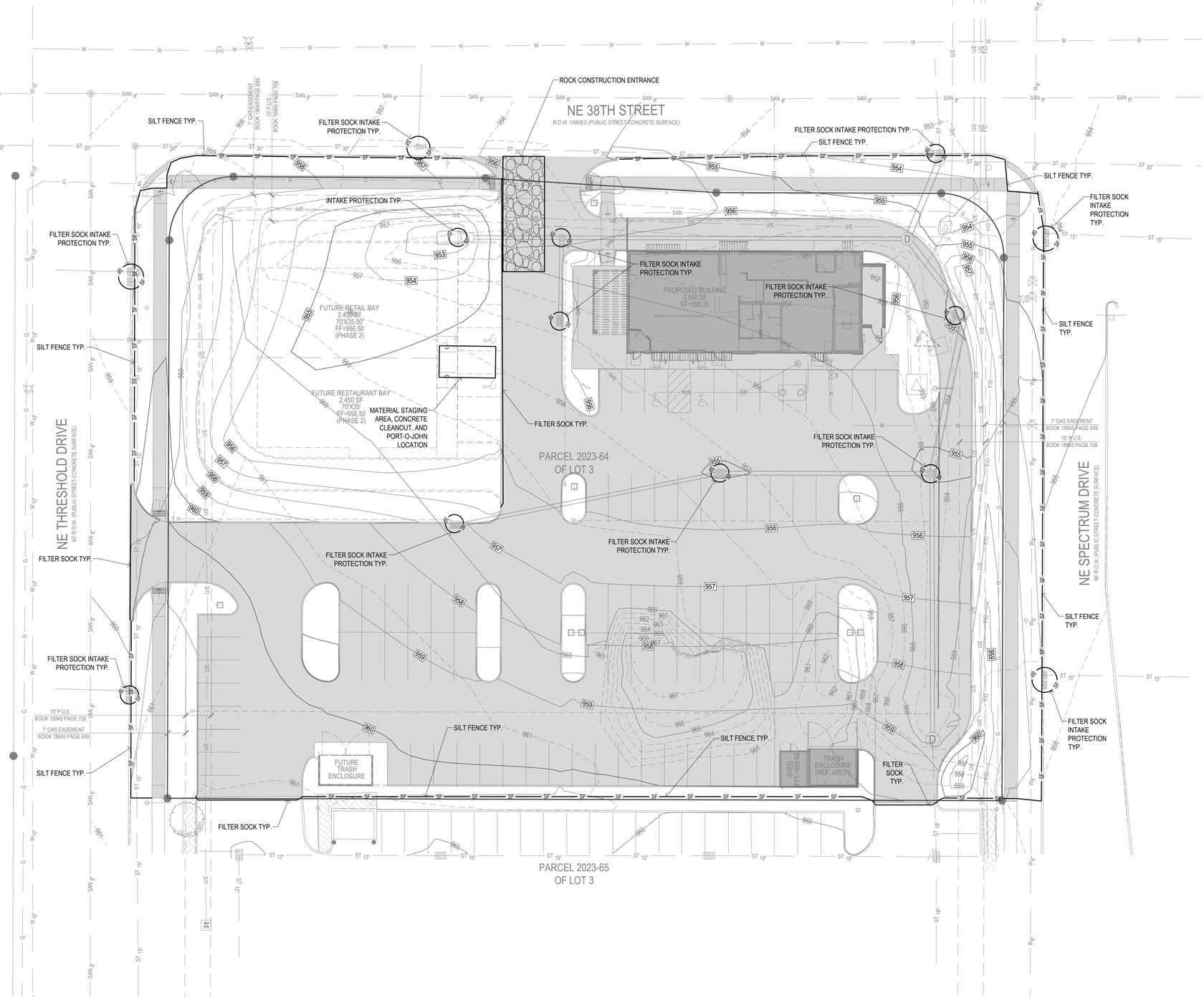
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SITE DETAILS SHEET

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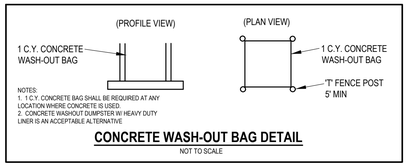


EROSION CONTROL NOTES:

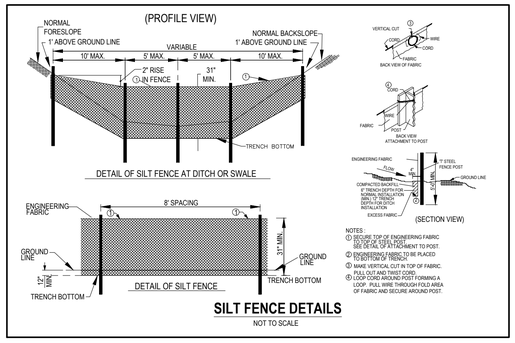
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.



CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



SILT FENCE DETAILS
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
FREDDY'S
3710 NE SPECTRUM DRIVE
ANKENY, IOWA 50021

REFERENCE NUMBER:

DRAWN BY:
CJC

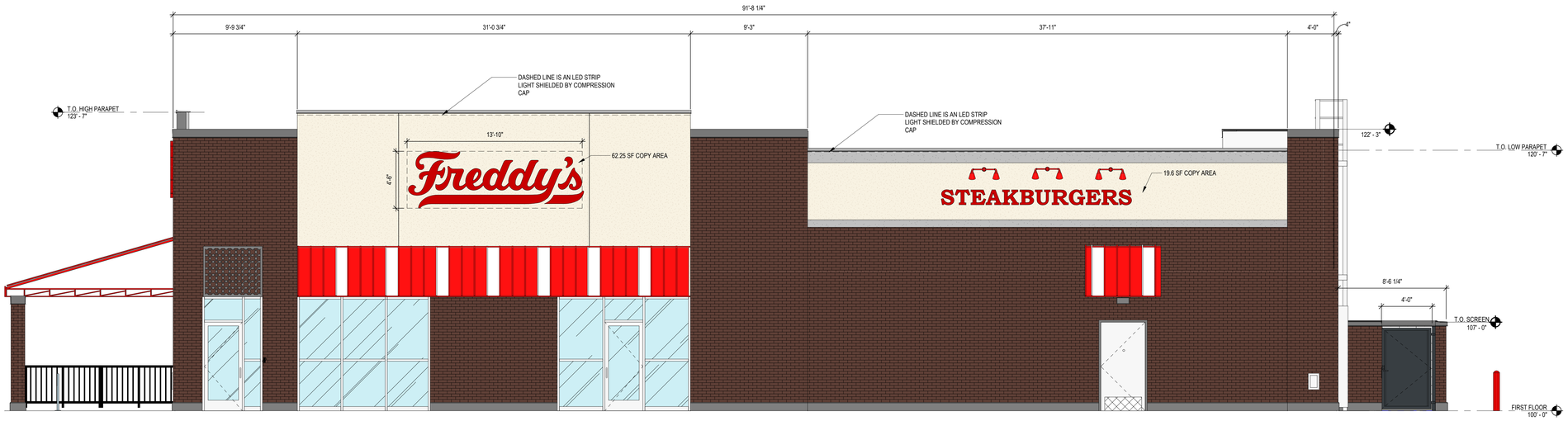
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CITY SUBMITTAL 01/02/25
CITY SUBMITTAL 2 02/23/26
PVMT REVISIONS 02/25/26
CITY SUBMITTAL 3 03/06/26

PROJECT NUMBER:
250047

SHEET NAME:
EROSION CONTROL PLAN

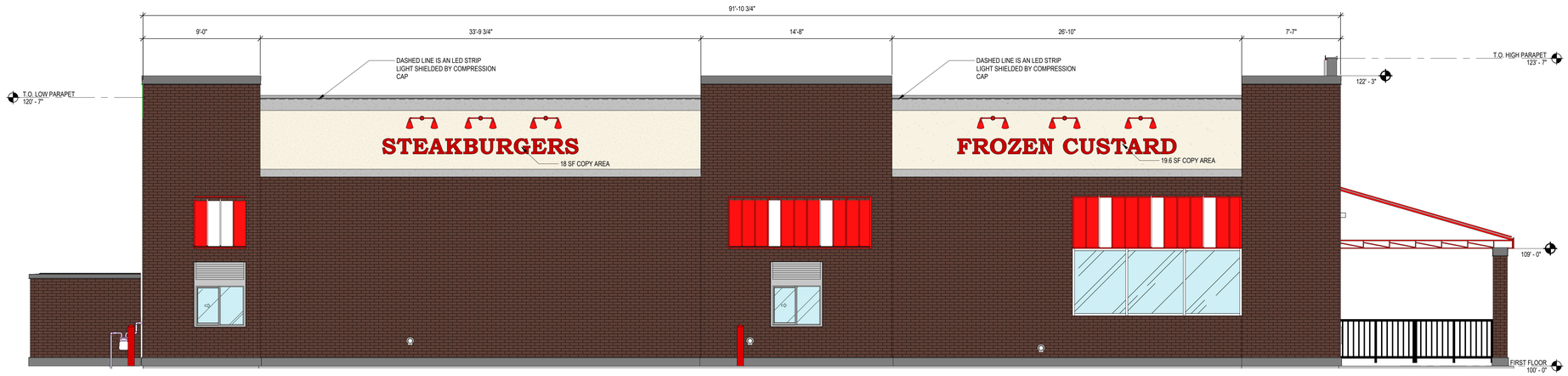
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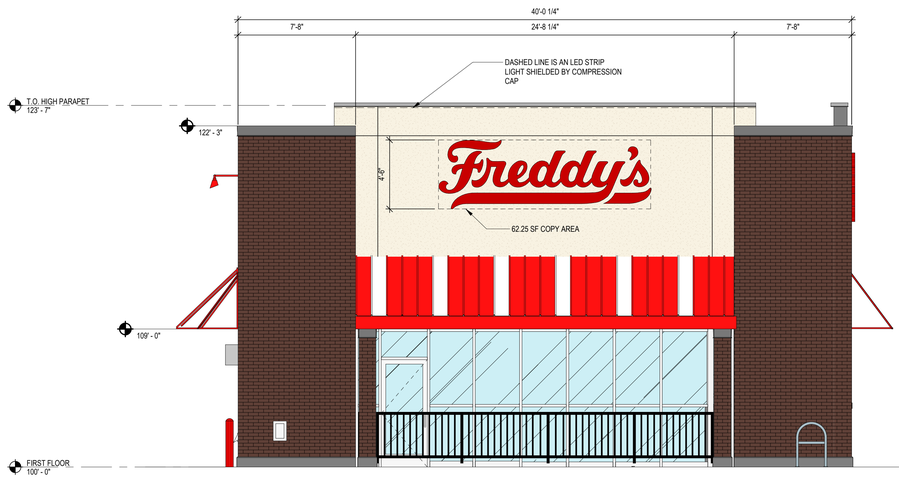
D RIGHT ELEVATION

1/4" = 1'-0" 0 2' 4' 8'



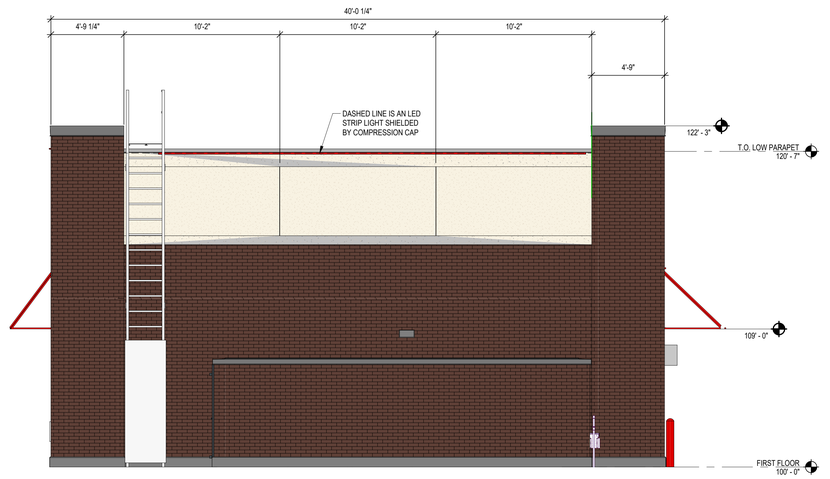
C LEFT ELEVATION

1/4" = 1'-0" 0 2' 4' 8'



B FRONT ELEVATION

1/4" = 1'-0" 0 2' 4' 8'



A REAR ELEVATION

1/4" = 1'-0" 0 2' 4' 8'

EXTERIOR MATERIALS RIGHT

04 - Masonry - Thin Brick, Marion Gunstock 410	1094 SF	55%
08 - Openings - Glass, Clear	210 SF	11%
09 - EIFS-Dryvit #386a Pure Cream & #614 Smoke Signal	683 SF	34%
	1987 SF	

EXTERIOR MATERIALS LEFT

04 - Masonry - Thin Brick, Marion Gunstock 410	1523 SF	82%
08 - Openings - Glass, Clear	156 SF	8%
09 - EIFS-Dryvit #386a Pure Cream & #614 Smoke Signal	186 SF	10%
	1866 SF	

EXTERIOR MATERIALS FRONT

04 - Masonry - Thin Brick, Marion Gunstock 410	333 SF	37%
08 - Openings - Glass, Clear	170 SF	19%
09 - EIFS-Dryvit #386a Pure Cream & #614 Smoke Signal	403 SF	44%
	905 SF	

EXTERIOR MATERIALS BACK

04 - Masonry - Thin Brick, Marion Gunstock 410	808 SF	81%
09 - EIFS-Dryvit #386a Pure Cream & #614 Smoke Signal	185 SF	19%
	993 SF	

EXTERIOR MATERIALS

04 - Masonry - Thin Brick, Marion Gunstock 410	4233 SF	61%
07 - Cladding - Fiber Cement - Nichiha - Woodgrain - VintageWood 1818 - Horizontal - Matte - Cedar with 5/8" Clip (JE778)-gunstock 410	17 SF	0%
08 - Openings - Glass, Clear	653 SF	9%
09 - EIFS-Dryvit #386a Pure Cream & #614 Smoke Signal	2057 SF	30%
	6959 SF	

MATERIAL LEGEND



DRYVIT:
386 A Pure Cream

DRYVIT
614 Smoke Signal

MARION CERAMICS
410 Gunstock Brown

NICHIHA VINTAGEWOOD
CEDAR

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

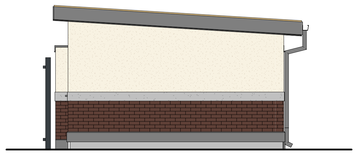
Freddy's Frozen Custard
3710 NE SPECTRUM DRIVE
ANKENY, IA 50021

△	DESCRIPTION	DATE
PROJECT NO:	MLI000003.30	
STORE NO:	50-0018	
DATE:	01.09.2026	
DRAWN BY:	IP	
CHECKED BY:	KM	

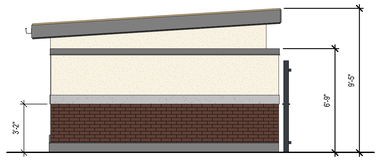
ELEVATION

CP-300

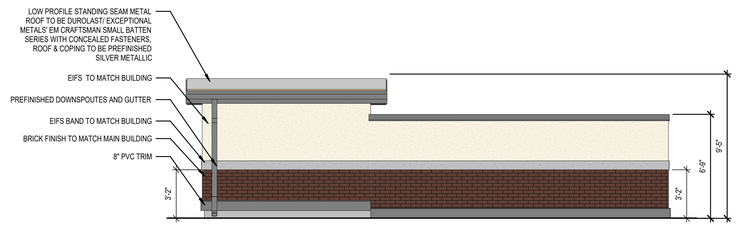
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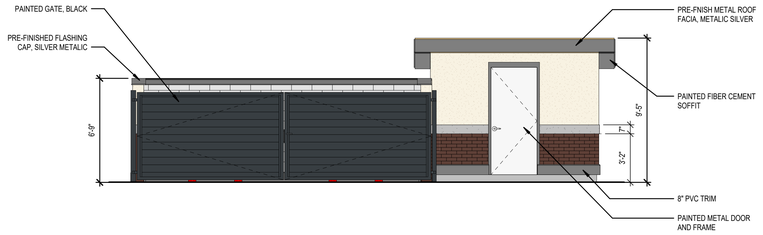
5 TRASH ENCLSOURE COLOR OTHER SIDE ELEVATION



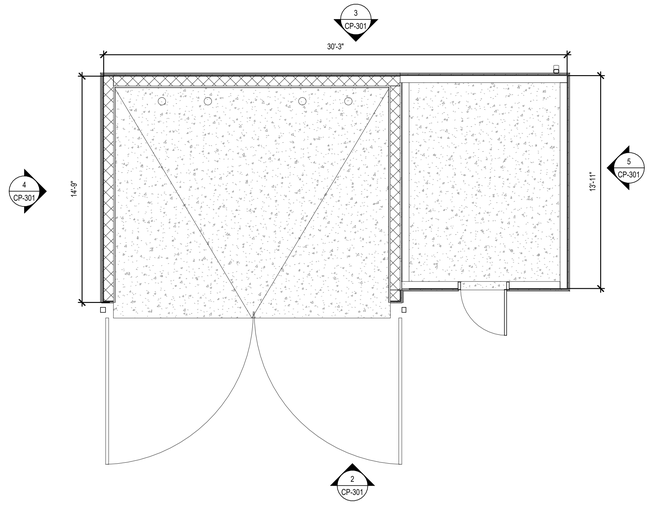
4 TRASH ENCLOSURE SIDE ELVATION



3 TRASH ENCLOSURE BACK ELEVATION



2 TRASH ENCLOSURE FRONT ELEVATION



1 TRASH ENCLOSURE ENLARGED PLAN

1/4" = 1'-0"

NORTH

MATERIAL LEGEND

DRYVIT:
386 A Pure Cream

DRYVIT
614 Smoke Signal

MARION CERAMICS
410 Gunstock Brown

NICHIHA VINTAGEWOOD
CEDAR

Freddy's
Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Freddy's Frozen Custard
3710 NE SPECTRUM DRIVE
ANKENY, IA 50021

△	DESCRIPTION	DATE

PROJECT NO:	MLI000003.30
STORE NO:	50-0018
DATE:	01.09.2026
DRAWN BY:	IP
CHECKED BY:	KM

TRASH ENCLOSURE PLAN & ELEVATION

CP-301

FILE PATH: Autodesk Docs://MLI000003.MLI-Ankeny Freddy's New (B)-R24/MLI000003.30-Freddys-Ankeny-IA-08.09-AE-R24.rvt

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
1945 NE 36th Street - Les Schwab Tire Store

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 1945 NE 36th Street, Les Schwab Tire Store.

ATTACHMENTS

1. Aerial Map

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



N

1 inch = 200 feet

Date: 3/9/2026

1945 NE 36th Street
Les Schwab Site Plan
Aerial Map

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report
Meeting Date: March 17, 2026

Agenda Item: 1945 NE 36th Street – Les Schwab Tire Store – Site Plan
Report Date: March 10, 2026
Prepared by: Jake Heil EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission approve the site plan for 1945 NE 36th Street, Les Schwab Tire Store.

Project Summary:
The subject property is located at 1945 NE 36th Street and is generally located south of NE 36th Street and east of Interstate 35. The site is 1.56 acres (+/-), and is zoned Otter Creek Planned Unit Development, with properties to the north, east and south being similarly zoned. Properties to the west are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. The proposed development includes an 8,200-sf building along the west side of the lot, parking area, sidewalk and access connections, trash enclosure, landscaping, utility service connections and associated site improvements.

The proposed site's primary access point is located on the south side of the site, accessing a private drive that leads to NE Threshold Drive, east of the proposed site, which provides a right in/right out access to NE 36th Street. The private drive also provides access to NE Spectrum Drive, further east, which provides full access to NE 36th Street. Parking for the site requires 1 space per 400 sf of gross floor area. The proposed site meets the requirements with 30 total parking stalls with 2 being ADA accessible.

The proposed building will be 23' – 4" at the uppermost point and will be constructed of a variety of colored and textured precast concrete, stone, metal accents and glass. The proposed building materials conform to the Otter Creek PUD and City Code Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations, with additional headlight screening where necessary. The proposed trash enclosure is proposed to be constructed of CMU, similar to the main building and would be south of the proposed building.

New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line on site that will connect to the existing 6-inch water service that runs east/west along the private drive just south of the site. 4-inch sanitary sewer service will connect to a 6-inch sanitary sewer main along the private drive to the south, which will carry wastewater easterly off-site to the 10-inch sanitary main east of NE Spectrum Drive. From there wastewater flows north to the 24-inch sanitary main along the unnamed creek north of Costco. From there wastewater flows southwesterly and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the south side of the site, where stormwater mains take stormwater south to an offsite detention basin that will handle stormwater for the development. Stormwater then flows southwesterly, eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

Site Plan Worksheet
1945 NE 36th Street – Les Schwab Tire Store – Site Plan

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

A. Site Development

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

   The proposed building will be located to the west side of the site, with the primary building façade facing east. The proposed site's orientation, alignment and spacing are compatible and complimentary to the neighboring properties.

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

   The proposed site is compatible with the existing streetscapes along NE 36th Street.

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

   The site provides for adequate parking and circulation on site. Parking for the site requires 1 space per 400 sf of gross floor area. The proposed site meets the requirements with 30 total parking stalls with 2 being ADA accessible. Site provides sidewalk connections to the trail along NE 36th Street.

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

   The proposed site's primary access point is located on the south side of the site, accessing a private drive that leads to NE Threshold Drive, east of the proposed site, which provides a right in/right out access to NE 36th Street. The private drive also provides access to NE Spectrum Drive, further east, which provides full access to NE 36th Street. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

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

   The primary parking for the site is located on the east side of the proposed building. The proposed parking meets the requirements for off-street parking as stated in Chapter 1964.01. Headlight screening is provided wherever necessary.

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 proposes a trash enclosure south of the proposed building. The proposed trash enclosure is proposed to be constructed of CMU similar to the main building and is further screened with landscaping.

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

   All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

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

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

   Stormwater for the proposed site generally drains to the south side of the site, where stormwater mains take stormwater south to an offsite detention basin that will handle stormwater for the development. Stormwater then flows southwesterly, eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

    New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line on site that will connect to the existing 6-inch water service that runs east/west along the private drive just south of the site. 4-inch sanitary sewer service will connect to a 6-inch sanitary sewer main along the private drive to the south, which will carry wastewater easterly off-site to the 10-inch sanitary main east of NE Spectrum Drive. From there wastewater flows north to the 24-inch sanitary main along the unnamed creek north of Costco. From there wastewater flows southwesterly and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

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

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

    The proposed parking lot shading and open space landscaping conform to the landscape requirements of the code. Additional headlight screening is provided where necessary.

B. Building Design

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

   The proposed building will be 23' – 4" at the uppermost point and will be constructed of a variety of colored and textured precast concrete, stone, metal accents and glass. The proposed building and materials maintain and enhances the established scale of neighboring buildings and sites.

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

   The exterior of the building will consist of a variety of colored and textured precast concrete, stone, metal accents and glass. These proposed materials match the design standards set out in the Otter Creek PUD and City Code and will maintain the established design relationship with neighboring buildings and sites.

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.**

   The proposed building's parapet will effectively screen any utility hardware on the roof. The site proposes a trash enclosure south of the proposed building. The proposed trash enclosure is proposed to be constructed of CMU similar to the main building and is further screened with landscaping.

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

   There is only one building proposed on this site and it is compatible and complimentary with adjacent developments in design and materials.

B. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

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

1. **Conformance to Design Standards and other applicable code requirements**

   The plans submitted conform to the written regulations of the City.

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

   The proposed building meets all setbacks required by code and is complimentary to adjacent developments.

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

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

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

   The proposed building will be 23' – 4" at the uppermost point and will be constructed of a variety of colored and textured precast concrete, stone, metal accents and glass. The proposed materials are compatible with the design standards set out in the Otter Creek PUD and City Code.

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.

Westwood

To: Plan & Zoning Commission

From: Westwood PS

RE: Site Plan Review & Approval

We are proposing to build a Les Schwab Tire store at 1945 NE 36th Street, Ankeny, Iowa. We have applied for, and received approval for, a CUP as required by the PUD Zoning for this site. The reason an automotive use requires a CUP is because the existing PUD allows for a mix of uses, including residential.

We are requesting the Plan & Zoning Commission to look at our proposed use in this location, and the potential use of surrounding properties. We feel like this is an appropriate use at this location with the existing and proposed uses in this PUD. The Les Schwab business is a less intrusive use than some other types of automotive uses. In discussions with the City staff it sounds like there is a lack of potential residential properties in the vicinity and mentioned that Les Schwab should fit in good at this location. Our lot is at the corner of a busy intersection with only proposed retail uses around us. We feel that this is a perfect location for Les Schwab to be located.

About Les Schwab

Les Schwab has over 500 stores in 12 states. They provide services that include tires, brakes, and shocks. Les Schwab is big into donating to local charities and often sponsor local sport teams. The store employes about 10-18 people per store. Store hours are typically from 8am-6pm Monday through Saturday with the store being closed on Sundays. Les Schwab believes in giving Sunday's off for their employees to spend time with family.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Jeff Westendorf, RLA

Senior Project Manager/Landscape Architect

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PRELIMINARY PLANS

FOR

SITE, GRADING, UTILITIES, AND LANDSCAPE

FOR

LES SCHWAB ANKENY NORTH

ANKENY, IA



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

LES SCHWAB TIRE CENTERS

20900 NE COOLEY RD
BEND, OR 97701
CONTACT: ERIC ROUSE
PHONE: 541.416.5629
EMAIL: ERIC.ROUSE@LESSCHWAB.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0069944.00
CONTACT: JEFF WESTENDORF

PROPERTY OWNER:
DRA PROPERTIES LC
1525 NE 36th ST
ANKENY, IA 50021
ATTN: ASHLEY JOHNSON
EMAIL: ashleyj@draprop.com

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS & REMOVALS PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	EROSION CONTROL PLAN
C401	SWPPP NARRATIVE
C402	SWPPP NOTES
C500	WATER & SANITARY SEWER PLAN
C501	STORM SEWER PLAN
C900	DETAILS
C901	DETAILS (CONT.)
L100	LANDSCAPE PLAN
L101	IRRIGATION PLAN
L102	LANDSCAPE & IRRIGATION DETAILS
L103	LANDSCAPE & IRRIGATION NOTES

NO.	DATE	REVISION	SHEETS
	02/20/26	CITY COMMENTS	
	03/05/26	2ND RD CITY COMMENTS	
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PRELIMINARY PLANS
FOR
SITE, GRADING, UTILITIES, AND LANDSCAPE
FOR
LES SCHWAB ANKENY NORTH
ANKENY, IA

INITIAL SUBMITTAL DATE: 01/12/26 SHEET: C001

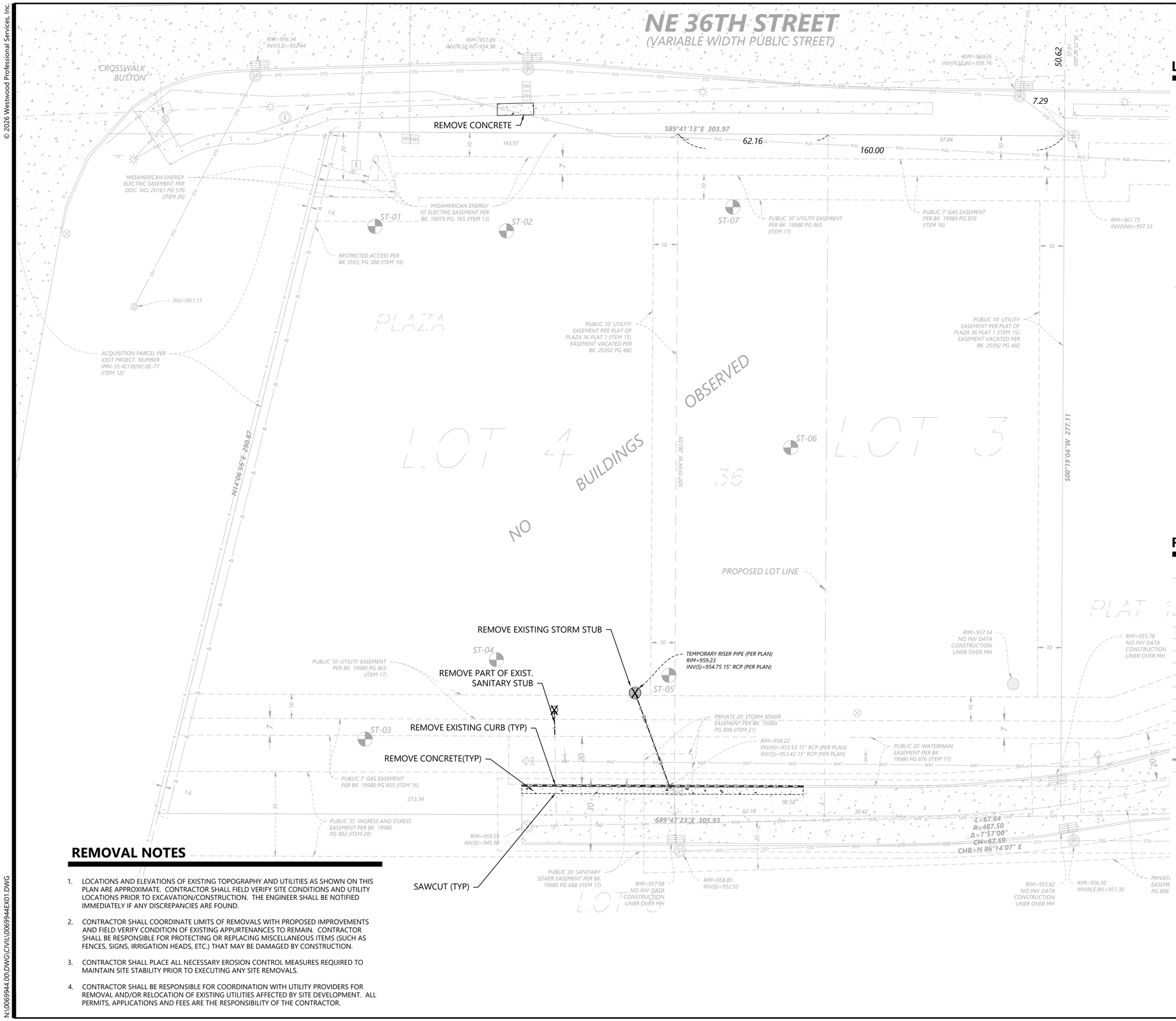
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer

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LES SCHWAB PLAZA 36

PROJECT NUMBER: 0069944.00

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REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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Common Ground Alliance

LEGEND

SANITARY MANHOLE	MAIL BOX
SEWER CLEANOUT	FLAG POLE
SEPTIC COVER	HANDICAPPED STALL
STORM MANHOLE	SOIL BORING
CATCH BASIN	BUSH/SHRUB
FLARED END SECTION	CONIFEROUS TREE
DOWNSPOUT	DECIDUOUS TREE
HYDRANT	BOUNDARY LINE
GATE VALVE	RIGHT-OF-WAY LINE
WATER METER	LOT LINE
FIRE DEPARTMENT CONNECTION	EASEMENT LINE
CURB STOP BOX	SECTION LINE
WATER MANHOLE	TREE LINE
DOUBLE DETECTOR CHECK VALVE	CABLE TELEVISION LINE
FARM HYDRANT	GAS LINE
REDUCE PRESSURE VALVE	POWER OVERHEAD
ELECTRIC BOX	POWER UNDERGROUND
ELECTRIC METER	SANITARY SEWER
ELECTRIC MANHOLE	STORM SEWER
ELECTRIC TOWER	TELEPHONE OVERHEAD
STREET LIGHT	TELEPHONE UNDERGROUND
POWER POLE	WATERMAIN
HAND HOLE/JUNCTION BOX	FIBER OPTIC
CABLE TV BOX	FENCE LINE
FIBER OPTIC PEDESTAL	CURB & GUTTER
NATURAL GAS METER	CONCRETE SURFACE
NATURAL GAS VALVE	BITUMINOUS SURFACE
STEEL/WOOD POST	FOUND MONUMENT (SEE LABEL)
SIGN	SET MONUMENT (SEE LABEL)

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION
P	X	METAL BOLLARD OR WOODEN POST (AS NOTED ON PLANS)

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/12/26
REVISIONS:
1 02/20/26 CITY COMMENTS
2 03/05/26 2ND RD. CITY COMMENTS
3 . .
4 . .
5 . .

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

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

DAVID BADE 02/20/26 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Phone (952) 937-5150
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS PLAN

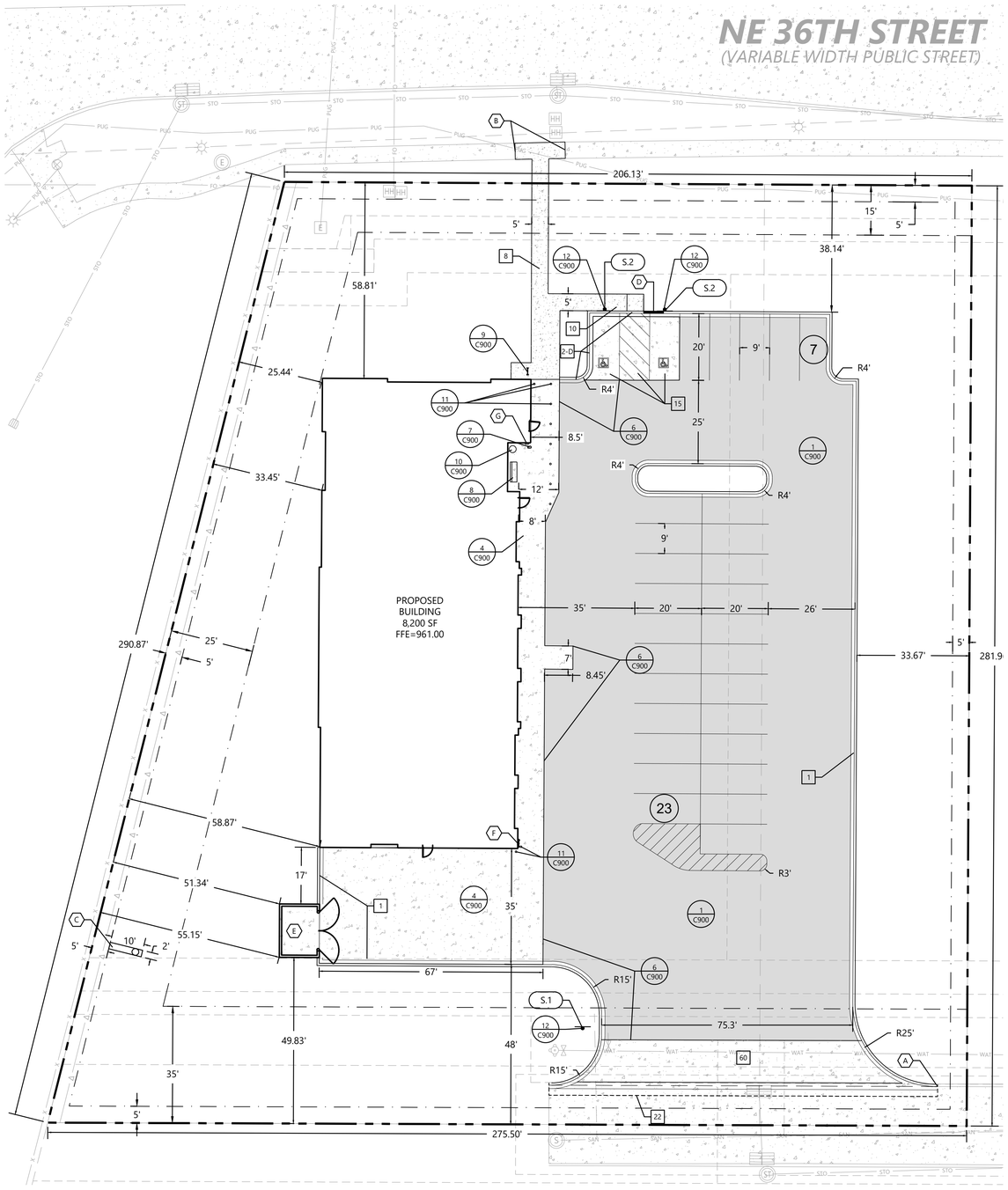
SHEET NUMBER:
C100
DATE: 02/20/26

PROJECT NUMBER: 0069944.00

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LES SCHWAB PLAZA 36

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SITE KEYNOTES

A	MATCH EXISTING CURB
B	TIE-IN TO EXISTING SIDEWALK
C	PYLON SIGN (SEE ARCH PLANS)
D	TRANSITION CURB
E	TRASH ENCLOSURE (SEE ARCH PLANS)
F	FIRE DEPARTMENT CONNECTION (SEE ARCH PLANS)
G	KNOX BOX LOCATION (SEE ARCH PLANS)

SITE DETAILS (SIXX)

1	B612 CURB AND GUTTER
2-D	FLUSH CURB AND GUTTER
8	PRIVATE SIDEWALK
10	PRIVATE PARALLEL PEDESTRIAN RAMP
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
22	SAW CUT CONTROL JOINT
60	SUDAS TYPE "B" DRIVE

LES SCHWAB STANDARD SITE DETAILS

1	ASPHALT PAVING (STANDARD)
4	HEAVY DUTY CONCRETE PAVEMENT
5	CONCRETE PAVEMENT JOINT
6	ASPHALT/CONCRETE JOINT
7	KEYKEEPER WITH STAND
8	BENCH
9	BIKE RACK
10	TRASH RECEPTICLE
11	6" DIAMETER BOLLARD
12	SIGN IN BOLLARD

SIGN LEGEND

REFERENCE		SIZE	MUTCD DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	PUD, OTTER CREEK PLANNED UNIT DEVELOPMENT
PROPOSED ZONING:	PUD, OTTER CREEK PLANNED UNIT DEVELOPMENT
PARCEL DESCRIPTION:	LOT 4 AND PART OF LOT 3, PLAZA 36 PLAT 1
PROPERTY AREA:	67,955 SF (1.56 AC)
EXISTING IMPERVIOUS SURFACE:	1,563 SF (2.3%)
PROPOSED IMPERVIOUS SURFACE:	35,308 SF (51.96%)
GROSS PAVED AREA:	23,865 SF
ERU CALCULATION:	9 (35,308/4,000= 8.827= 9)
BUILDING GROSS SIZE:	8,200 SF
FLOOR-AREA-RATIO(FAR):	0.12
BUILDING SETBACK PER CODE:	15'=FRONT 0'/25'=SIDE 35'=REAR
SIGN SETBACK PER CODE:	5' (30' MAX HEIGHT)
PARKING SPACE/DRIVE AISLE:	9' WIDE X 20' LONG, 24' AISLE
PARKING RATIO REQUIREMENT	CITY OF ANKENY IA
MOTOR VEHICLE SALES & SERVICE	1 SPACE PER 400 SF
TOTAL SPACES REQUIRED:	21 SPACES
PARKING PROVIDED:	30

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Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
X	X	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
	S	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, 12701 WHITEWATER DR STE 300, MINNETONKA, MN 55343. DECEMBER 2025.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE IDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
12. REFER TO 2026 SUDAS AND THE CITY SUPPLEMENTAL FOR SPECIFICATIONS.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

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DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE:	01/12/26
REVISIONS:	
02/20/26	CITY COMMENTS
03/05/26	2ND RD CITY COMMENTS

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

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DAVID BADE
02/20/26
LICENSE NO. 17303

Westwood
Phone (952) 937-5150
Toll Free (866) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

LES SCHWAB PLAZA 36
ANKENY, IA

SITE PLAN

SHEET NUMBER:
C200

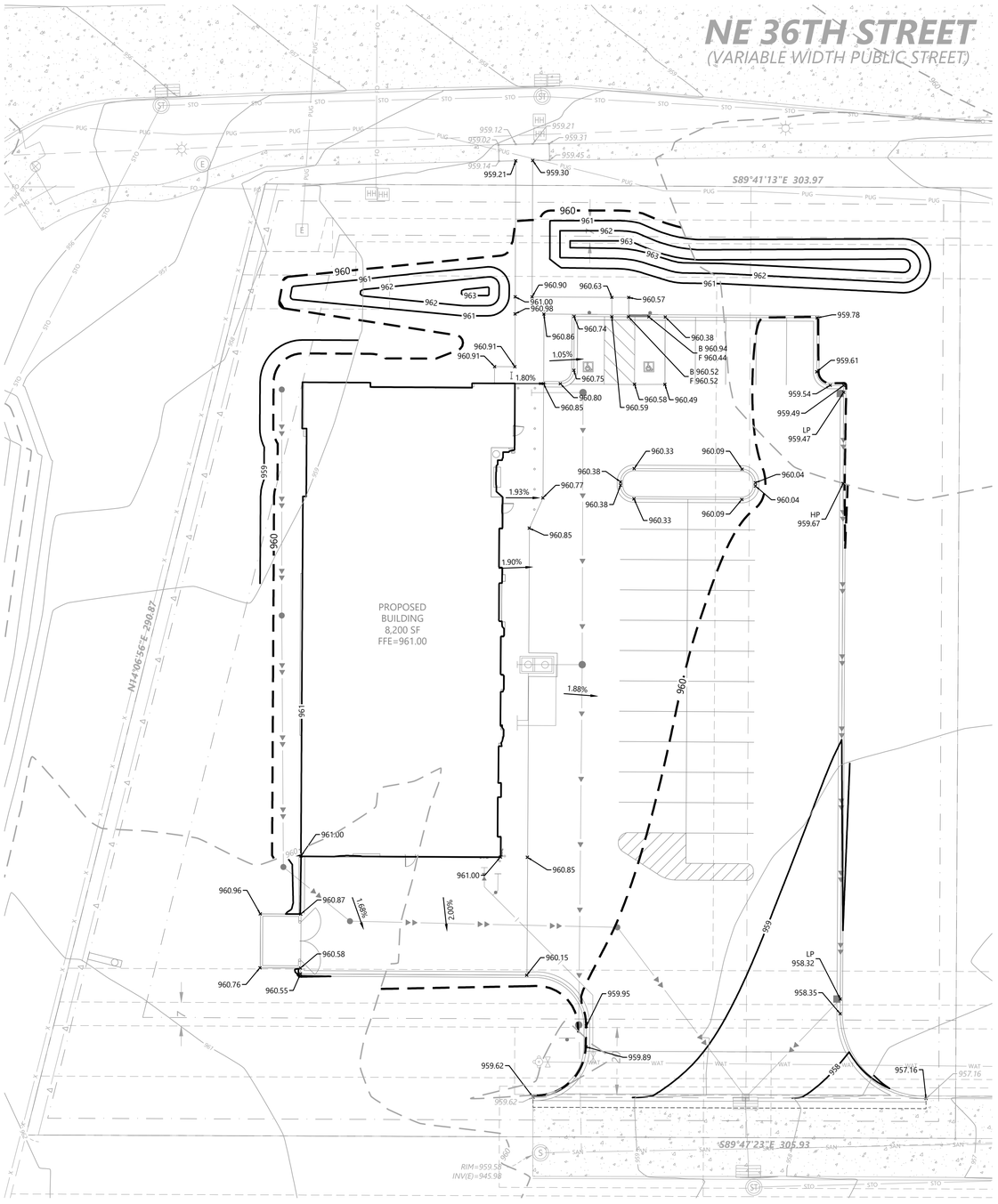
DATE: 02/20/26

LES SCHWAB PLAZA 36

PROJECT NUMBER: 0069944.00

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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO	STO	STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT	WAT	WATER MAIN
SAN	SAN	SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2026 EDITION OF IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE CITY SUPPLEMENTAL.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE IDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN SUDAS AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN SUDAS.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

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DAVID BADE
02/20/26 LICENSE NO. 17303

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Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

GRADING PLAN

SHEET NUMBER:
C300

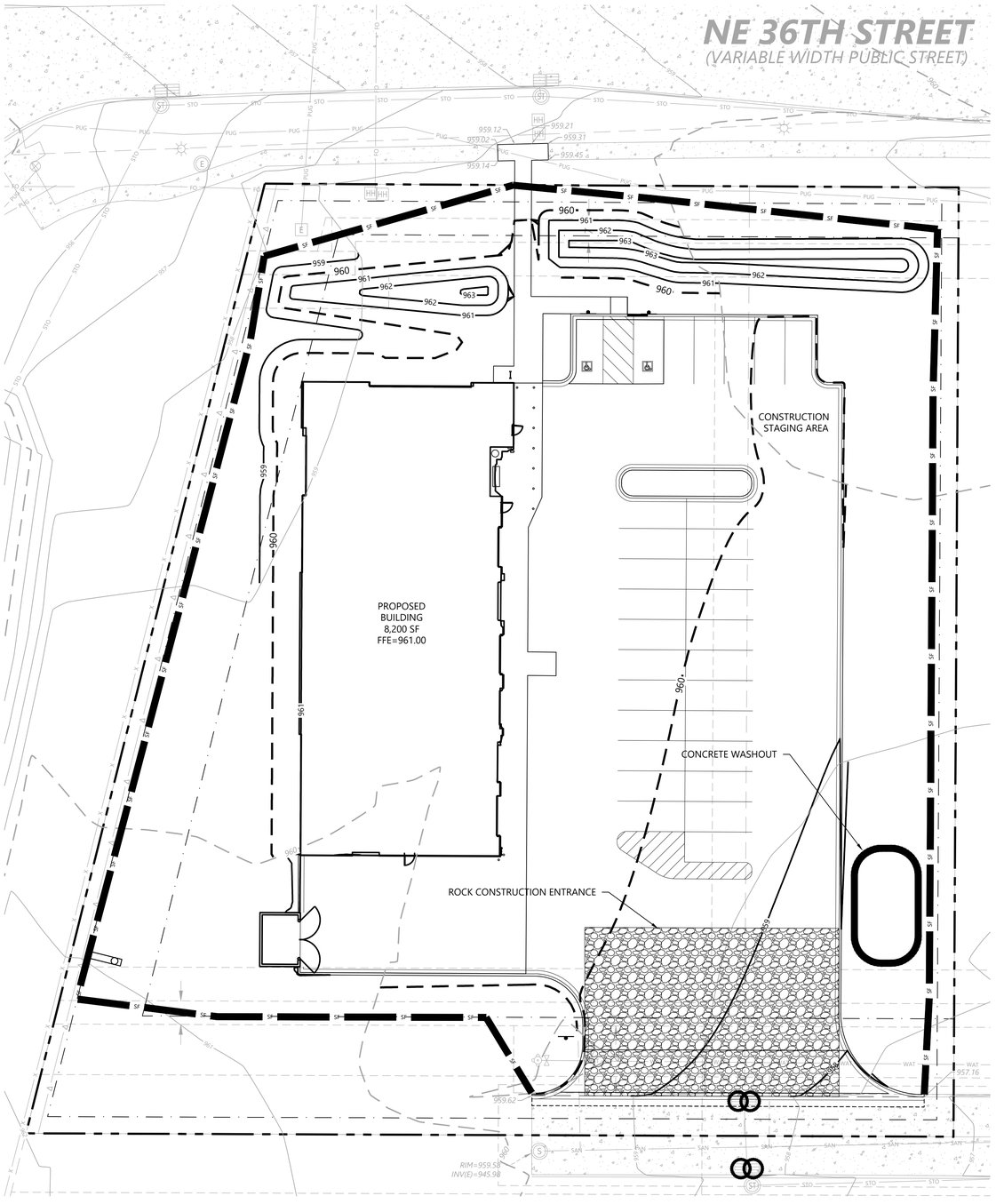
DATE: 02/20/26

PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

N:\0069944.00\DWG\CIVIL\0069944GD01.DWG

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EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
	SF	SILT FENCE
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SILT CONTROL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.

2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.

3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.

4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.

6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.

7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.

8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE DNR, NPDES, SUDAS, AND CITY.

   A. TEMPORARY SEED SHALL BE SUDAS TYPE 4 (URBAN TEMP. EROSION CONTROL MIXTURE).

   B. GENERAL SEEDING SHALL BE SUDAS TYPE 1 (PERMANENT LAWN MIXTURE).

9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.

10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.

11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.

12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

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BEND, OR 97701

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

DAVID BADE
02/20/26 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

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Westwood Professional Services, Inc.

EROSION CONTROL PLAN

SHEET NUMBER:
C400

DATE: 02/20/26

PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

N:\0069944.00\DWG\CIVIL\0069944EC01.DWG

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SWPPP NARRATIVE

THIS SWPPP IS PREPARED IN ACCORDANCE WITH THE IOWA STATE OPERATING PERMIT FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT AND GUIDED BY THE STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES. THE IOWA STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES GENERAL PERMIT (CGP) NO.2 (EXPIRATION DATE: FEBRUARY 29, 2028) PROVIDES THE FRAMEWORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE. THE PURPOSE OF THE SWPPP IS TO ENSURE THE DESIGN, IMPLEMENTATION, MANAGEMENT, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO PREVENT OR MINIMIZE SEDIMENT AND OTHER POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH THE LAND DISTURBANCE ACTIVITIES AND COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STATE GENERAL PERMIT.

THIS SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED IN SECTION 5.1 OF THIS SWPPP, AT LES SCHWAB PLAZA 36, WITH THE PROJECT LOCATION AS DEFINED IN SECTION 4.0 OF THIS SWPPP. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION.

THE FOLLOWING ARE OUTLINED IN THIS SWPPP:
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR LES SCHWAB PLAZA 36 SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR LES SCHWAB PLAZA 36 IN ANKENY, IA. THE SITE IS LOCATED IN THE SOUTHEAST QUADRANT OF I-35 AND NE 36TH ST INTERSECTION.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER:	CONTRACTOR:
ERIC ROUSE	CONTACT NAME
LES SCHWAB TIRE CENTERS	COMPANY NAME
20900 NE COOLEY RD	ADDRESS
BEND, OR 9771	ADDRESS
541-416-5621	CONTACT NUMBER
ERIC.ROUSE@LESSCHWAB.COM	CONTACT E-MAIL

OWNER/OPERATOR RESPONSIBILITIES
-DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
-SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI) AND SUBMIT THE SWPPP IF APPLICABLE TO PERMIT REQUIREMENTS.
-RECEIVE AN AUTHORIZATION FROM THE IA DNR PRIOR TO STARTING CONSTRUCTION ACTIVITY.
-ENSURE THE AUTHORIZED NOI AND SWPPP IS READILY AVAILABLE AT THE CONSTRUCTION SITE.
-ENSURE THE PROJECT SPECIFICATIONS ALLOW OR PROVIDE DEVELOPMENT OF ADEQUATE BMPS TO MEET REQUIREMENTS OF PERMIT.
-PROVIDE INDICATIONS WITHIN THIS SWPPP FOR AREAS OF THE PROJECT WHERE THEY HAVE CONTROL AND ABILITY TO MAKE MODIFICATIONS.
-ENSURE OTHER OPERATORS AFFECTED BY MODIFICATIONS IN PROJECT SPECIFICATIONS ARE NOTIFIED IN A TIMELY MANNER TO MODIFY THEIR BMPS AS NECESSARY FOR SWPPP COMPLIANCE. A COPY OF THE SWPPP WILL BE MADE AVAILABLE AS WELL.
-ENSURE THE SWPPP INDICATES THE NAME AND SITE SPECIFIC NPDES AUTHORIZATION NUMBER FOR OPERATORS WHERE APPLICABLE.
-A KNOWLEDGEABLE PERSON OR PERSONS ARE PERFORMING INSPECTIONS AND DOCUMENTING THE INSPECTIONS AND MAINTENANCE ACTIVITIES.

PROJECT DESCRIPTION
THE SITE IS APPROXIMATELY 1.56 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, A PROPOSED BUILDING AND A PARKING LOT.

PROJECT AREA = 1.56 AC
DISTURBED AREA = 0.98 AC
RUNOFF COEFFICIENT PRE-CONSTRUCTION = 0.22
RUNOFF COEFFICIENT POST CONSTRUCTION = 0.59

PRE-DEVELOPMENT SITE CONDITIONS
THE EXISTING SITE CONSISTS OF AN OPEN FIELD OF GREEN SPACE. HALF OF THE SITE IS DRAINING TO THE NORTHWEST CORNER. THE OTHER HALF OF THE SITE DRAINS TO THE SOUTHEAST SIDE OF THE SITE.

THE SITE IS LOCATED IN AN AREA WITH AN AVERAGE YEARLY PRECIPITATION AMOUNT OF 37.05 INCHES.

SOIL TYPES
THE SITE CONSISTS OF SANDY LEAN CLAY AND ARE CONSIDERED MODERATELY PLASTIC. REFER TO GEOTECHNICAL REPORT DATED 12/05/2025 COMPLETED BY BRAUN INTERTEC CORPORATION.

THE SITE DOES NOT HAVE CONTAMINATED SOILS OR GROUNDWATER CONTAMINATION PRESENT WITHIN THE SITE BOUNDARY.

POST-DEVELOPMENT SITE CONDITIONS
REFER TO GEOTECHNICAL REPORT.

STORM WATER MANAGEMENT PLAN
THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF STORMWATER PIPING THAT DRAINS INTO THE REGIONAL STORM SEWER SYSTEM AND REGIONAL STORMWATER BASIN.

REFER TO THE PLAZA 36 PLAT 1 STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, STORM WATER MANAGEMENT CALCULATIONS, AND DRAINAGE AREA MAPS.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

RECEIVING WATERS WITHIN 1 MILE OF THE PROJECT SITE

NAME	TYPE	IMPAIRED (Y/N)	SPECIAL (Y/N)	DISTANCE/ DIRECTION FROM SITE
CITY OF ANKENNY STORM SEWER	MS4	N	N	

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS LANDSCAPING MATERIALS	VARIOUS LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE OF SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
8. INSTALL INLET PROTECTION AROUND CATCH BASINS.
9. INSTALL CURB AND GUTTER.
10. INSTALL PAVEMENT.
11. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
12. REMOVE ACCUMULATED SEDIMENT.
13. FINAL GRADE LANDSCAPE AREAS, SEED AND MULCH.
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE IOWA DNR.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

- DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX TYPE 5, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **14 DAYS**.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

- INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :
1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

SOIL MANAGEMENT AND COMPACTION MINIMIZATION
AFTER CLEARING AND GRUBBING, THE OPERATOR(S) SHOULD STRIP AND STOCKPILE TOPSOIL MATERIAL FOR REAPPLICATION ON ALL FUTURE PERMANENT PERVIOUS SURFACE AREAS. THE TEMPORARY TOPSOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED AS REQUIRED. DURING DEVELOPMENT, GRADING AND UTILITY CONSTRUCTION THE SUBSOILS WILL BE COMPACTED AS NECESSARY FOR CONSTRUCTION USING TYPICAL INDUSTRY TECHNIQUES. DURING FINAL GRADE, REAPPLICATION OF THE PRESERVED TOPSOIL SHOULD BE COMPLETED BY A WIDE-PAD DOZER AND OTHER EQUIPMENT TO MINIMIZE COMPACTION OF THE TOPSOIL MATERIAL. THE OPERATOR(S) SHOULD RESTRICT VEHICLE AND EQUIPMENT USE TO AVOID SOIL COMPACTION WHERE FEASIBLE; OR TECHNIQUES SUCH AS RIPPING THE SOIL FOR DECOMPACTION SHOULD BE COMPETED FOLLOWING TOPSOIL PLACEMENT AND PRIOR TO RESEEDING OR OTHER RESTORATION ACTIVITY.

PERMANENT VEGETATION ESTABLISHMENT
PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE IADOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE
EROSION AND SEDIMENT CONTROL INSPECTIONS
CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE IA DNR NPDES GENERAL PERMIT NO. 2 . ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE
- DURING CONSTRUCTION: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS.
- AFTER FINAL STABILIZATION AND NOD SUBMITTAL: PREPARE REPORT OF FINAL INSPECTION AND RETAIN FOR 3 YEARS.

SCOPE OF INSPECTION SHALL INCLUDE:
1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE.TIME/BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING. SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO $\frac{1}{2}$ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
1. ALL CONSTRUCTION ACTIVITY IS COMPLETE FOR PORTIONS OF THE SITE THAT ARE THE RESPONSIBILITY OF THE OPERATOR/ PERMITTEE, TEMPORARY SYNTHETIC BMPS ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND FINAL STABILIZATION IS COMPLETED WITH VEGETATIVE AND / OR NON-VEGETATIVE COVER. THE NOTICE OF DISCONTINUATION FORM FROM THE IA DNR SHOULD BE COMPLETED WITHIN THIRTY DAYS OF MEETING THE CONDITIONS ABOVE.
2. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE IA DNR WITH THE NOT FORM AND IS SUBJECT TO APPROVAL.

NOT FOR CONSTRUCTION

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE## .
VERTICAL SCALE## or ## .

INITIAL ISSUE: 01/12/26
REVISIONS:
1 02/20/26 CITY COMMENTS
2 03/05/26 2ND RD CITY COMMENTS
3 . .
4 . .
5 . .

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DAVID BADE 02/20/26 LICENSE NO. 17303

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ANKENY, IA

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SWPPP NARRATIVE

SHEET NUMBER:
C401
DATE: 02/20/26

PROJECT NUMBER: 0069944.00
LES SCHWAB PLAZA 36

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SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. STORM SEWER INLET PROTECTION
   - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
   - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE. AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

2. STOCKPILES (TEMPORARY AND PERMANENT)
   - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
   - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES PRIOR TO INITIATION OF STOCKPILING IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
   - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
   - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

3. CONSTRUCTION DEWATERING
   - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT CAUSE NUISANCE CONDITIONS AND MUST DISCHARGE TO A SEDIMENT CONTROL DESIGNED TO PREVENT DISCHARGE WITH VISUAL TURBIDITY. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
     - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
     - USE A PORTABLE SEDIMENT TRAP SYSTEM.
     - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
     - USE A FILTER BAG SYSTEM
     - PUMP TO A TEMPORARY SEDIMENT BASIN.
   - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
   - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
   - DEWATERING DISCHARGE MUST BE VISUALLY CHECKED. PHOTOGRAPH DISCHARGE AT THE BEGINNING AND AT LEAST EVERY 24 HOURS OF OPERATION. DEWATERING THAT ONLY LASTS FOR A FEW MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH SURFACE WATERS, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
   - IF NUISANCE CONDITIONS RESULT (SEDIMENT PLUME IN THE DISCHARGE, DISCHARGE APPEARS CLOUDY OR OPAQUE, HAS A VISIBLE CONTRAST, HAS A VISIBLE OIL FILM, HAS AQUATIC HABITAT DEGRADATION), DEWATERING MUST BE CEASED IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED.
   - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

4. CONSTRUCTION ENTRANCES
   - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
   - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
   - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
   - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
   - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
   - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
   - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

5. CONCRETE TRUCK WASHOUT
   - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
   - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
   - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
   - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
   - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
   - IMPERMEABLE LINER SHALL CONSIST OF 10 MIL POLYLINER.
   - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

6. VEHICLE MAINTENANCE
   - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
   - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
   - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
   - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

7. FUELING
   - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
   - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
   - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
   - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

8. HAZARDOUS MATERIALS
   - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
   - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
   - MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
   - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
   - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
   - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
   - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

9. CHEMICAL CONTAINMENT
   - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
   - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
   - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
   - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
   - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
   - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
   - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
   - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
   - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

10. SOLID WASTE
    - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
    - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
    - IADNR DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
    - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

11. DUST CONTROL
    - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
      - A. RAPID STABILIZATION METHODS ON SLOPES
      - B. WATER ON ROADWAYS AND GRADED AREAS
      - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
    - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

12. WINTER STABILIZATION
    - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
    - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
    - ALL EXPOSED SOILS TO BE SEEDED WITH SUDAS STANDARD SEED MIX ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
    - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
    - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
    - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
    - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
    - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

13. NON-STORMWATER DEWATERING
    - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
    - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
    - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

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SWPPP AMENDMENTS

THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7 DAYS TO REFLECT CURRENT SITE CONDITIONS IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. DESIGN, OPERATION, OR MAINTENANCE OF BMPS IS CHANGED;
2. DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED IN A WAY THAT COULD SIGNIFICANTLY AFFECT THE QUALITY OF THE STORMWATER DISCHARGES;
3. INSPECTIONS INDICATE ANY DEFICIENCIES IN THE SWPPP OR BMPS;
4. DEPARTMENT NOTIFIES THE PERMITTEE IN WRITING OF DEFICIENCIES IN THE SWPPP;
5. SWPPP IS DETERMINED TO BE INEFFECTIVE IN MINIMIZING OR CONTROLLING EROSION AND SEDIMENTATION (E.G., THERE IS VISUAL EVIDENCE OF EXCESSIVE SITE EROSION OR EXCESSIVE SEDIMENT DEPOSITS IN STREAMS OR LAKES);
6. DEPARTMENT DETERMINES VIOLATIONS OF WATER QUALITY STANDARDS MAY OCCUR OR HAVE OCCURRED;
7. WHEN THERE IS A CHANGE TO OR ADDITION OF A NEW CONTRACTOR OR SUBCONTRACTOR THAT WILL IMPLEMENT A PORTION OF THE SWPPP;
8. WHEN DISCHARGE TO A RECEIVING WATERBODY NOT ORIGINALLY IDENTIFIED ON THE NOI IS ANTICIPATED OR REALIZED;
9. IF CONTAMINATED SOILS, ENDANGERED SPECIES OR CULTURAL RESOURCES ARE DISCOVERED WHICH WERE NOT ORIGINALLY ANTICIPATED;
10. A CHANGE IN OWNERSHIP OR TRANSFER OF PERMIT.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY

OWNER SWPPP CERTIFICATION AND SIGNATURE

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL APPENDICES WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE TITLE DATE

PRINTED NAME CONTACT NUMBER COMPANY

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE##
VERTICAL SCALE## or ##

INITIAL ISSUE: 01/12/26
REVISIONS:
1 02/20/26 CITY COMMENTS
2 03/05/26 2ND RD CITY COMMENTS
3 . .
4 . .
5 . .
6 . .

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DAVID BADE 02/20/26 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
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Westwood Professional Services, Inc.

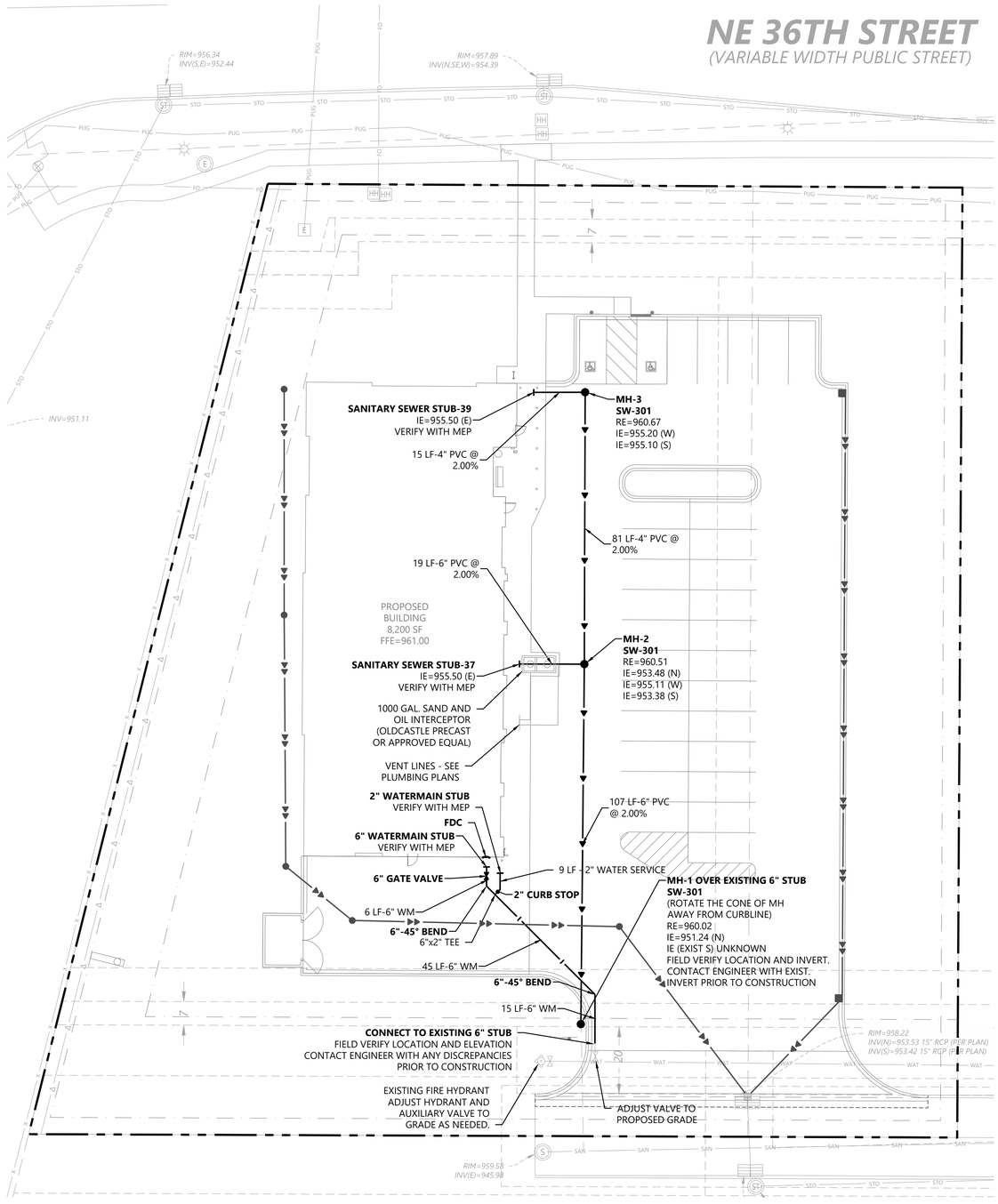
SWPPP NOTES

SHEET NUMBER:
C402
DATE: 02/20/26

LES SCHWAB PLAZA 36
PROJECT NUMBER: 0069944.00

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SANITARY SEWER AND WATERMAIN LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL WATERMAIN & SANITARY SEWER NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS AND IN ACCORDANCE WITH THE 2026 EDITION OF IOWA STATEWIDE DESIGN AND SPECIFICATIONS (SUDAS) AND CITY SUPPLEMENTAL.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANY.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, DESIGN CROSSING TO PROVIDE COMPLIANCE WITH SUDAS SECTION 5010-3.06.D. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER. ALL CROSSINGS SHALL COMPLY WITH IOWA SUDAS SECTION 5010 - 3.06.D
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY. 6" WATER SERVICE SHALL HAVE DUCTILE RISER COMING INTO BUILDING FOR FIRE SERVICE PER CITY STANDARDS.
12. ALL WATER LINES SHALL HAVE 5.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 4.5' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF A WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF A WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED.
14. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE.
15. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
16. ALL PROPOSED WATER, SANITARY, AND STORM SEWER ARE PRIVATE.

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

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DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/12/26
REVISIONS:
1 02/20/26 CITY COMMENTS
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3 .
4 .
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6 .

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

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

DAVID BADE
02/20/26 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

WATER & SANITARY SEWER PLAN

SHEET NUMBER:
C500

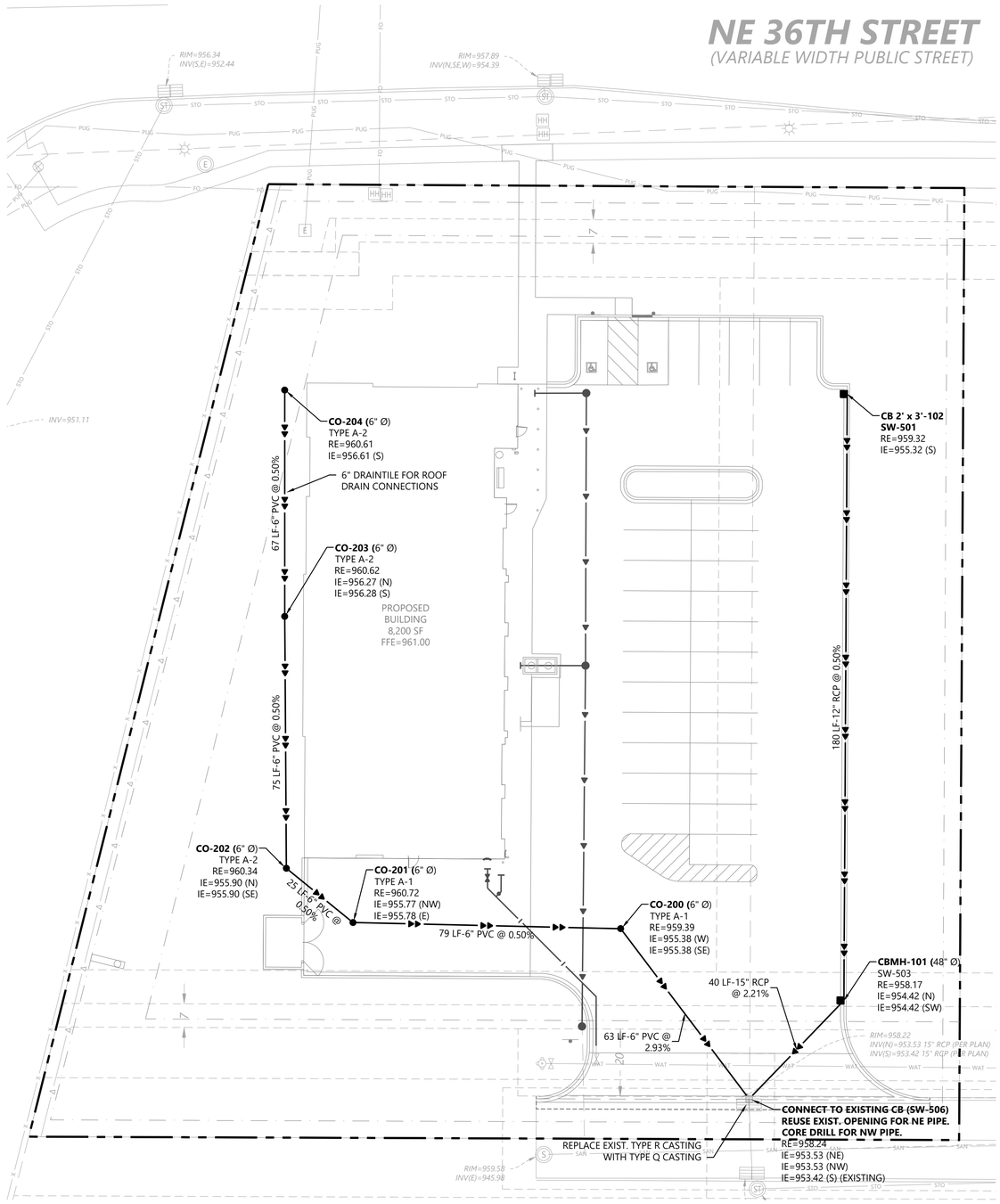
DATE: 02/20/26

LES SCHWAB PLAZA 36

PROJECT NUMBER: 0069944.00

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STORM SEWER LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

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GENERAL STORM SEWER NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL STORM SEWER MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS AND IN ACCORDANCE WITH THE 2026 EDITION OF IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS (SUDAS).
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2026 SUDAS AND THE CITY SUPPLEMENTAL.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. STORM SEWER CROSSINGS WITH WATER MAINS:
   A. VERTICALLY SEPARATE STORM SEWERS FROM WATER MAINS BY AT LEAST 18 INCHES MEASURED BETWEEN THE OUTSIDE EDGES OF THE WATER MAIN AND THE STORM SEWER. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION DISTANCE IN ALL CASES. ENSURE THE SEWER AND WATER PIPES ARE ADEQUATELY SUPPORTED. USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING
   B. WHEN IMPOSSIBLE TO MAINTAIN AN 18 INCH VERTICAL SEPARATION WHEN THE WATER MAIN CROSSES OVER THE STORM SEWER, MAINTAIN A MINIMUM VERTICAL SEPARATION OF 6 INCHES AND UTILIZE ONE OF THE FOLLOWING WITHIN 10 FEET MEASURED EDGE-TO-EDGE CENTERED ON THE CROSSING:
      - CONSTRUCT THE WATER MAIN OF DUCTILE IRON PIPE WITH GASKETS IMPERMEABLE TO HYDROCARBONS.
      - ENCLOSE THE WATER MAIN IN A WATERTIGHT CASING PIPE WITH EVENLY SPACED ANNULAR GAP AND WATERTIGHT END SEALS.
      - CONSTRUCT STORM SEWER PIPE OF WATER MAIN MATERIALS.
      - CONSTRUCT STORM SEWERS OF REINFORCED CONCRETE PIPE WITH GASKETS MANUFACTURED ACCORDING TO ASTM C 443.
8. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
9. STORM SEWER PIPE:
   A. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
   B. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
   C. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
10. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
11. ALL PROPOSED WATER, SANITARY, AND STORM SEWER ARE PRIVATE.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/12/26
REVISIONS:
1 02/20/26 CITY COMMENTS
2 03/05/26 2ND RD CITY COMMENTS
3 - -
4 - -
5 - -

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

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

DAVID BADE
02/20/26 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
Phone (952) 937-5150
Toll Free (800) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

STORM SEWER PLAN

SHEET NUMBER:
C501

DATE: 02/20/26

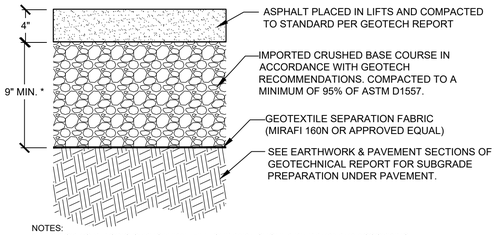
LES SCHWAB PLAZA 36

PROJECT NUMBER: 0069944.00

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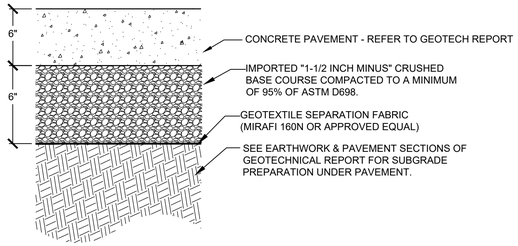
Call 48 Hours before digging:
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NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 8" THICK.
3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

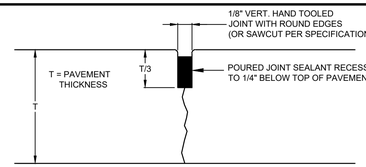
1 C900 ASPHALT PAVEMENT - STANDARD
CROSS SECTION — NOT TO SCALE



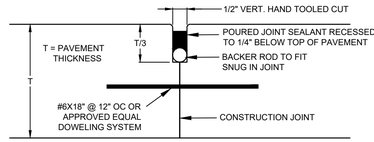
NOTES:
1. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
2. SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

4 C900 HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE



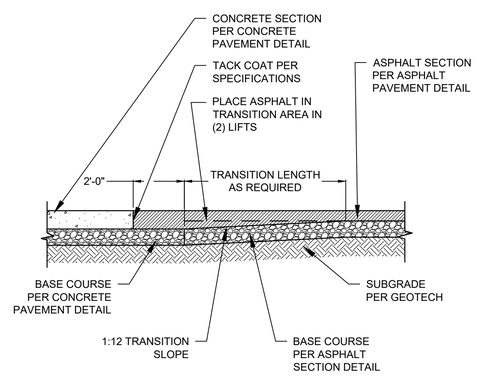
CONTRACTION JOINT
(MAX. 6' BETWEEN CONTRACTION JOINTS IN SIDEWALK)
(MAX. 10' BETWEEN CONTRACTION JOINTS IN CONC. PAVEMENT)



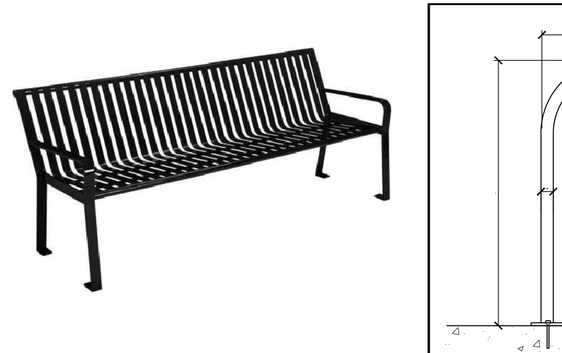
CONSTRUCTION JOINT

NOTES:
1. ALL CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH.
2. CONTRACTOR TO PROVIDE A CONSTRUCTION JOINT WHERE CONCRETE PAVEMENT MEETS CURB AND GUTTER. (DOWELING NOT REQUIRED AT CURB AND GUTTER)
3. PROVIDE EXPANSION JOINT FILLER AT BUILDING PER SPECIFICATIONS. DOWEL TO BUILDING ONLY PER STRUCTURAL DRAWINGS.
4. JOINT SEALANT PER SPECIFICATIONS.

5 C900 CONCRETE PAVEMENT JOINT DETAIL
NOT TO SCALE



6 C900 ASPHALT/CONCRETE JOINT DETAIL
NOT TO SCALE

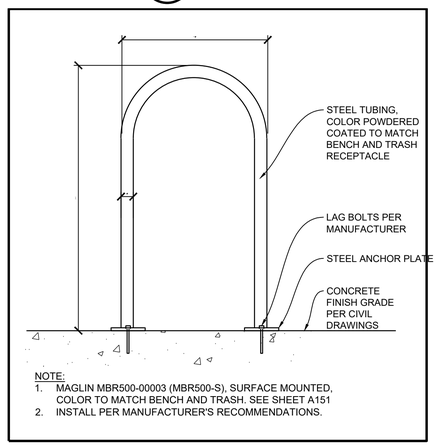


NOTE:
1. SEE SHEET A151 FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

7 C900 KEYKEEPER WITH STAND
NOT TO SCALE

NOTE:
1. GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK, STEEL SLAT, BLACK #T9F694854BK
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

8 C900 BENCH
NOT TO SCALE



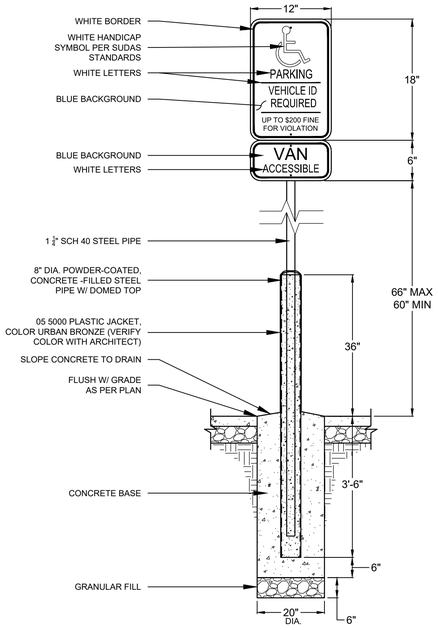
NOTE:
1. MAGLIN MBR500-00003 (MBR500-S), SURFACE MOUNTED, COLOR TO MATCH BENCH AND TRASH. SEE SHEET A151
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

9 C900 BIKE RACK
NOT TO SCALE



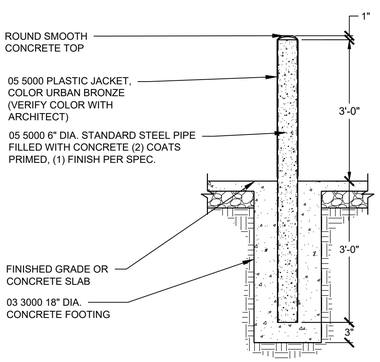
NOTE:
1. GLOBAL INDUSTRIAL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, BLACK #T9F260804BK.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

10 C900 TRASH RECEPTACLE
NOT TO SCALE



NOTE: ALL SIGNS CALLED OUT TO BE MOUNTED IN BOLLARDS TO MATCH THIS DETAIL

12 C601 SIGN IN BOLLARD
NOT TO SCALE



EXTERIOR BOLLARD NOTES:
1. 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT).
2. ROUND SMOOTH CONCRETE TOP
3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
4. TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

11 C900 6" DIAMETER BOLLARD
CROSS SECTION — NOT TO SCALE

NOT FOR CONSTRUCTION

DESIGNED: ...
CHECKED: ...
DRAWN: ...
HORIZONTAL SCALE: 1"
VERTICAL SCALE: 0" or 0"

INITIAL ISSUE: 01/12/26
REVISIONS:
1 02/20/26 CITY COMMENTS
2 03/05/26 2ND RD CITY COMMENTS
3 . . .
4 . . .
5 . . .

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

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Minnetonka, MN 55343
westwoodps.com
Phone (952) 937-5150
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

LES SCHWAB PLAZA 36
ANKENY, IA

DETAILS

SHEET NUMBER:
C900

DATE: 02/20/26

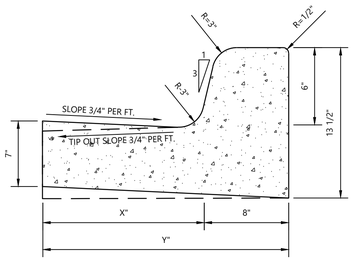
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

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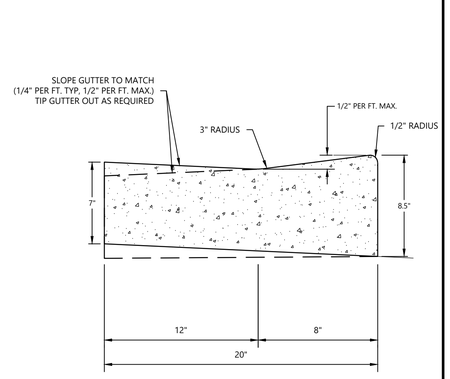
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811 or call811.com
Common Ground Alliance



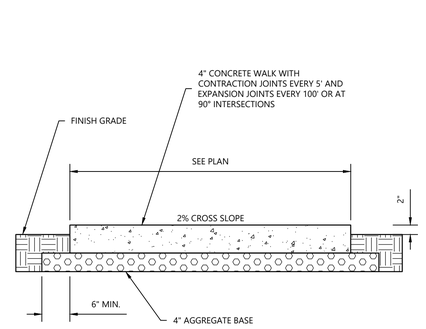
Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER SUDAS DETAIL PV-102

Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED: 01/09/20 | SI01

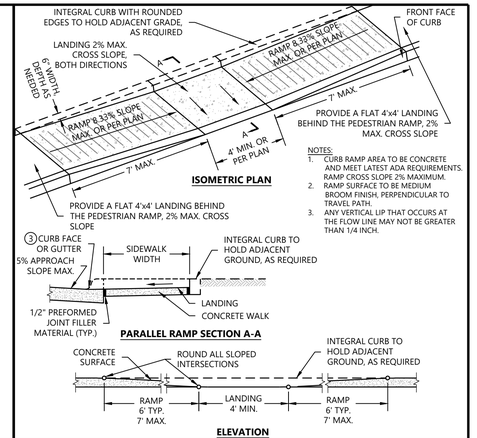


Westwood | FLUSH CURB AND GUTTER | LAST REVISED: 11/29/18 | SI02-D



NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER SUDAS SPECS WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE CONCRETE SIDEWALK | LAST REVISED: 08/15/17 | SI08



NOTES:
1. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM.
2. RAMP SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
3. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

Westwood | PRIVATE PARALLEL PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI10



NOTE:
SEE PLAN FOR PARKING LAYOUT

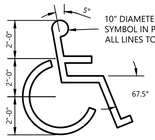
HANDICAP SIGN



NOTE:
STRIPING TO MATCH PARKING, UNLESS PER LOCAL CODE

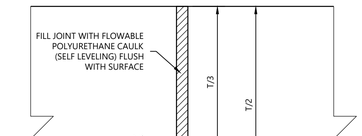
HANDICAP PARKING

NOTE:
BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL



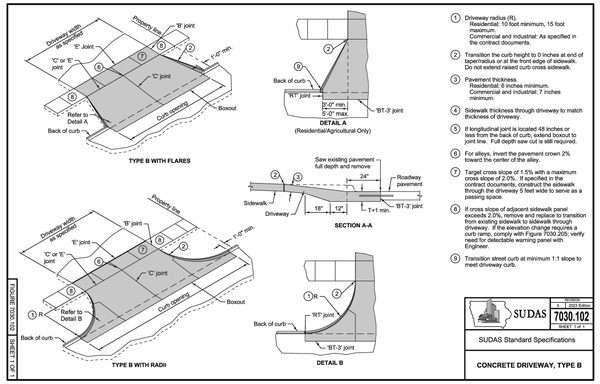
HANDICAP SYMBOL

Westwood | ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 11/15/23 | SI15



NOTE:
1. THE JOINT FACES SHALL BE CLEANED AND DRIED BY SANDBLASTING AND AIR BLASTING, PRIOR TO SEALING THE JOINT.

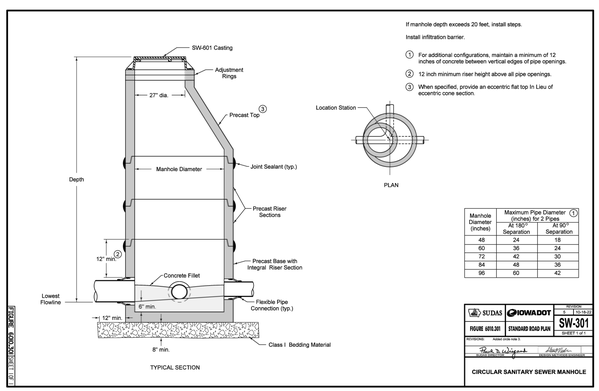
Westwood | SAW CUT CONTROL JOINT | LAST REVISED: 08/15/17 | SI22



1. Driveway radius (R).
Residential: 10 foot minimum, 15 foot maximum.
Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb cross sidewalk.
3. Pavement thickness.
Residential: 6 inches minimum.
Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. If longitudinal joint is located 48 inches or less from the back of curb, extend boxout to joint line. Full depth saw cut is still required.
6. For alleys, invert the pavement crown 2% toward the center of the alley.
7. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
8. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with engineer.
9. Transition street curb at minimum 1:1 slope to meet driveway curb.

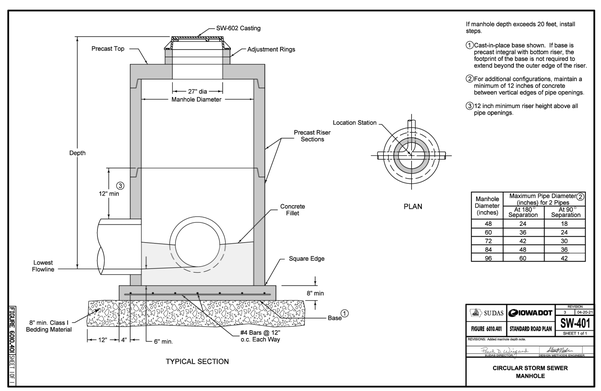
SUDAS | IOWADOT | REVISED 4 - 1 - 2024
SUDAS Standard Specifications
CONCRETE DRIVEWAY, TYPE B
FIGURE 7030.102 | SHEET 1 OF 1

SI60



Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes 1 At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

SUDAS | IOWADOT | REVISED 4 - 1 - 2024
FIGURE 6010.205 | STANDARD ROAD PLAN | SW-301 | SHEET 1 OF 1
REVISIONS: Added circle note 3.
CIRCULAR SANITARY SEWER MANHOLE



Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes 2 At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

SUDAS | IOWADOT | REVISED 4 - 1 - 2024
FIGURE 6010.401 | STANDARD ROAD PLAN | SW-401 | SHEET 1 OF 1
REVISIONS: Added manhole depth note.
CIRCULAR STORM SEWER MANHOLE

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 01/12/26
REVISIONS:
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DAVID BADE 02/20/26 LICENSE NO. 17303

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ANKENY, IA

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Minnetonka, MN 55343
westwoodps.com
Phone (952) 937-5150
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

DETAILS (CONT.)

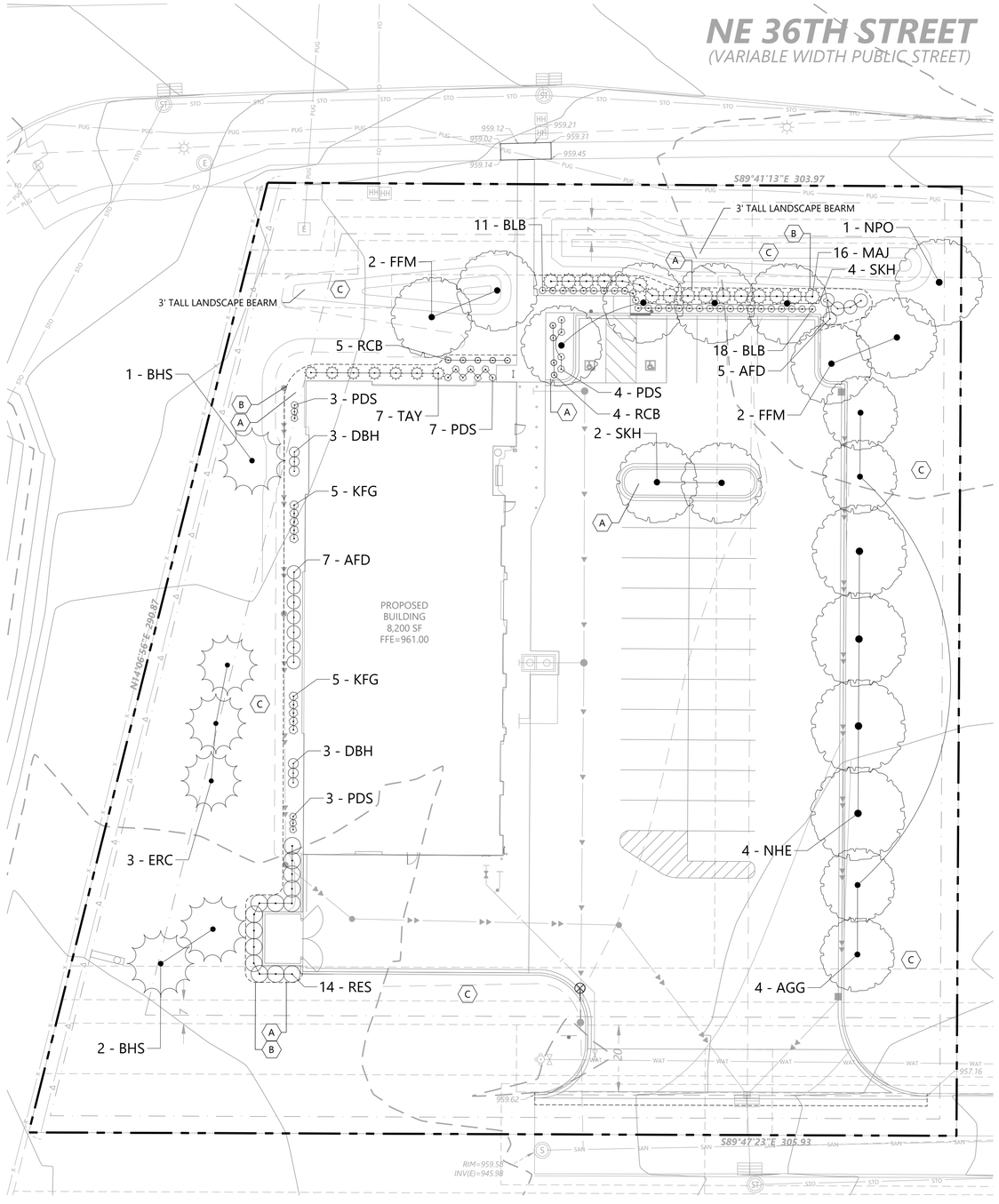
SHEET NUMBER:
C901
DATE: 02/20/26

LES SCHWAB PLAZA 36

PROJECT NUMBER: 0069944.00

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PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES					
ERC	3	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT. B&B	AS SHOWN	H 30'-40' W 15'-20
BHS	3	BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT. B&B	AS SHOWN	H 30'-40' W 20'-30
DECIDUOUS TREES					
FFM	4	FALL FIESTA® SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL. B&B	AS SHOWN	H 40'-60' W 30'-40
AGG	4	AUTUMN GOLD GINKGO TREE / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL. B&B	AS SHOWN	H 30'-50' W 25'-30
SKH	6	SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-35
NPO	1	NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 40'-50
NHE	4	NEW HARMONY AMERICAN ELM / ULMUS AMERICANA 'NEW HARMONY'	2.5" CAL. B&B	AS SHOWN	H 50'-60' W 40'-50
CONIFEROUS SHRUBS					
MAJ	16	MANEY JUNIPER / JUNIPERUS CHINENSIS 'MANEYI'	#5 CONT.	5`-0" O.C.	H 4-5` W 5-6
TAY	7	TAUNTON'S YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4`-0" O.C.	H 3-5` W 3-5`
DECIDUOUS SHRUB					
RES	14	REGENT SERVICEBERRY / AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.	5`-0" O.C.	H 4-6` W 4-6`
AFD	12	ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4`-0" O.C.	H 3-5` W 3-5`
DBH	6	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3`-0" O.C.	H 3-4` W 3-4`
PERENNIALS					
RCB	9	NORTHERN EXPOSURE™ RED CORAL BELLS / HEUCHERA X 'TNHEUNER'	#1 CONT.	18" O.C.	H 12-18" W 18-24"
GRASSES					
KFG	10	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 3-4` W 2-3`
BLB	29	BLAZE LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.	24" O.C.	H 18"-24" W 18"-24
PDS	17	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.	H 2-3` W 2-3`

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT O.C. = ON CENTER QTY .= QUANTITY CONT. = CONTAINER

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE SUMMARY

REQUIRED LANDSCAPING:

OPEN SPACE:

ONE LANDSCAPE UNIT IS REQUIRED FOR EVERY 3,000 SF OF **REQUIRED** OPEN SPACE.

ONE LANDSCAPE UNIT CONTAINS:	2 TREES + 6 SHRUBS **OR** 3 TREES + 3 SHRUBS
REQUIRED OPEN SPACE	13,591 SF (67,955*.2= 13,591)
LANDSCAPE UNITS REQUIRED::	4.5 (13,591/3,000= 4.5)
TREES REQUIRED:	9 (4.5*2= 9)
SHRUBS REQUIRED:	27 (4.5*6= 27)

ARTERIAL LANDSCAPE BUFFER:

2 OVERSTORY TREES & 4 SHRUBS FOR EVERY 50 LF OF FRONTAGE ALONG 36th ST

LINEAR FEET OF FRONTAGE:	206 LF
MULTIPLIER:	4.5 (206/50= 4.12= 4.5)
TREES REQUIRED:	9 (4.5*2= 9)
SHRUBS REQUIRED:	18 (4.5*4= 18)

PARKING SHADE:

GROSS PAVED AREA:	23,865 SF
REQUIRED SHADE AREA:	4,773 SF (23,865*.2= 4,773)
TREES REQUIRED:	7 (4,773/706= 6.76= 7)
TOTAL TREES REQUIRED:	25 (9+9+7= 25)
TOTAL SHRUBS REQUIRED:	45 (27+18= 45)

PROVIDED LANDSCAPING:

TREES PROVIDED:	25** (6 PROPOSED CONIFEROUS, 19 PROPOSED DECIDUOUS)
ARTERIAL BUFFER TREES:	9 (9 DECIDUOUS)
PARKING SHADE:	7 (2 FULL SHADE, 10 HALF SHADE**)
OPEN SPACE:	10.5 (6 CONIFEROUS, 9 HALF SHADE**)
	**- HALF SHADE HALF OPEN SPACE TREES COUNTED TOWARDS BOTH
SHRUBS PROVIDED:	55 (23 PROPOSED CONIFEROUS, 32 PROPOSED DECIDUOUS)

+++CITY REQUIREMENTS MET+++

LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE
OVERSTORY CONIFEROUS TREE
SHRUBS
PERENNIALS
EDGER

LANDSCAPE KEYNOTES (A)

A SHREDDED HARDWOOD MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE:	01/12/26	
REVISIONS:		
1	02/20/26	CITY COMMENTS
2	03/05/26	2ND RD. CITY COMMENTS
3	.	.
4	.	.
5	.	.

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

JEFF WESTENDORF 02/20/26 LICENSE NO. LA0766

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L100

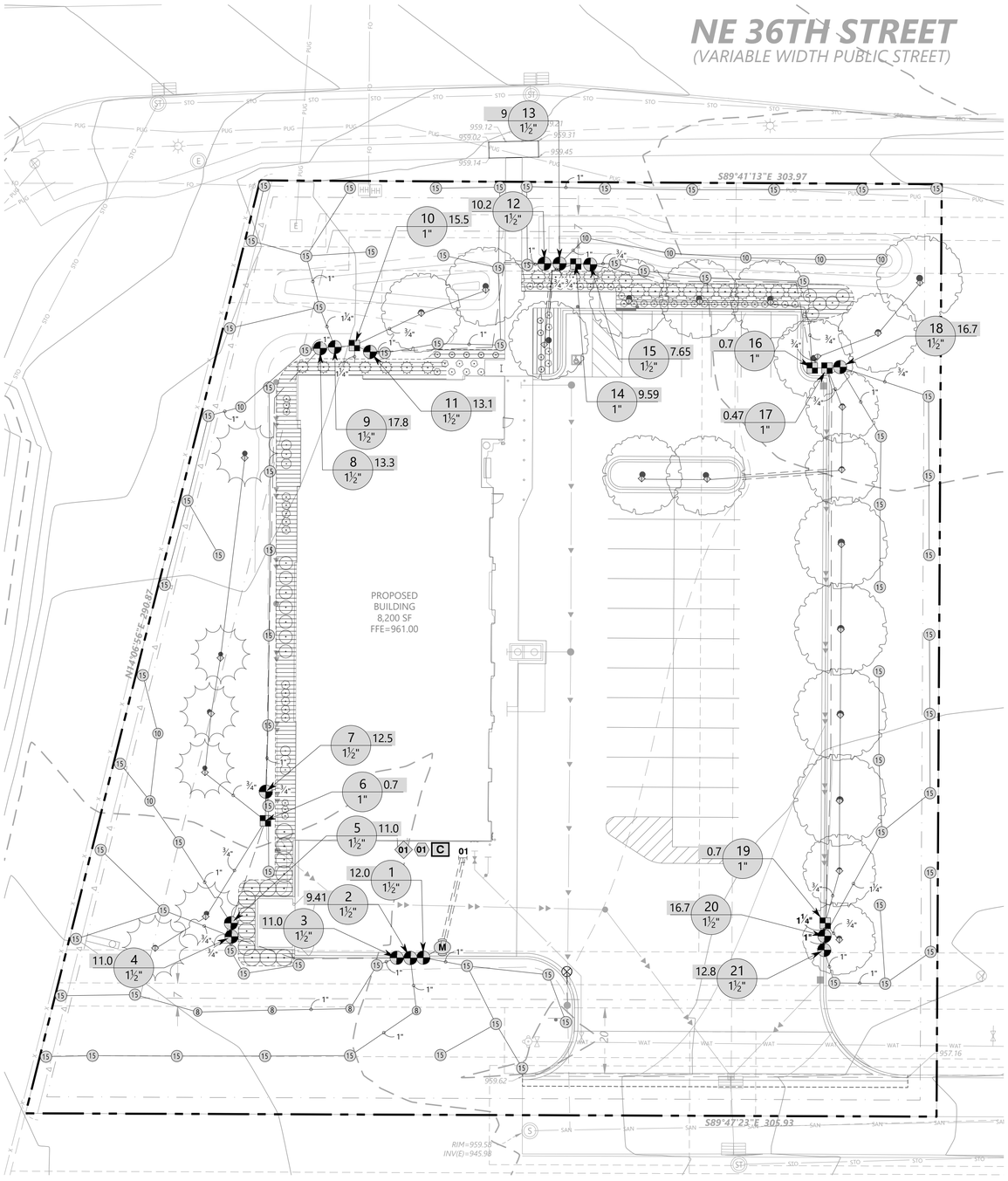
DATE: 02/20/26

PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

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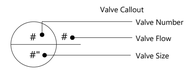
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
⑧	RAIN BIRD 1806-U-PRS 08 HE-V	4	ADJ	30	≤ 1.19	8'
⑩	RAIN BIRD 1806-U-PRS 10 HE-V	6	ADJ	30	≤ 1.8	10'
⑮	RAIN BIRD 1806-U-PRS 15 HE-V	81	ADJ	30	≤ 3.71	15'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		PSI		
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	6				
	RAIN BIRD PCT PCT-07 PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	25		30		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-12 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	2,388 LF		15		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD PEB 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	16				
M	RAIN BIRD PESB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1				
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1				
XX	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1				
XX	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1				
XX	POINT OF CONNECTION 1"	1				
	IRRIGATION LATERAL LINE: HDPE PE3408 DR 11 3/4"	2,049 LF				
	IRRIGATION LATERAL LINE: HDPE PE3408 DR 11 1"	327.1 LF				
	IRRIGATION LATERAL LINE: HDPE PE3408 DR 11 1 1/4"	124.0 LF				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	9.3 LF				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	659.1 LF				
	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350	35.3 LF				

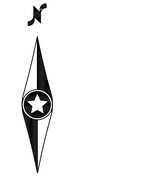


IRRIGATION NOTES

1. PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, & OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, & TAKE PROPER PERCAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS.
2. THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES.
3. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. PIPE + HEAD PLACEMENT MAY NEED TO BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.
4. ADJUST ALL SPRAY HEADS TO AVOID OVERTHROW ONTO WALLS OR STREETS. AVOID UTILITY BOXES, TRANSFORMERS, ETC. USE DIFFERENT SPRAY PATTERNS THAN SHOWN IF OBSTACLES ENCOUNTERED REQUIRE IT.
5. ALL PIPE + WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. PIPES MAY BE PIPED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
6. CONTROLLER IS TO BE MOUNTED AS DETAILED. COORDINATE ELECTRICAL WORK WITH ELECTRICAL CONTRACTOR.
7. IRRIGATION CONTRACTOR TO INSTALL QTY. 1 EZ-11 @ EVERY VALVE LOCATION.
8. THE USE OF MANUFACTURER'S NAME AND MODEL OR CATALOG # IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY & CONFIGURATION DESIRED. DESIGN OF IRRIGATION SYSTEM IS BASED ON THESE MATERIALS. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.
9. IRRIGATION SYSTEM REQUIRES A MIN OF 20.89 GPM @ 60 PSI AT POINT OF CONNECTION TO DOMESTIC WATER SOURCE. IF ADEQUATE PRESSURE IS NOT AVAILABLE, A BOOSTER PUMP WILL BE REQUIRED.

CRITICAL ANALYSIS

Generated:	2026-02-18 12:49
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available	20.89 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18.54 GPM
Flow Available at POC:	20.89 GPM
Residual Flow Available:	2.35 GPM
Critical Station:	11
Design Pressure:	30 PSI
Friction Loss:	0.08 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	0 PSI
Loss through Valve:	19.5 PSI
Pressure Req. at Critical Station:	49.6 PSI
Loss for Fittings:	0.44 PSI
Loss for Main Line:	4.41 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	2.41 PSI
Critical Station Pressure at POC:	56.9 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	3.14 PSI



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IRRIGATION PLAN

SHEET NUMBER:
L101

DATE: 02/20/26

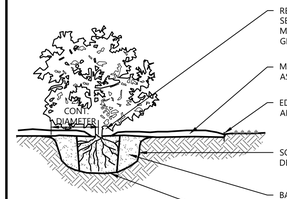
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

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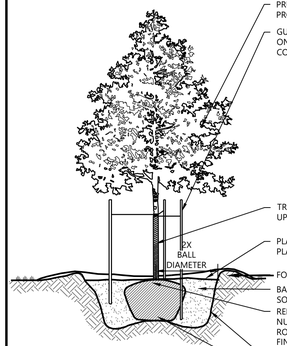
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LANDSCAPE DETAILS



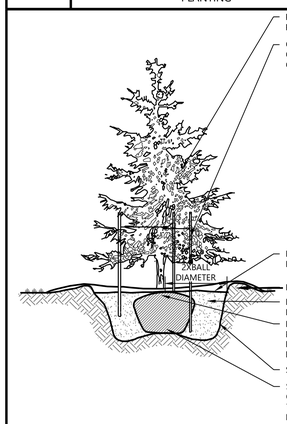
N.T.S.

Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C



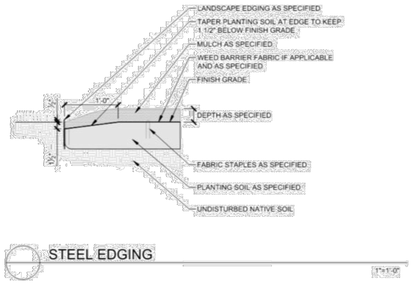
N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



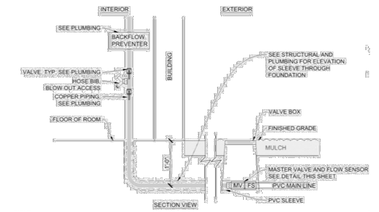
N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29

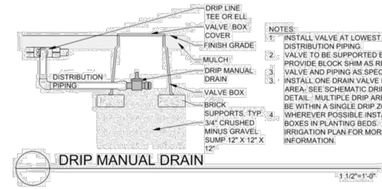


STEEL EDGING 1"=1'-0"

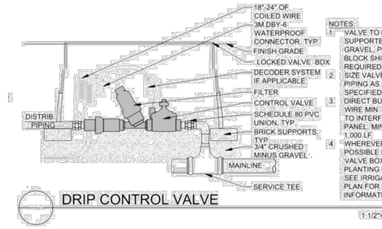
IRRIGATION DETAILS



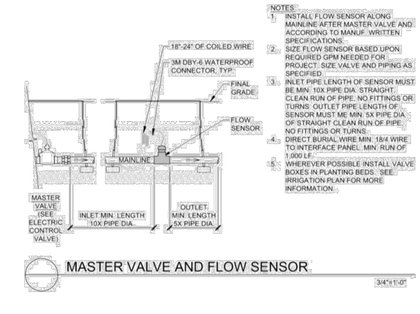
POINT OF CONNECTION 1"=1'-0"



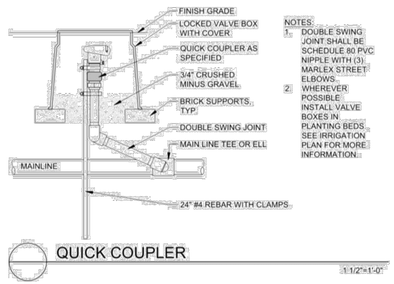
DRIP MANUAL DRAIN 1 1/2"=1'-0"



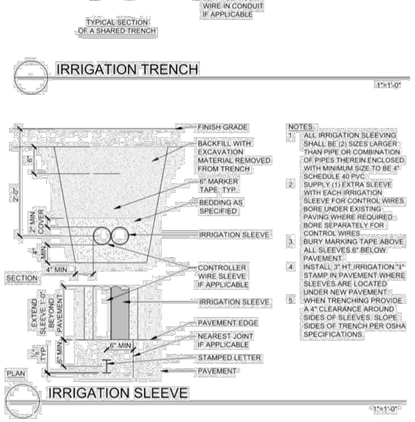
DRIP CONTROL VALVE 1 1/2"=1'-0"



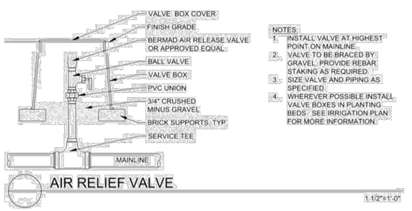
MASTER VALVE AND FLOW SENSOR 3/4"=1'-0"



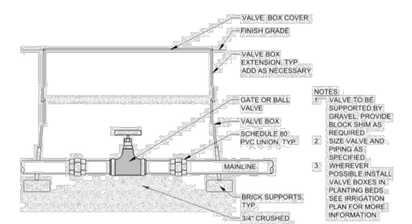
QUICK COUPLER 1 1/2"=1'-0"



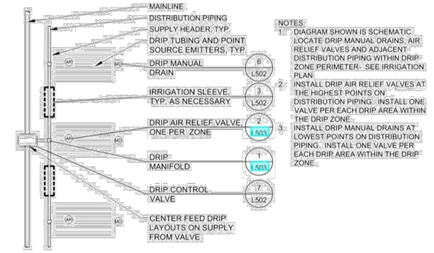
IRRIGATION SLEEVE 1"=1'-0"



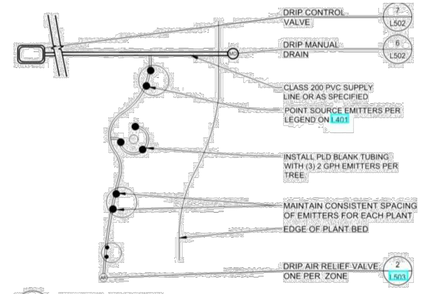
AIR RELIEF VALVE 1 1/2"=1'-0"



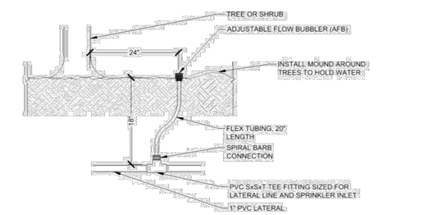
ISOLATION VALVE 1 1/2"=1'-0"



SCHEMATIC DRIP ZONE LAYOUT NTS



DRIP LAYOUT SCALE: NOT TO SCALE



ADJUSTABLE FLOW BUBBLER NTS

NOT FOR CONSTRUCTION

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DESIGNED:	
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DRAWN:	
HORIZONTAL SCALE##	
VERTICAL SCALE## or ##	

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Westwood Professional Services, Inc.

LANDSCAPE & IRRIGATION DETAILS

SHEET NUMBER:
L102

DATE: 02/20/26

PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

N:\0069944.00\DWG\CIVIL\0069944PL01.DWG

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Attachment 1 – Standard Notes

PLANTING NOTES:

1. GENERAL NOTES APPLY.
2. SEE SPECIFICATIONS 32 9113 SOIL PREPARATION AND 32 9300 PLANTS.
3. EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
4. RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUNDCOVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
5. PERFORM SOIL SAMPLING AND TESTING AS SPECIFIED.
6. PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
7. AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
8. ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
9. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
10. INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
11. IF THE STORE OPENING DATE DOES NOT ALLOW FOR PLANTING TO BE INSTALLED IN AN ALLOWABLE SEASON (PER SPECIFICATIONS) THAT ENSURES SURVIVABILITY AND A CLEAN-LOOKING PRODUCT THROUGH THE WINTER MONTHS A SACRIFICIAL MULCH (PRODUCT AS AGREED UPON WITH THE OWNER'S REPRESENTATIVE) OVER A WEED BARRIER (PER SPECIFICATIONS) SHALL BE INSTALLED UNTIL THE APPROVED LANDSCAPE PLAN CAN BE INSTALLED THE FOLLOWING SEASON.
12. MAINTAIN PLANTS AS SPECIFIED.

TREE, SHRUB, AND PERENNIAL NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.
2. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
3. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
4. WARRANTY PLANT MATERIAL AS SPECIFIED.

MULCH NOTES:

1. ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE MULCH AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
2. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS.

GENERAL NOTES:

A. VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
B. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
C. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
D. DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
E. CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-BUILT REQUIREMENTS.
F. REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
G. NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
H. IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
I. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
J. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
K. THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
L. ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REQUEST.
M. NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULE INSPECTIONS.
N. DURING ALL INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREAS CLEAN AND IN ORDERLY CONDITION. PROTECT ALL STRUCTURES, UTILITIES, AND SITE IMPROVEMENTS, INCLUDING PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE ANY DAMAGED IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT.

GENERAL DEMOLITION NOTES

A. SEE CIVIL FOR ALL SITE DEMOLITION, INCLUDING TREE REMOVAL AND TOPSOIL STOCKPILE.
B. REMOVE EXISTING GROUNDCOVER AND PLANTINGS IN UNDISTURBED AREAS PROPOSED FOR NEW GROUNCOVER AND PLANTINGS. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
C. SEE PLANTING PLANS, PLANTING DETAILS AND PLANT PROTECTION SPECIFICATION FOR PLANTINGS TO REMAIN.
D. SEE IRRIGATION PLANS FOR EXISTING IRRIGATION INFORMATION.

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
5. ALL PLANTS TO BE SPECIMEN GRADE, IOWA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.PLANTS TO BE INSTALLED AS PER IALA & ANSI STANDARD PLANTING PRACTICES.
6. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
7. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
8. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
9. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
10. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
11. BACKFILL SOIL AND TOPSOIL TO ADHERE TO IA/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
12. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
13. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER IA/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
14. PARKING LOT ISLANDS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH.
15. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Allowable Installation Dates based on USDA Plant Hardiness Zone*

	Broadcast Seed				Hydroseed				Lawn (Sod)				Trees and Shrubs				Notes
	Spring		Fall		Spring		Fall		Spring		Fall		Spring		Fall		
USDA Plant Hardiness Zone	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	Begin	End	
3a	Late May	Early July	Late-Aug	Early-Oct	Late-May	Early Aug	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	Mid-May	Jun	Late-Aug	Early Oct	1,2,3,4,5,6
3b	Mid-May	Early July	Sep	Oct	Late-May	Jul	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	Mid-May	Jun	Late-Aug	Early Oct	1,2,3,4,5,6
4a	Mid-May	Late Jun	Sep	Oct	Late-May	Jul	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	May	Jun	Late-Aug	Early Oct	1,2,3,4,5,6
4b	Mid-May	Jun	Sep	Oct	Late-May	Jul	Late Aug	Late Sep	Mid-May	Early-Jun	Late-Aug	Early-Oct	May	Jun	Sep	Oct	1,2,3,4,5,6
5a	May	Jun	Sep	Oct	May	Jul	Sep	Oct	Apr	May	Sep	Oct	Mid-Apr	Jun	Sep	Oct	1,2,3,4,5,6
5b	May	Jun	Sep	Oct	May	Jul	Sep	Oct	Apr	May	Sep	Oct	Mid-Apr	Jun	Sep	Oct	1,2,3,4,5,6
6a	Late-Apr	Jun	Sep	Oct	May	Jul	Sep	Early Nov	Apr	May	Sep	Oct	Mid-Apr	Jun	Sep	Early Nov	1,2,3,4,5,6
6b	Late-Apr	Jun	Sep	Oct	May	Jul	Sep	Early Nov	Apr	May	Sep	Oct	Apr	Jun	Sep	Early Nov	1,2,3,4,5,6
7a	Apr	Jun	Late-Sep	Early Nov	Early Apr	Jul	Late Sep	Late Nov	Late-Mar	Mid-May	Sep	Early-Nov	Apr	Jun	Sep	Early Nov	1,2,4,5,6,8
7b	Apr	Jun	Late-Sep	Early Nov	Early Apr	Jul	Late Sep	Late Nov	Late-Mar	Mid-May	Sep	Early-Nov	Mar	Jun	Oct	Nov	1,2,4,5,6,8
8a	Late-Mar	Early-Jun	Oct	November	Early Apr	Jul	Late Sep	Late Nov	Eary Mar	Mid-May	Sep	Early-Nov	Mar	Jun	Oct	Nov	1,2,3,4,5,6,8
8b	Late-Mar	Early-Jun	Oct	November	Early Apr	Jul	Late Sep	Late Nov	Eary Mar	Mid-May	Sep	Early-Nov	Mar	Jun	Oct	Nov	1,4,6, or 8,9
9a	Mar	Late-May	Oct	Early Dec	Mid-Mar	Jun	Oct	Early Dec	Mar	Apr	Oct	Early Dec	Mar	May	Oct	Early Dec	1,4,6, or 8,9
9b	Mar	Late-May	Oct	Early Dec	Mid-Mar	Jun	Oct	Early Dec	Mar	Apr	Oct	Early Dec	Late Feb	May	Late-Oct	Dec	1,4,6,7 or 8,9
10a	Mar	Jun	Oct	Dec	Mar	Jun	Oct	Dec	February	Apr	Oct	Dec	Late Feb	Apr	Late-Oct	Early-Jan	1,4,5,6,7,9
10b	Mar	Jun	Oct	Dec	Mar	Late May	Oct	Jan	February	Apr	Oct	Nov	Late Feb	Apr	Nov	Jan	4,5,6,7,9
11a	Late Feb	Jun	Oct	Dec	Mar	Late May	Oct	Jan	February	Apr	Oct	Nov	Late Feb	Apr	Nov	Jan	5,6,7,9

*CONTRACTOR SHALL ONLY INSTALL LANDSCAPING IN ACCORDANCE WITH THE ALLOWABLE DATES SHOWN. IF THE CONSTRUCTION SCHEDULE DOES NOT ALLOW THE INSTALLATION WITHIN THE DATES SHOWN, THE CONTRACT AND ASSOCIATED WARRANTY SHALL BE EXTENDED TO THE NEXT PLANTING SEASON AND A TEMPORARY LANDSCAPE PLAN (SEE SPECIFICATION BELOW) SHALL BE INCLUDED IN THE BID AND CONTRACT IN ORDER TO PRESENT A CLEAN FINISHED SITE AT THE TIME OF STORE OPENING. IF THE CONTRACTOR IS AWARE OF A LOCAL MICROCLIMATE THAT WOULD CHANGE THE RECOMMENDED DATES, CONTRACTOR SHALL REQUEST A CHANGE IN WRITING WITH AN EXPLANATION OF SAID DATE CHANGE. A PLANTING SCHEDULE WITH ASSUMPTIONS SHALL BE INCLUDED WITH THE CONTRACTORS BID. SEE SPECIFICATIONS BELOW IF THE CONTRACTOR WILL UTILIZE A TEMPORARY LANDSCAPE INSTALLATION DUE TO THE CONTRAINTS OF THE CONSTRUCTION SCHEDULE.

NOTES

1. SPRING SEEDING AND PLANTING MAY OCCUR ONLY AFTER THE LAST FROST
2. CHOOSE COOL SEASON GRASS AND SEED; TALL FESCUE, FINE FESCUES, KENTUCKY BLUEGRASS, RYEGRASSES
3. FALL SEEDING AND PLANTING ALLOWED BEFORE SNOW ONLY IF GROUND TEMP IS NO LOWER THAN 50F
4. HYDROSEEDING CONDITIONS: IN THE SPRING WATCH FOR ANY UNEXPECTED FROST DAYS OR OVERNIGHT LOWS THAT CAN FREEZE THE SEED.
   FALL IS THE OPTIMAL TIME DUE TO CONSISTANT WEATHER; SEED IN THE EARLY FALL BEFORE THE FIRST FROST.
   IF IN A WET CLIMATE MAKE SURE THE SEED IS IN A WELL DRAINED AREA, RUNOFF CAN DROWN THE SEEDS OR MOVE SEEDS OUT OF DESIRED AREA.
5. LAYING SOD MAY BE DONE OVER WINTER IN WARMER CLIMATES IF THERE IS NO DANGER OF FREEZING TEMPERATURES.
6. TREES AND SHRUBS CAN BE PLANTED YEAR ROUND IN WARMER CLIMATES AS LONG AS SOIL TEMPERATURE DOESN'T DROP BELOW 50F
7. CHOOSE WARM SEASON GRASS AND SEED; BERMUDA GRASS, ST. AUGINE GRASS, ZOYSIA GRASS, CENTIPEDE GRASS, BAHIA GRASS.
8. CHOOSE A TRANSITION ZONE GRASS; TALL FESCUE, BEFMUDA GRASS, ZOYSIA GRASS, CENTIPEDE GRASS.
9. SOD CAN BE LAID IN WARMER CLIMATES IN THE WINTER AS LONG AS TEMPERATURES DO NOT FREEZE DURING THE INSTALLATION PERIOD.

TEMPORARY LANDSCAPE SPECIFICATION

FOR ANY AREAS OR PLANTINGS THAT CANNOT BE PLANTED WITHIN THE DATES ALLOWED THE CONTRACTOR SHALL USE A READILY AVAILABLE LOCAL MULCH MATERIAL TO COVER LANDSCAPED AREAS. CONTRACTOR SHALL PROVIDE IN THEIR BID THE MULCH TYPE, COLOR, COST AND MAP SHOWING AREAS TO BE TEMPORARILY MULCHED. CONTRACTOR TO PROVIDE REMOVAL AND/OR RESUE OF THE TEMPORARY MULCH AND INSTALLATION OF LANDSCAPE PER PLANS IN THE BID.

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE## .
VERTICAL SCALE## or ## .

INITIAL ISSUE:	01/12/26
REVISIONS:	
02/20/26	CITY COMMENTS
03/05/26	2ND RD CITY COMMENTS
.	.
.	.
.	.

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

JEFF WESTENDORF
02/20/26 LICENSE NO. LA0766

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Phone (952) 937-5150
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

LANDSCAPE & IRRIGATION NOTES

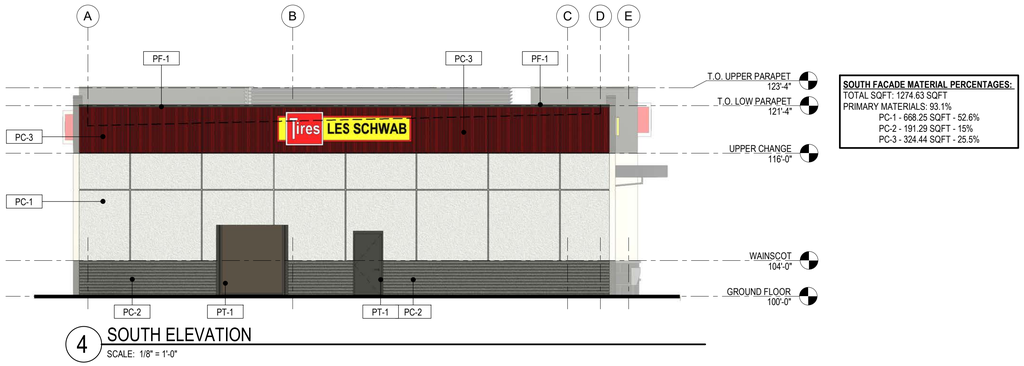
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DATE: 02/20/26

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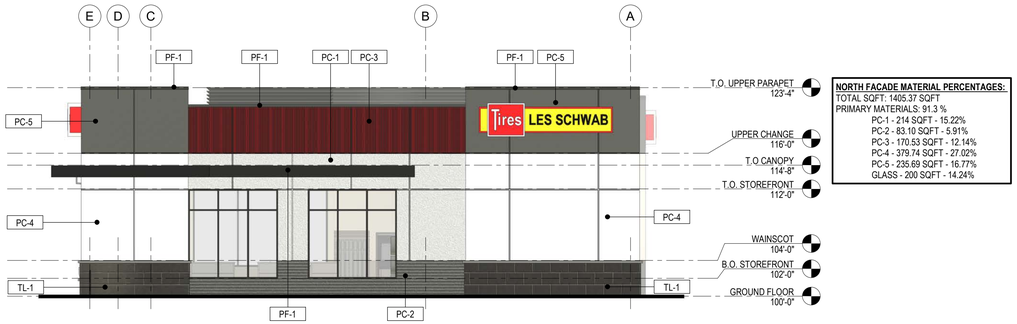
LES SCHWAB PLAZA 36

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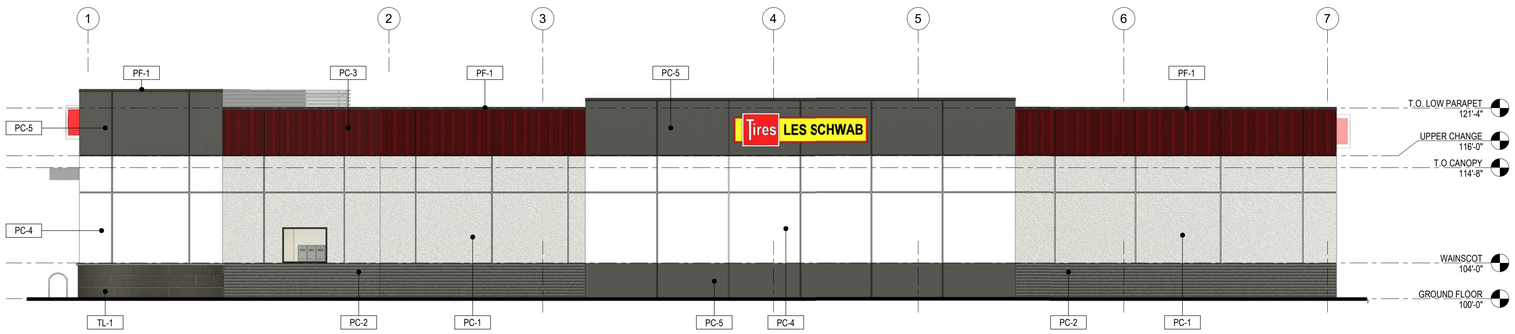
SOUTH FACADE MATERIAL PERCENTAGES:
TOTAL SQFT: 1274.63 SQFT
PRIMARY MATERIALS: 93.1%
PC-1 - 668.25 SQFT - 52.6%
PC-2 - 191.29 SQFT - 15%
PC-3 - 324.44 SQFT - 25.5%

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



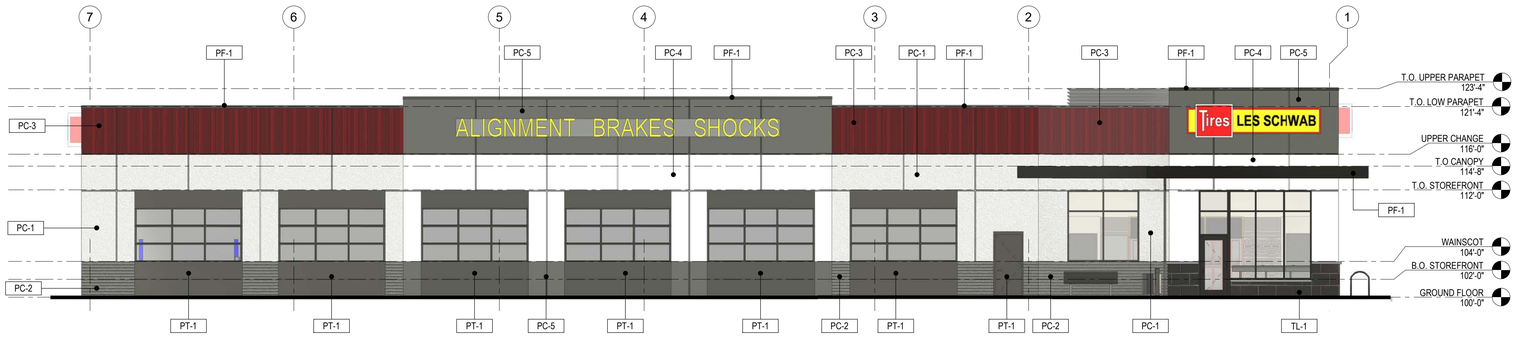
NORTH FACADE MATERIAL PERCENTAGES:
TOTAL SQFT: 1405.37 SQFT
PRIMARY MATERIALS: 91.3 %
PC-1 - 214 SQFT - 15.22%
PC-2 - 83.10 SQFT - 5.91%
PC-3 - 170.53 SQFT - 12.14%
PC-4 - 379.74 SQFT - 27.02%
PC-5 - 235.69 SQFT - 16.77%
GLASS - 200 SQFT - 14.24%

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



WEST FACADE MATERIAL PERCENTAGES:
TOTAL SQFT: 3101.80 SQFT
PRIMARY MATERIALS: 97.91 %
PC-1 - 902.88 SQFT - 29.11%
PC-2 - 303.02 SQFT - 9.77%
PC-3 - 419.75 SQFT - 13.53%
PC-4 - 771 SQFT - 24.86%
PC-5 - 620.40 SQFT - 20%
GLASS - 20 SQFT - .64%

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST FACADE MATERIAL PERCENTAGES:
TOTAL SQFT: 3105.31 SQFT
PRIMARY MATERIALS: 83.36 %
PC-1 - 530.28 SQFT - 17.08%
PC-2 - 147.33 SQFT - 4.74%
PC-3 - 414.79 SQFT - 13.36%
PC-4 - 427.75 SQFT - 13.77%
PC-5 - 452.46 SQFT - 14.57%
GLASS - 616 SQFT - 19.84%

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL SUPPORTS USING GALVANIZED EXPANSION ANCHORS AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS. ENSURE ELECTRICAL IS PROVIDED AT ALL EXTERIOR SIGNAGE AND TERMINATED AT SIGN.
F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
H. REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
J. WSEC WWR: 820 SF NET TRANSPARENT WINDOW AREA / 8,547 SF NET WALL AREA + 1,014 SF OPAQUE OPENINGS = 8.5%.

ELEVATION KEY NOTES: (1)

1. MASONRY CONTROL JOINT @ 30'-0" O.C. MAX., REF 2/A503.
2. SIGNAGE BY CARLSON SIGN, REF 5/A506 FOR ATTACHMENT DETAIL.
3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.

MATERIAL LEGEND:

ENSURE ALL COLORS RETURN INTO JAMBS AND INTERIOR CORNERS, TYP.

PC-1	PRECAST EXPOSED AGGREGATE (STAIN SW, COLOR: 7004 SNOWBOUND)
PC-2	PRECAST 8" HORIZONTAL STAMP (STAIN SW, COLOR: 7068- GRIZZLE GRAY)
PC-3	PRECAST RAKED VERTICALLY (STAIN SW, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-4	PRECAST SMOOTH (STAIN SW, COLOR: 7004 SNOWBOUND)
PC-5	PRECAST SMOOTH (STAIN SW, COLOR: 7068- GRIZZLE GRAY)
TL-1	LARGE FORMAT TILE, CORONADO STONE: GETTYSTONE - BLACK FOREST *PRE MANUFACTURERED CORNER PIECES TO BE USED AT ALL EXTERIOR CORNERS
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020

Tires LES SCHWAB

brr

ARCHITECT OF RECORD:
TREVOR TYSON HOLCOMB
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

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STREET ADDRESS CITY, ST ZIP CODE
6 BAY STORE - PROTOTYPE Q4 2026

LES SCHWAB TIRE CENTER - ANKENY, IA

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

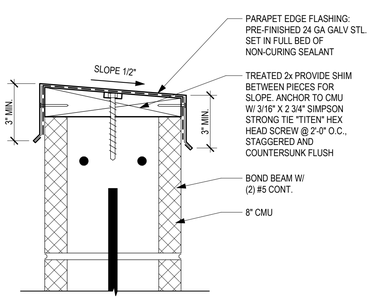
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PROTO SET Q4 2025
MVP 6R

TBD
PROJECT# | 2025 MVP 6R
DESIGNED BY | INITIALS
DRAWN BY | INITIALS
CHECKED BY Checker
REVISIONS

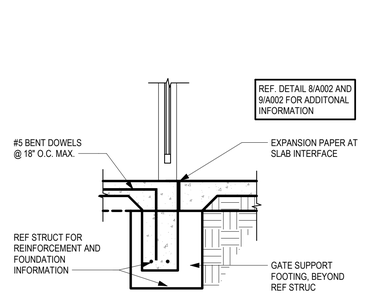
EXTERIOR ELEVATIONS - PRECAST

A201P



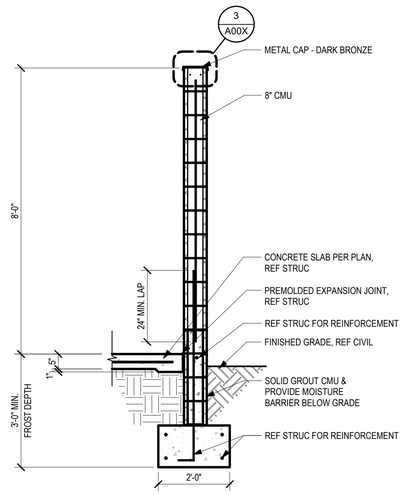
10 CMU WALL CAP, TYPICAL

SCALE: 3" = 1'-0"



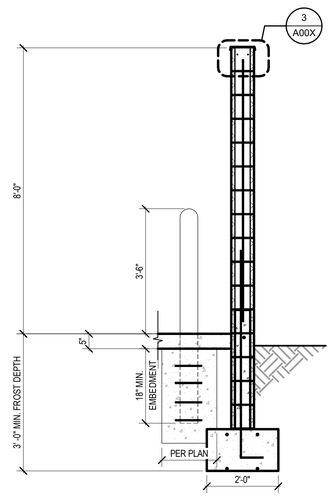
8 FOUNDATION SECTION, ENTRY

SCALE: 1/2" = 1'-0"



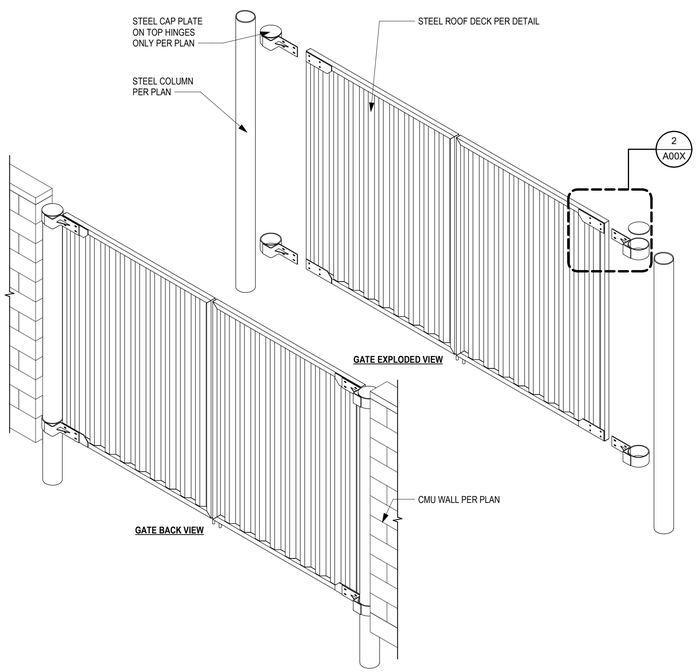
9 EXTERIOR WALL SECTION, TYPICAL

SCALE: 1/2" = 1'-0"



7 WALL SECTION, TYPICAL

SCALE: 1/2" = 1'-0"



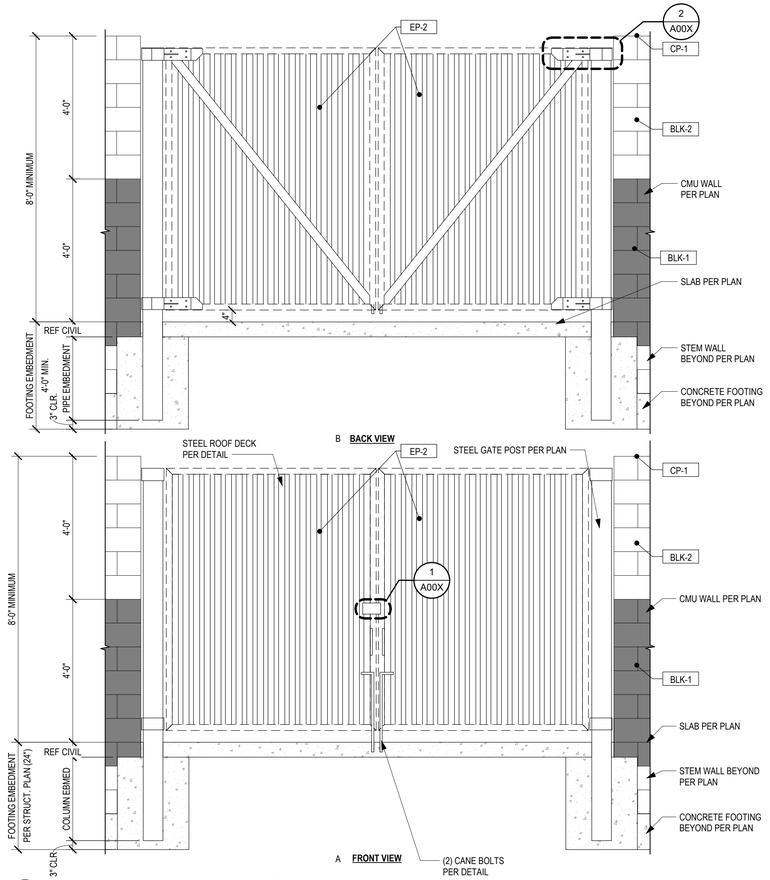
6 TRASH ENCLOSURE GATE - ISOMETRIC AND EXPLODED VIEW

SCALE: 1/2" = 1'-0"



5 PERSPECTIVE

SCALE: 1 : 100

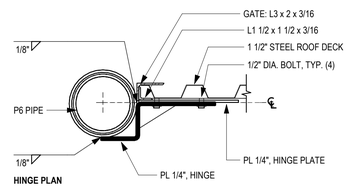


4 TRASH ENCLOSURE GATE - FRONT AND BACK

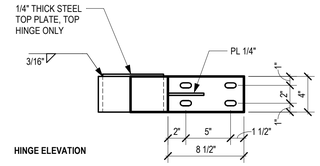
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MATERIAL LEGEND:

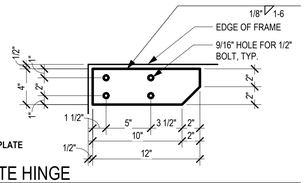
BLK-1	ANGELUS CMU SPLIT FACE, (ONYX)
BLK-2	ANGELUS CMU BURNISHED, (MISSION WHITE)
EP-2	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
CP-1	PREFINISHED METAL CAP - DARK BRONZE



HINGE PLAN



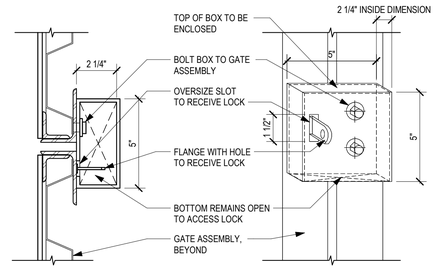
HINGE ELEVATION



HINGE PLATE

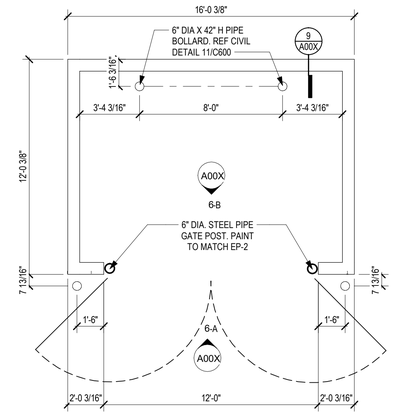
3 GATE HINGE

SCALE: 1 1/2" = 1'-0"



2 TRASH GATE LOCK

SCALE: 3" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN

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

NORTH

ARCHITECT OF RECORD:
TREVOR TYSON HOLCOMB
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

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1945 NE 36TH ST ., ANKENY, IA 50021
6 BAY STORE - PROTOTYPE Q1 2026

LES SCHWAB TIRE CENTER - ANKENY (N), IA

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PROTO SET Q1 2026
MVP 6R

TBD
PROJECT# | 2025 MVP 6R
DESIGNED BY | INITIALS
DRAWN BY | VH
CHECKED BY Checker
REVISIONS

TRASH ENCLOSURE PLAN, DETAILS, & PERSPECTIVE

A002



1 BUILDING PERSPECTIVE

brr

ARCHITECT OF RECORD:

8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

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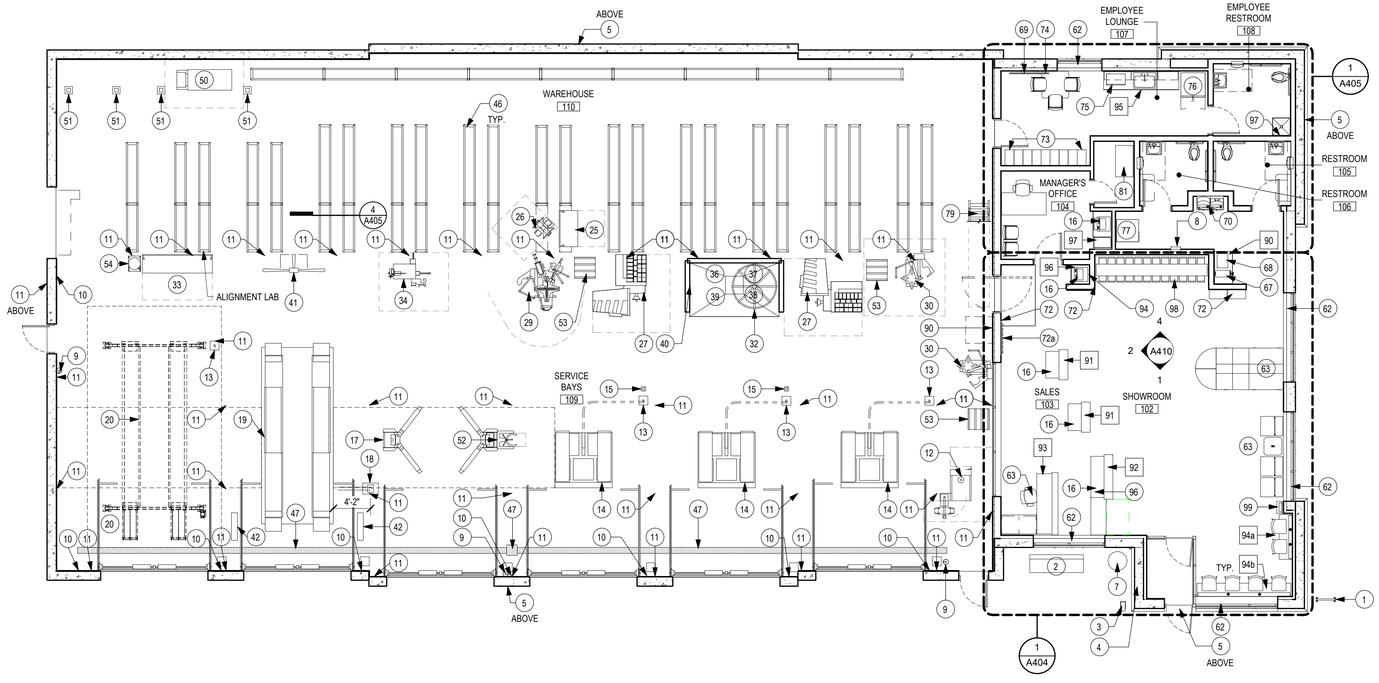
LES SCHWAB TIRE CENTER - PROTOTYPICAL PERSPECTIVES

NOTE: REFER TO A151 FOR FF&E SCHEDULES

REFER TO OWNER PROVIDED WALLPAPER, SIGNAGE, AND PAINT INSTALLATION INSTRUCTIONS FOR ADDITIONAL OFCI ITEMS IN CONTRACT.

(#) CIRCLE TAG REFERS TO FF&E SCHEDULE

[#] SQUARE TAG REFERS TO CASEWORK SCHEDULE



1 GROUND FLOOR FF&E PLAN

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

NORTH

2/20/2026 11:25:39 AM | Project# 2025 MVP 6R |

LES SCHWAB®

brr

ARCHITECT OF RECORD:
TREVOR TYSON HOLCOMB
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

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STREET ADDRESS CITY, ST ZIP CODE
6 BAY STORE - PROTOTYPE Q4 2026

LES SCHWAB TIRE CENTER - ANKENY, IA

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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PROTO SET Q4 2025
MVP 6R

TBD
PROJECT# | 2025 MVP 6R
DESIGNED BY | INITIALS
DRAWN BY | INITIALS
CHECKED BY Checker
REVISIONS

FF&E PLANS

A150

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Glenn Hunter		Phil Tuning

ITEM NAME
2806 N Ankeny Boulevard - Central Bank 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

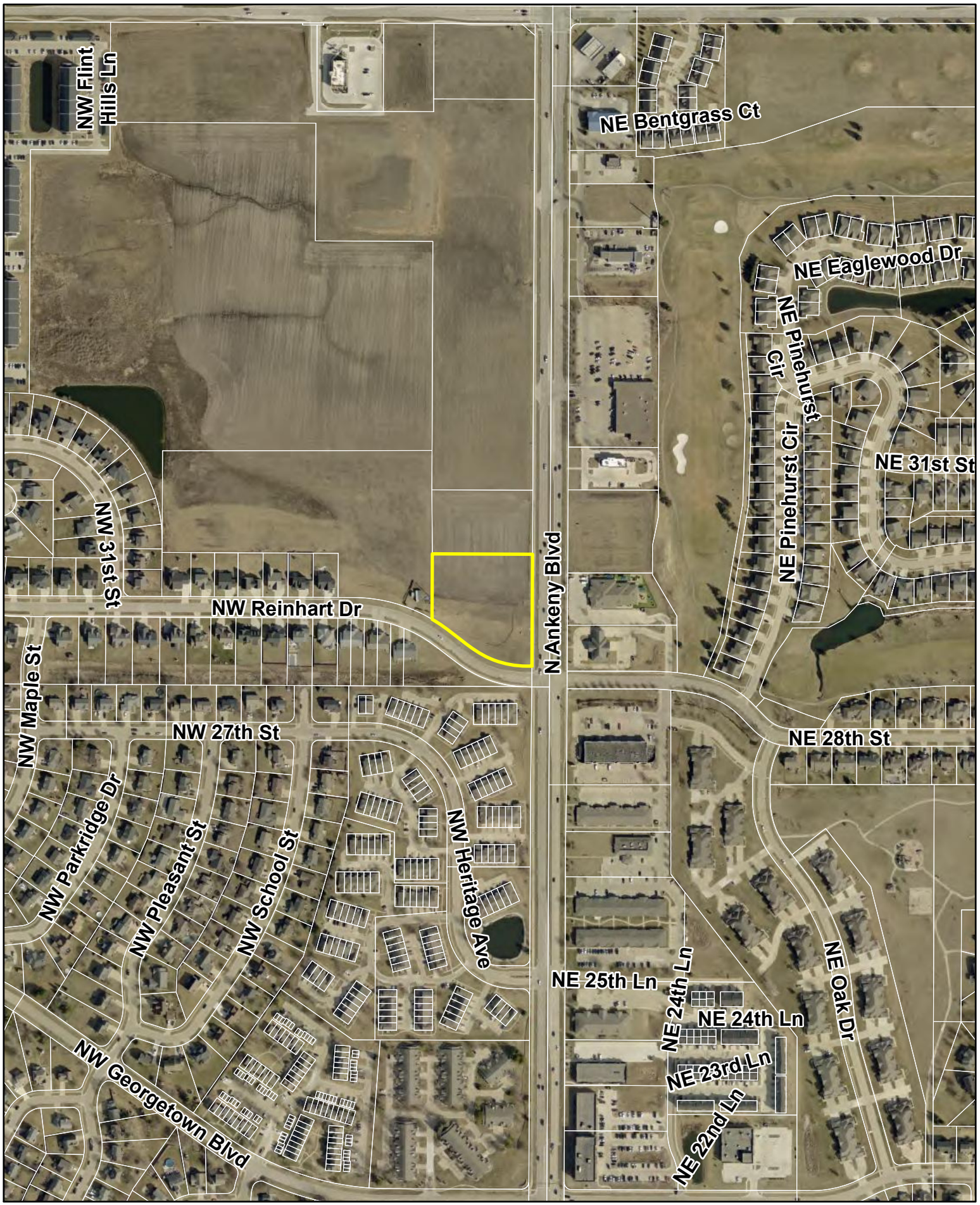
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 2806 N Ankeny Boulevard, Central Bank; subject to approval and recording of Piper Properties Plat 5 and necessary easements.

ATTACHMENTS

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



N

1 inch = 413 feet

Date: 10/16/2025

2806 N Ankeny Boulevard
Central Bank Site Plan
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: March 17, 2026

Agenda Item: Central Bank Site Plan
2806 N Ankeny Boulevard
Report Date: March 11, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the Central Bank Site Plan, located at 2806 N Ankeny Boulevard, subject to approval and recording of Piper Properties Plat 5 and necessary easements.

Project Summary:

Central Bank is proposing to construct a bank that is approximately 10,480 square feet. The site is located on the northwest corner of NW Reinhart Drive and N Ankeny Boulevard in the northwest quadrant of the City of Ankeny.

The site is zoned C-2, General Retail, Highway Oriented and Central Business Commercial District. Properties to the north and east are similarly zoned C-2. Property to the south and west is zoned R-3, Multiple Family Residence District. The Ankeny Plan 2040 figure 12.10 Ankeny Future Land Use Map identifies the area as Neighborhood Commercial.

The subject property is approximately 2.54 acres and is currently undeveloped. Properties around the subject property are mostly undeveloped, there are attached dwelling units to the south across NW Reinhart Drive. The site will be adequately screened from the surrounding properties and street right-of-way. The applicant shows adequate parking for the bank and there will be adequate pedestrian and bike access to the proposed site.

Site Plan Worksheet

2806 N Ankeny Boulevard – Central Bank Site Plan

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

A. Site Development

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

   The proposed bank will compliment the existing sites along the N Ankeny Boulevard corridor.

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 N Ankeny Boulevard.

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

   The proposed parking on the site is adequate for the anticipated employees and guests, the proposal includes 62 total parking spaces. The site will also provide safe access for pedestrian and bicycle traffic.

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 single access point off of NW Reinhart Drive. The area can accommodate the traffic increase from the proposed use.

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 parking lot and drive aisles are adequately screened from the nearby residential properties and the right-of-way.

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 proposed trash enclosure is composed of brick. The proposal includes adequate screening for the trash enclose associated with the proposal.

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

   All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

   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 southeast side of the property where there is a proposed stormwater detention basin.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

    The proposal will connect to lines that run along the south side of the subject property. With this project, utility lines will be extended through the property to service properties to the north. Staff believes that these utility lines can adequately service the site without straining the systems.

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. Building Design

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

The proposed building is to scale with other buildings in the area.

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

The proposed building will be constructed with mostly cultured stone, glass, and metal panel.

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.**

The enclosure will be composed of brick and will be screened with a mixture of trees and shrubs.

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

The bank is the only building proposed on the site.

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.**

The signs shown on the elevations are proportional to the proposed building scale. Any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

2. **Building signs shall be designed as an integral architectural element of the building.**

There are multiple building signs located on the proposed building. The signs will be reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

3. **Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

   There is a proposed monument sign associated with the bank. This sign will need to be reviewed and permitted by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

   The signs that are indicated on the proposed building will be reviewed with a sign permit at a later date.

D. Factors for Evaluation

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

1. **Conformance to Design Standards and other applicable code requirements.**

   The plans submitted conform to the written regulations of the City.

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

   The site layout is compatible with setbacks and scale of other buildings in the area.

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

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

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

   The proposal conforms to the architectural character of the area.

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.

October 24, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Central Bank - Ankeny
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Central Bank, we submit herewith the following final plat, construction drawings and site plan for review and approval. The project area contains 2.54 acres and is located northwest of the intersection of N. Ankeny Bouldevard and NW Reinhart Drive. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail & Highway Oriented Commercial Business District. The project features the construction of a 10,480-sf bank building with associated parking improvements. We would like to request cost sharing for the 12-inch watermain in the amount of $13.75/LF which equates to $4,276.25.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

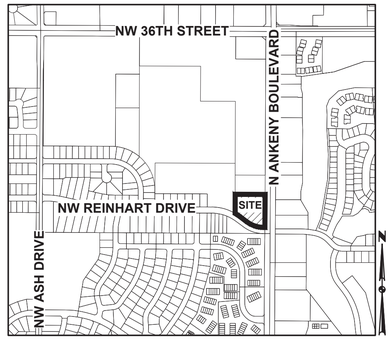
SITE PLAN FOR:

CENTRAL BANK - ANKENY

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER / APPLICANT

CENTRAL BANK
CONTACT: JOHN BROWN
2805 N ANKENY BLVD
ANKENY, IOWA 50023
PH. (712) 337-9009

ENGINEER

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

SURVEYOR

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

ARCHITECT

JENSEN GROUP
CONTACT: KIEL UHL
4611 MORTENSEN ROAD, SUITE 106
AMES, IOWA 50014
PH. (515) 232-2128

DATE OF SURVEY

MAY 20, 2025

BENCHMARKS

ARROW ON HYDRANT, NORTH SIDE OF NW REINHART DRIVE ON CURVE BETWEEN DOUBLE INTAKE AND SINGLE INTAKE. ACROSS FROM 105 NW REINHART DR.
ELEVATION = 959.17

ARROW ON HYDRANT, SOUTH SIDE OF NW 36TH STREET ACROSS FROM KWIK STAR (320 NW 36TH ST)
ELEVATION = 955.06

SUBMITTAL DATES

FIRST SUBMITTAL:	06/20/2025
SECOND SUBMITTAL:	07/14/2025
THIRD SUBMITTAL:	10/03/2025
FOURTH SUBMITTAL:	10/24/2025
FIFTH SUBMITTAL:	01/23/2026

LEGAL DESCRIPTION

LOT 1, PIPER PROPERTIES PLAT 5, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 2.49 ACRES (108,392 SQUARE FEET).

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

PROJECT SITE ADDRESS

2802 N ANKENY BOULEVARD

EXISTING/ PROPOSED USE

EXISTING: OPEN SPACE
PROPOSED: BANK

DEVELOPMENT SUMMARY

AREA: 2.49 ACRES (108,392 SF)

SETBACKS:
FRONT: 35 FEET
SIDE: 0 FEET UNLESS ADJACENT TO RESIDENTIAL IN WHICH CASE IS 25 FEET
REAR: 40 FEET

OPEN SPACE CALCULATION:

TOTAL SITE:	=	108,392 SF (2.49 AC.)
BUILDING	-	10,500 SF
PARKING AREAS	-	11,146 SF
ACCESS DRIVES	-	26,900 SF
SIDEWALK	-	2,984 SF
OPEN SPACE PROVIDED	=	56,862 SF (52%)

PARKING: 1 SPACE PER 200 SF

TOTAL REQUIRED	=	10,500 / 200 = 53 SPACES (3 ADA)
TOTAL PROVIDED	=	62 SPACES (3 ADA)

ERU CALCULATION

IMPERVIOUS SURFACES	= 51,530 SF
ERU TOTAL (IMPERVIOUS / 4,000)	= 13
ERU MAXIMUM	= 90

UTILITY WARNING

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2025
ANTICIPATED FINISH DATE = SPRING 2026

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0-2.1	DETAILS
C3.0	DIMENSION PLAN
C4.0-4.2	GRADING PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

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

EXISTING

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2505.378

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

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

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

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

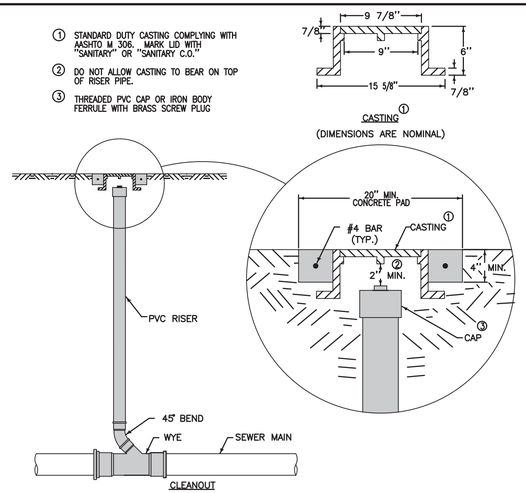
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN K. OLLENDIKE, P.E. — DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C1.0-C6.0

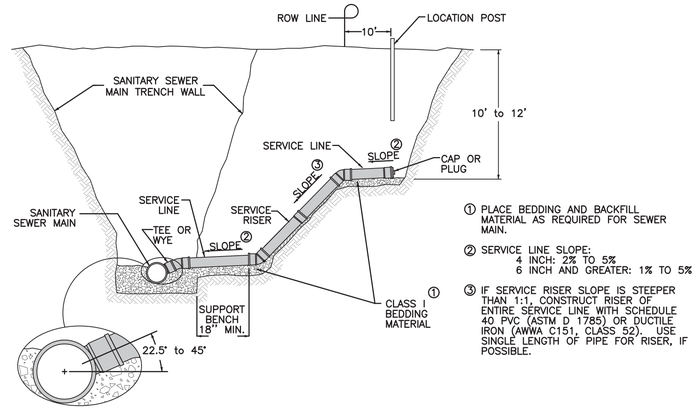
PRELIMINARY NOT FOR CONSTRUCTION

FILE: H:\2025\2505378\DWG\2505378-SITE.DWG
PLOT DATE: 1/23/2026 2:09 PM
PLOTTED BY: MAX EVANS
COMMENT: ENG:



SW-203 SANITARY CLEANOUT

NOT TO SCALE



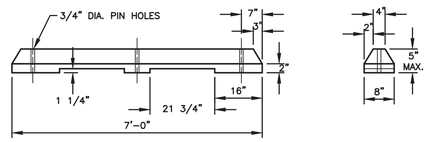
① PLACE BEDDING AND BACKFILL MATERIAL AS REQUIRED FOR SEWER MAIN.

② SERVICE LINE SLOPE:
4 INCH: 2% TO 5%
6 INCH AND GREATER: 1% TO 5%

③ IF SERVICE RISER SLOPE IS STEEPER THAN 1:1 CONSTRUCT RISER OF ENTIRE SERVICE LINE WITH SCHEDULE 40 PVC (ASTM D 1785) OR DUCTILE IRON (AWWA C151, CLASS 52). USE SINGLE LENGTH OF PIPE FOR RISER, IF POSSIBLE.

SW-201 SANITARY SEWER SERVICE STUB WITH RISER

NOT TO SCALE

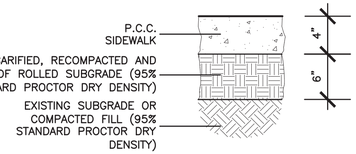


GENERAL NOTES:

1. DETAILS INDICATED HEREON ARE TYPICAL ONLY. ALTERNATE DESIGNS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ANY ALTERNATE DESIGN APPROVED FOR USE ON CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN. REFER TO ADDITIONAL PORTIONS OF THE PROJECT PLANS FOR COMPLETE DATA AS TO INSTALLATION, LOCATION, ETC.
2. ANY PRECAST P.C.C. WHEELSTOP MEASURING LONGER THAN 6'-0" WILL REQUIRE 3 ANCHOR PINS TO HOLD WHEELSTOP IN POSITION.
3. ANCHOR PINS SHALL BE 5/8" DIAMETER, 1'-6" LONG. ANCHOR PINS THAT ARE NOT BEDDED IN CONCRETE SHALL BE GALVANIZED. GROUT ANCHOR PINS MINIMUM OF 2" DEEP.
4. REINFORCING STEEL USED IN PRECAST P.C.C. WHEELSTOPS SHALL HAVE A MINIMUM OF 2" CLEARANCE TO THE CONCRETE SURFACES.
5. MINIMUM CONCRETE STRENGTH IS 4,000 PSI. LOCATE 6" FROM EDGE OF PAVEMENT TO CENTER OF WHEELSTOP. CENTER WHEELSTOP IN EACH SPACE.

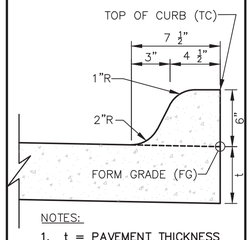
P.C.C. WHEELSTOP

NOT TO SCALE



PCC SIDEWALK DETAIL

NOT TO SCALE

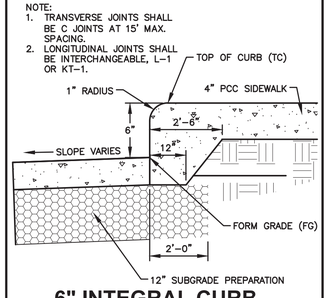


NOTES:

1. t = PAVEMENT THICKNESS IN INCHES; AS SPECIFIED.

INTEGRAL 6" STANDARD CURB

NOT TO SCALE



6" INTEGRAL CURB AND SIDEWALK

NOT TO SCALE

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.

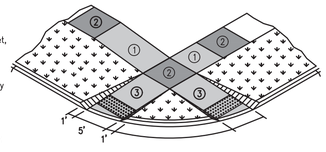
② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.

③ Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running 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

Key
= Curb Ramp
= Turning Space
= Detectable Warning



CURB RAMP FOR CLASS B OR C SIDEWALK

NOT TO SCALE

① DRIVEWAY RADIUS (R).

② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.

③ PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.

④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.

⑤ CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.

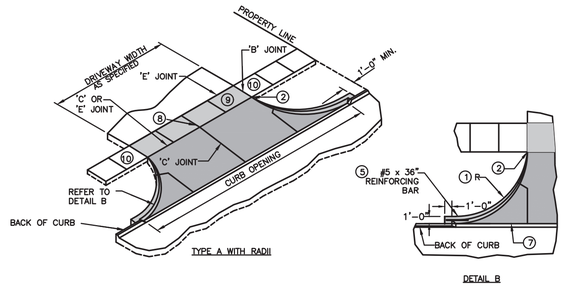
⑥ MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.

⑦ PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.

⑧ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.

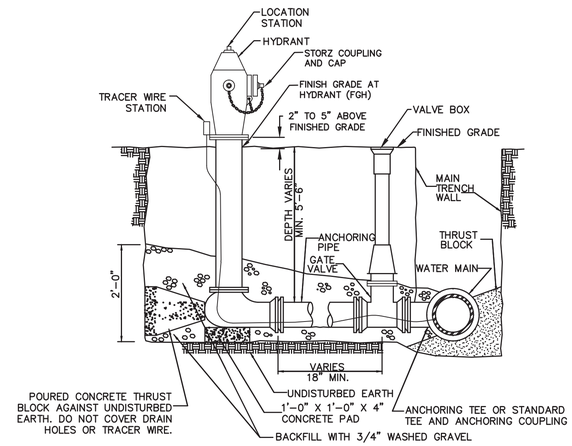
⑨ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.

⑩ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



CONCRETE DRIVEWAY TYPE 'A'

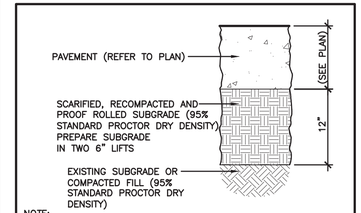
NOT TO SCALE



NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL

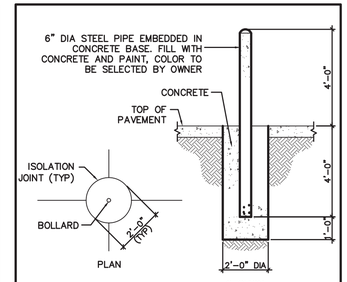
NOT TO SCALE



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

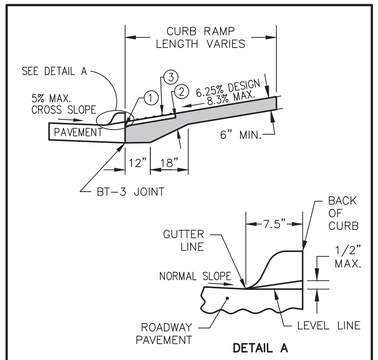
12" SUBGRADE PREPARATION DETAIL

NOT TO SCALE



BOLLARD

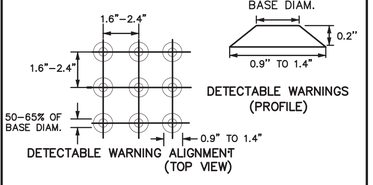
NOT TO SCALE



① INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.

② PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

③ USE TUF-TILE GALVANIZED STEEL MANUFACTURED DETECTABLE WARNING PANELS WITH A NON-SLIP SURFACE AND RAISED TRUNCATED DOMES IN PATINA FINISH, OR AN ENGINEER APPROVED EQUAL.



DETECTABLE WARNING STRIP DETAIL

NOT TO SCALE

REVISIONS	DATE
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	10/24/2025
THIRD SUBMITTAL	10/03/2025
SECOND SUBMITTAL	07/14/2025
FIRST SUBMITTAL	06/20/2025

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

CIVIL DESIGN ADVANTAGE

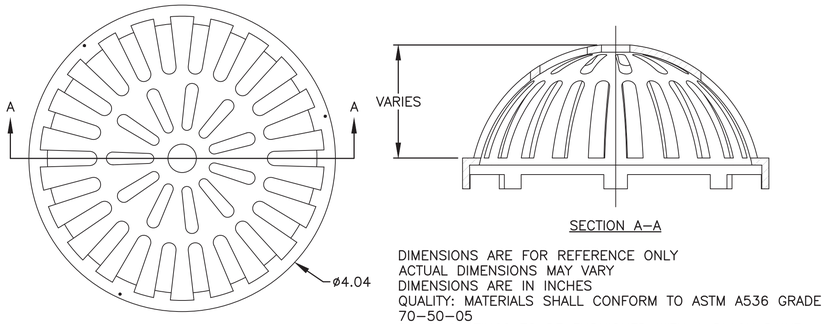
CENTRAL BANK - ANKENY

DETAILS

2806 N ANKENY BOULEVARD
ANKENY, IOWA

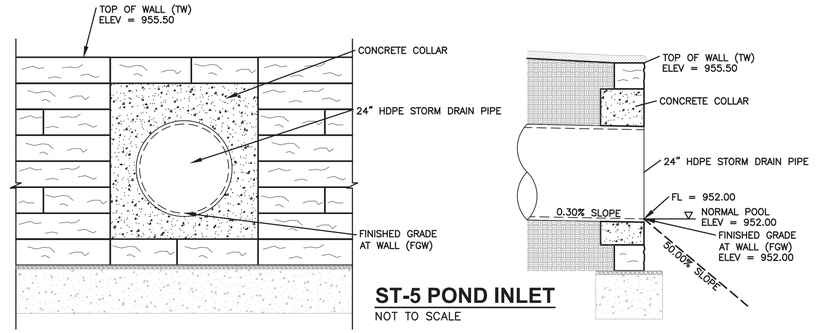
SHEET NUMBER:
C2.0
2505.378

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PLOTTED BY: MAX EVANS ENG:
TECH:

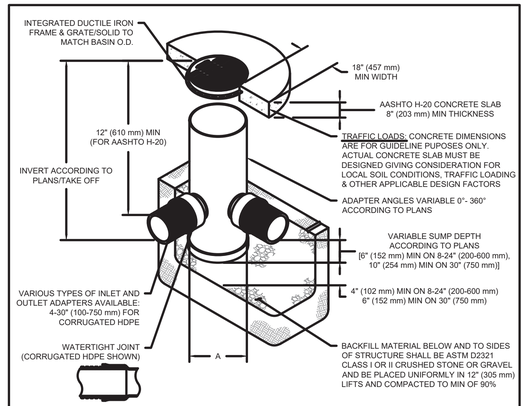


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70–50–05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT

DOME GRATE
NOT TO SCALE



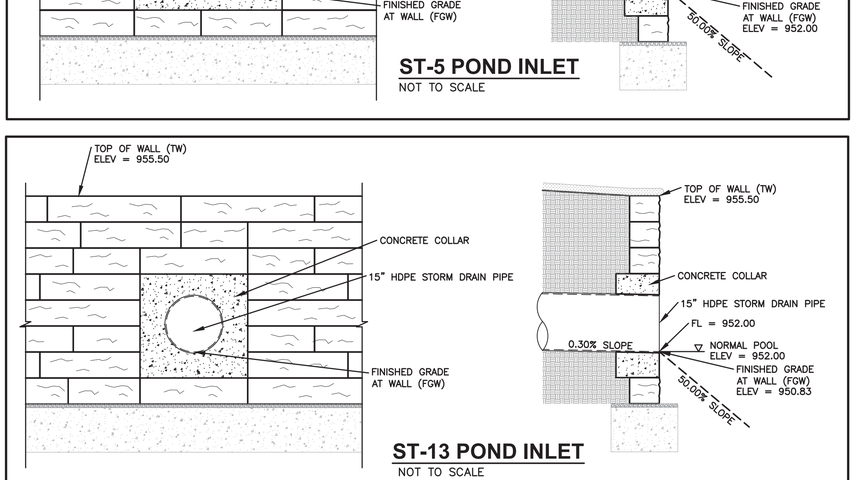
ST-5 POND INLET
NOT TO SCALE



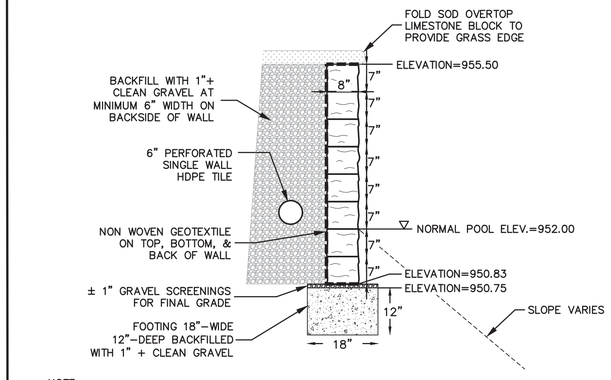
NOTES
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

NYLOPLAST DRAIN BASIN
NOT TO SCALE

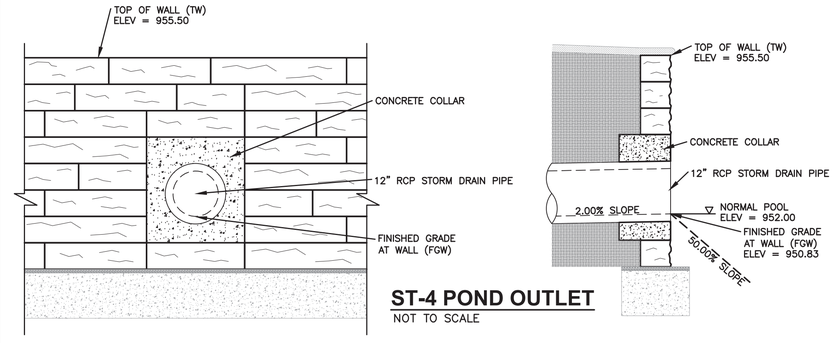


ST-13 POND INLET
NOT TO SCALE



NOTE:
1. CUT WALL LIMESTONE FROM WEBER STONE CO. IN ANAMOSA, IA
   HEIGHT=7"
   DEPTH=8"
   LENGTH=18"–36"

POND RETAINING WALL DETAIL
NOT TO SCALE



ST-4 POND OUTLET
NOT TO SCALE

REVISIONS	DATE
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	10/24/2025
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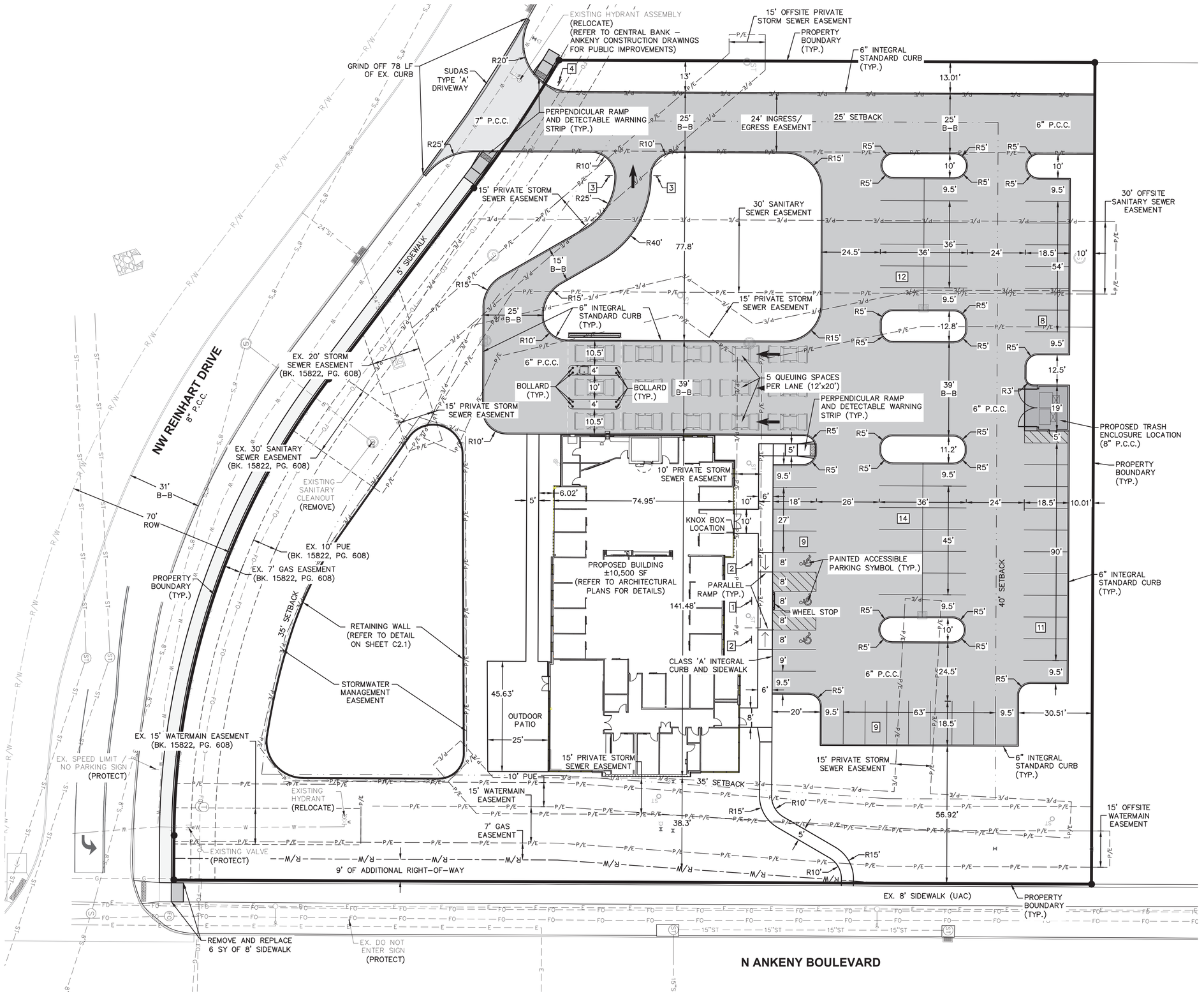
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE

CENTRAL BANK - ANKENY
DETAILS
2806 N ANKENY BOULEVARD
ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

SHEET NUMBER:
C2.1
2505.378

FILE: H:\2025\2505378\DWG\2505378-SITE.DWG
PLOTTED: 1/21/2026 2:09 PM
PLOTTED BY: MAX EVANS
COMMENT:
ENG:
TECH:



GENERAL NOTES

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

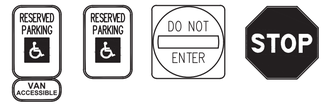
TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. REFER TO FIG. 8030.104 "LANE CLOSURE ON LOW VOLUME STREET (SELF-REGULATION) FOR STANDARD TRAFFIC CONTROL PLAN FOR THE ACCESS CONNECTION TO NW REINHART DRIVE.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK CURB RAMPS	6" P.C.C.
3. PARKING AISLES & STALLS	6" P.C.C.
4. APPROACH	7" P.C.C.
5. TRASH ENCLOSURE PAD	8" P.C.C.

SIGN LEGEND



R7-8a [1] R7-8 [2] R5-1 [3] R1-1 [4]

SCALE 0' 10' 20' 40'

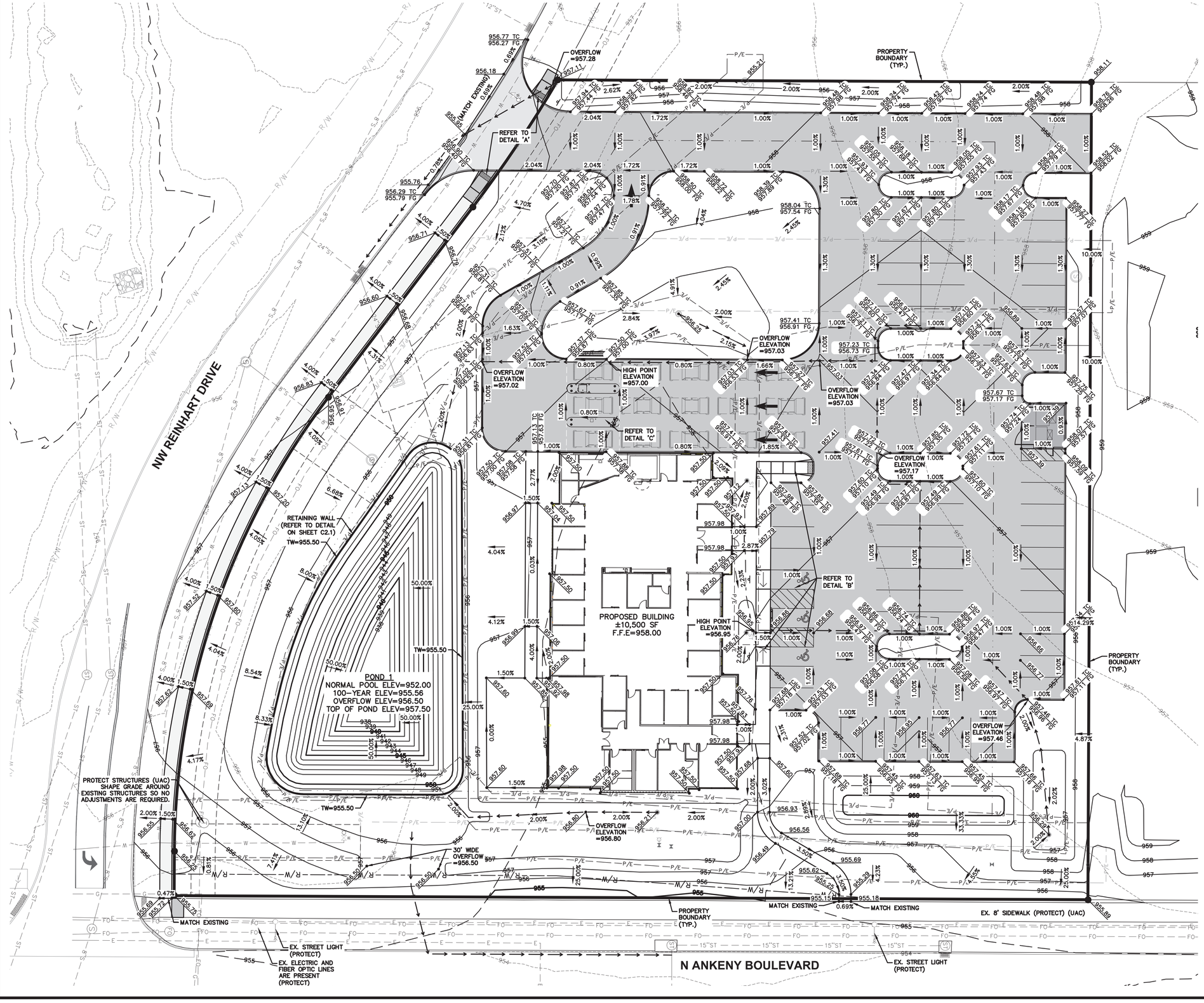
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE
CIVIL DESIGN ADVANTAGE

CENTRAL BANK - ANKENY
DIMENSION PLAN
2806 N ANKENY BOULEVARD
ANKENY, IOWA

SHEET NUMBER: C3.0
2505.378

FILE: H:\2025\2505378\DWG\2505378-SITE.DWG
PLOT DATE: 1/21/2026 2:09 PM
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TECH:



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.

REVISIONS	DATE
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	10/24/2025
THIRD SUBMITTAL	10/03/2025
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE

CENTRAL BANK - ANKENY
GRADING PLAN

2806 N ANKENY BOULEVARD
ANKENY, IOWA

SHEET NUMBER:
C4.0
2505.378

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COMMENT:
ENG:
TECH:

PROPERTY BOUNDARY (TYP.)

OVERFLOW =957.28

REFER TO DETAIL 'A'

MATCH EXISTING

REFER TO DETAIL 'C'

REFER TO DETAIL 'B'

OVERFLOW ELEVATION =957.03

OVERFLOW ELEVATION =957.02

HIGH POINT ELEVATION =957.00

OVERFLOW ELEVATION =957.17

OVERFLOW ELEVATION =957.48

OVERFLOW ELEVATION =956.80

30' WIDE OVERFLOW =956.50

HIGH POINT ELEVATION =956.95

PROPOSED BUILDING
±10,500 SF
F.F.E=958.00

TEMPORARY CONSTRUCTION EASEMENT

PROPERTY BOUNDARY (TYP.)

PROPERTY BOUNDARY (TYP.)

MATCH EXISTING

MATCH EXISTING

EX. 8' SIDEWALK (PROTECT) (UAC)

EX. ELECTRIC AND FIBER OPTIC LINES ARE PRESENT (PROTECT)

EX. STREET LIGHT (PROTECT)

EX. STREET LIGHT (PROTECT)

N ANKENY BOULEVARD

SCALE
0' 10' 20' 40'

REVISIONS	DATE
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CENTRAL BANK - ANKENY

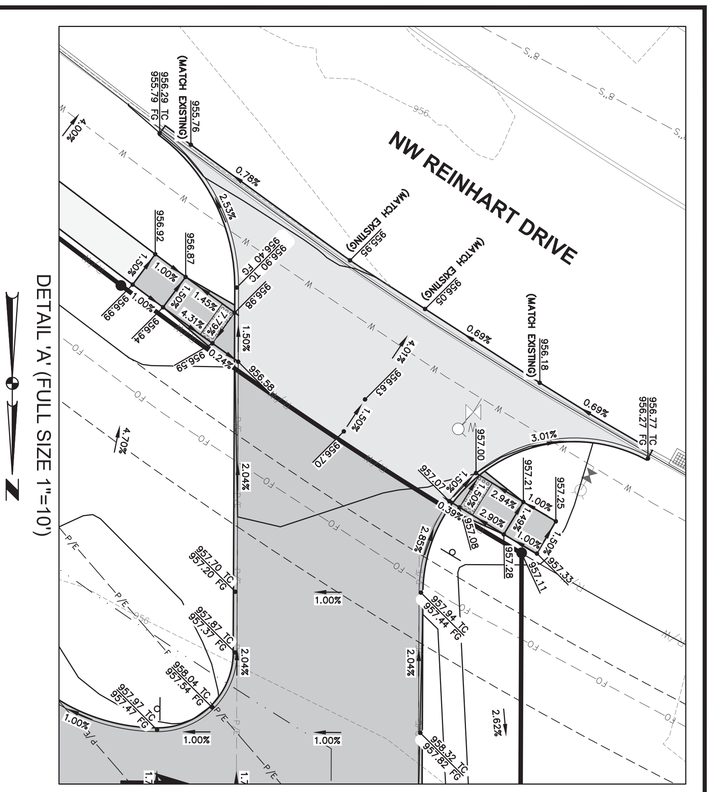
GRADING PLAN

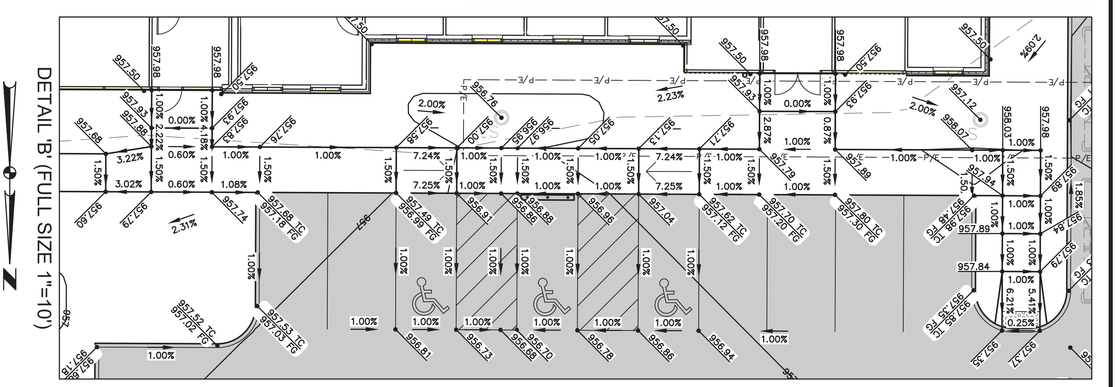
2806 N ANKENY BOULEVARD
ANKENY, IOWA

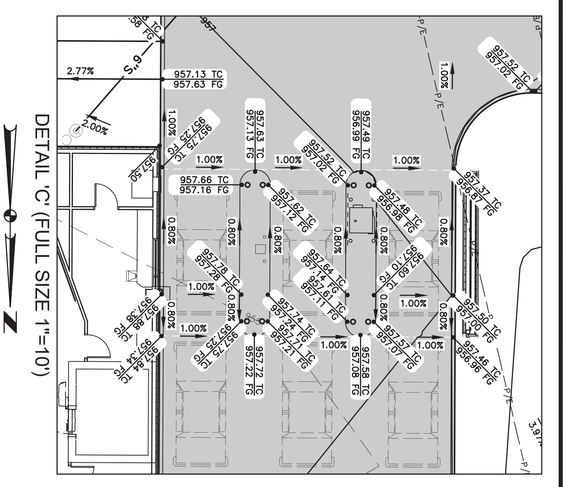
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FILE DATE: 1/21/26 DATE PLOTTED: 1/21/2026 2:09 PM COMMENT:
PLOTTED BY: MAX EVANS TECH: ENG:







SHEET NUMBER: C4.2
2505.378

CENTRAL BANK - ANKENY

GRADING PLAN

2806 N ANKENY BOULEVARD ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE

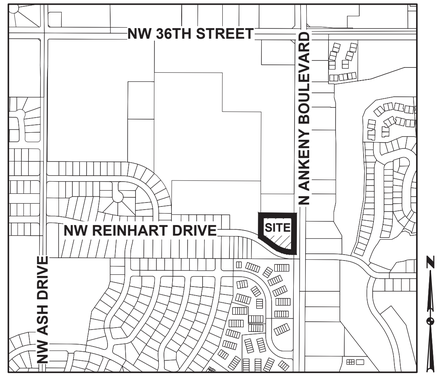
REVISIONS	DATE
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	10/24/2025
THIRD SUBMITTAL	10/03/2025
SECOND SUBMITTAL	07/14/2025
FIRST SUBMITTAL	06/20/2025

CENTRAL BANK - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,070
2	SEEDING, FERTILIZING, AND MULCHING	AC	1.89
3	INLET PROTECTION DEVICES	EA	4
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3,500 FT

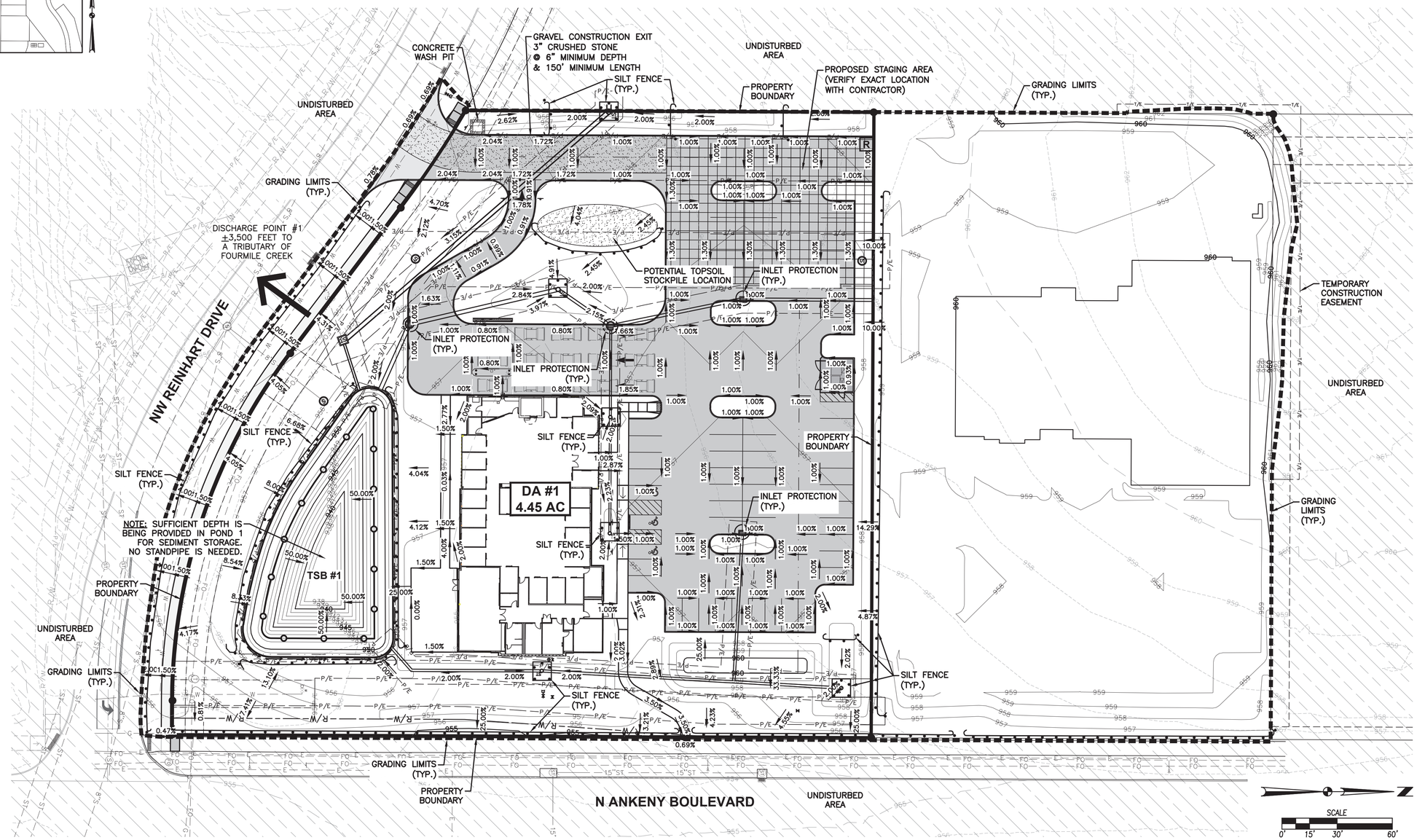
TOTAL AREA DISTURBED TO DISCHARGE POINT	4.45 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	16,037 CU FT
VOLUME PROVIDED IN SILT FENCE (2,070 LF @ 10.0 CU FT/LF OF FENCE)	20,700 CU FT
VOLUME PROVIDED IN TSB #1	17,220 CU FT
TOTAL VOLUME PROVIDED	37,920 CU FT

NOTES:

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

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- CONCRETE WASHOUT PIT
- UNDISTURBED AREA
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN (TSB #)



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CIVIL DESIGN ADVANTAGE

CENTRAL BANK - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

2806 N ANKENY BOULEVARD ANKENY, IOWA

SHEET NUMBER: C5.0

2505.378

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PLOT DATE: 1/23/2026 2:09 PM
PLOTTED BY: MAX EVANS
COMMENT:
TECH:
ENG:

UTILITY NOTES

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

ST-2 ST-6 ST-7 ST-8 ST-9 ST-10 ST-15 ST-18

SCALE 0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE

CENTRAL BANK - ANKENY

UTILITY PLAN

2806 N ANKENY BOULEVARD
ANKENY, IOWA

SHEET NUMBER: C6.0
2505.378

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ENG:
TECH:

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SUDAS TYPE-1 SEED OR SOD ALL DISTURBED AREAS AS SHOWN ON PLANS. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH. SHREDDED HARDWOOD MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 6' DIAMETER CIRCLE. AREAS DESIGNATED FOR ROCK MULCH SHALL HAVE 3" DEPTH STEEL EDGING. AREAS DESIGNATED FOR SHREDDED HARDWOOD MULCH SHALL HAVE SPADE CUT EDGING.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:

SITE AREA	= 110,429 SF
OPEN SPACE REQUIRED (20%)	= 22,086 SF
OPEN SPACE PROVIDED (52%)	= 57,551 SF

LANDSCAPING REQUIREMENT:
2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE

22,086 SF/ 3,000	= 7.36
TREES REQUIRED (7.36 x2)	= 15 TREES
TREES PROVIDED	= 16 TREES
SHRUBS/GRASSES REQUIRED (7.36 x6)	= 45 SHRUBS/GRASSES
SHRUBS/GRASSES PROVIDED	= 223 (58 SHRUBS + 165 GRASSES)

SCREENING REQUIREMENT

NORTH PROPERTY LINE (250 LF)	
PROVIDED TREES	= 3 TREES
PROVIDED SHRUBS/GRASSES	= 28 (16 SHRUBS + 12 GRASSES)
WEST PROPERTY LINE (213 LF)	
PROVIDED TREES	= 10 TREES
PROVIDED SHRUBS/GRASSES	= 31 GRASSES

TOTAL TREES PROVIDED	= 29 TREES
TOTAL SHRUBS/GRASSES PROVIDED	= 282 (73 SHRUBS + 208 GRASSES)

PAVEMENT SHADING REQUIREMENTS

20% OF ALL PAVEMENT MUST BE SHADED

ACCESS DRIVE/PARKING	= 38,969 SF
REQUIRED SHADED AREA	= 7,793 SF (20%)
REQUIRED TREES 7,793 SF/ 706 (30' DIA. TREE)	= 11 TREES
PROVIDED TREES	= 11 TREES

PAVEMENT SHADING TREES

4 — ENTIRE TREE COUNTS TOWARDS REQUIREMENT (TREES WITHIN ISLANDS)

14 — HALF TREE COUNTS TOWARDS REQUIREMENT (TREES ON EXTERIOR OF PAVEMENT)

TOTAL PAVEMENT SHADE TREES = 11

PLANT SCHEDULE OPEN SPACE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
GD	6	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B, 2" CALIPER
LT	4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	B&B, 2" CALIPER
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 2" CALIPER
RM	1	AUTUMN SPIRE RED MAPLE	ACER RUBRUM 'AUTUMN SPIRE'	B&B, 2" CALIPER
TS	2	SILVER LINDEN	TILIA TOMENTOSA	B&B, 2" CALIPER
	16	SUBTOTAL:		
SHRUBS				
FS	27	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 18" HT.
	27	SUBTOTAL:		
GRASSES				
EG	20	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 1 GAL
KF	9	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
RD	20	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	CONT, 1 GAL

PLANT SCHEDULE FOUNDATION PLANTINGS

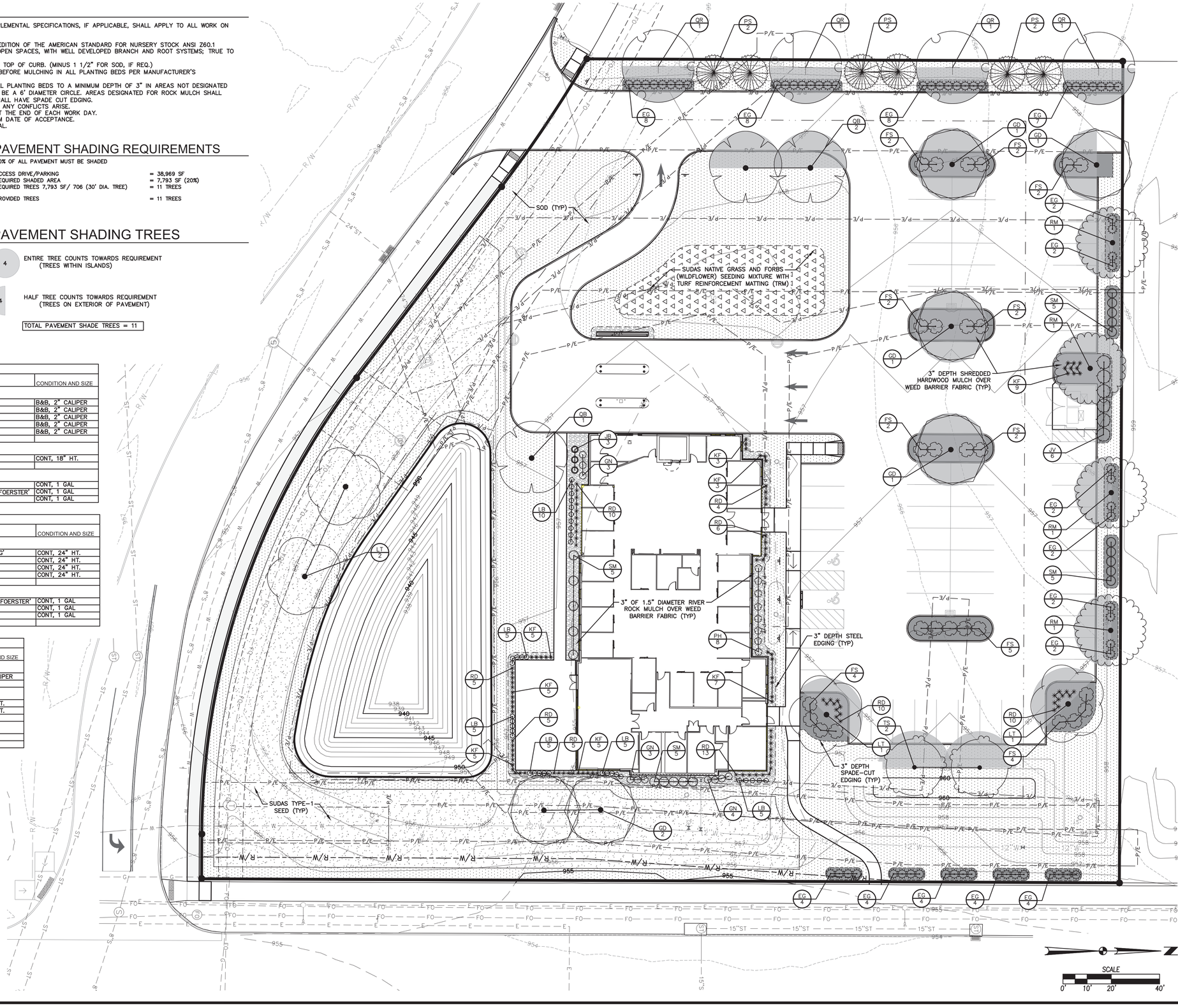
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
SHRUBS				
GN	10	TINY WINE©GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG'	CONT, 24" HT.
JB	3	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	CONT, 24" HT.
PH	8	BOBO©PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'ILVOBO'	CONT, 24" HT.
SM	10	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 24" HT.
	31	SUBTOTAL:		
GRASSES				
KF	33	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LB	35	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	CONT, 1 GAL
RD	48	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	CONT, 1 GAL
	116	SUBTOTAL:		

PLANT SCHEDULE NORTH SCREEN

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
RM	3	AUTUMN SPIRE RED MAPLE	ACER RUBRUM 'AUTUMN SPIRE'	B&B, 2" CALIPER
	3	SUBTOTAL:		
SHRUBS				
JV	6	JUDD VIBURNUM	VIBURNUM X JUDDII	CONT, 24" HT.
SM	10	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 24" HT.
	16	SUBTOTAL:		
GRASSES				
EG	12	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 1 GAL
	12	SUBTOTAL:		

PLANT SCHEDULE WEST SCREEN

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
QR	4	RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
EVERGREEN TREES				
PS	6	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
GRASSES				
EG	31	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 1 GAL



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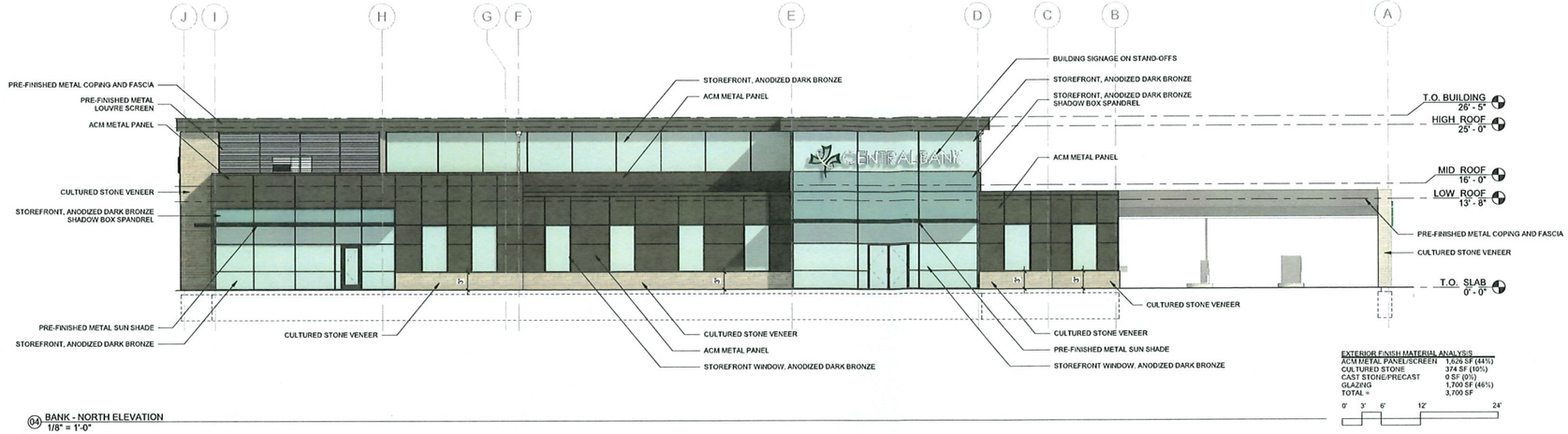
CENTRAL BANK - ANKENY

LANDSCAPE PLAN

2806 N ANKENY BOULEVARD
ANKENY, IOWA

SHEET NUMBER: L1.0
2505.378

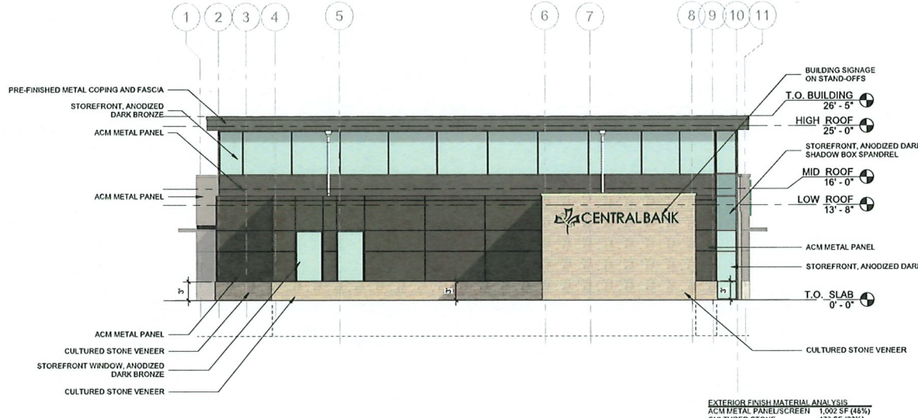
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PLOTTED BY: MAX EVANS
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TECH:



04 BANK - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL ANALYSIS

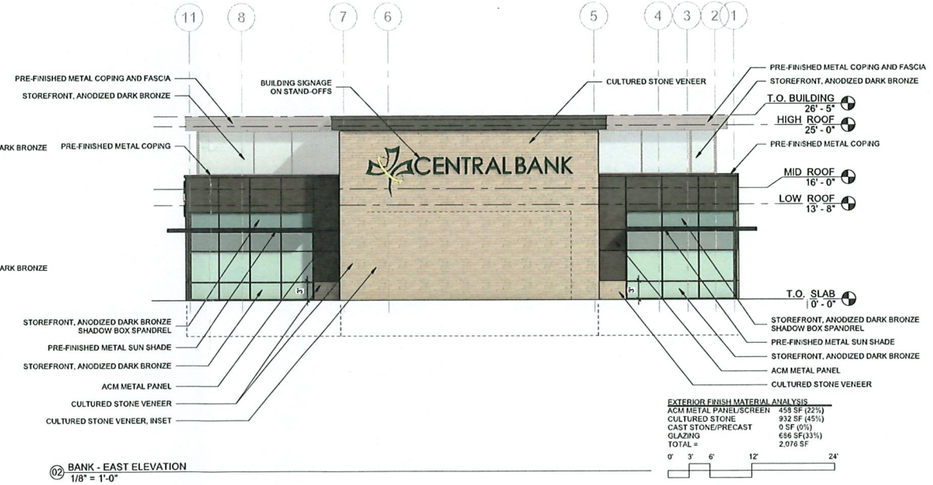
ACM METAL PANEL/SCREEN	1,626 SF (44%)
CULTURED STONE	374 SF (10%)
CAST STONE/PRECAST	0 SF (0%)
GLAZING	1,700 SF (46%)
TOTAL =	3,700 SF



03 BANK - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL ANALYSIS

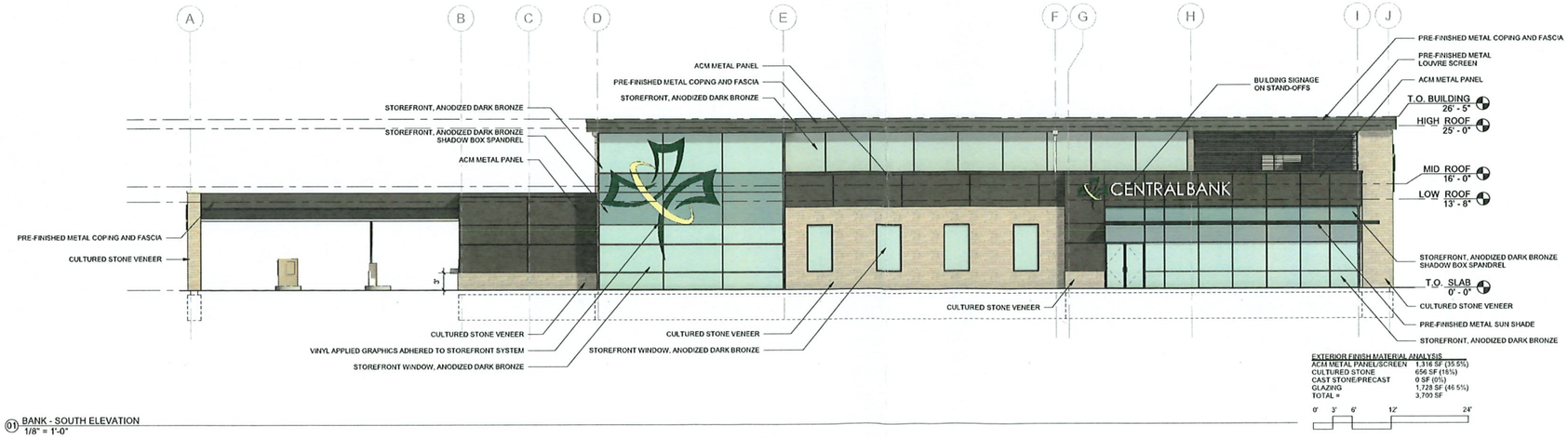
ACM METAL PANEL/SCREEN	1,002 SF (48%)
CULTURED STONE	476 SF (23%)
CAST STONE/PRECAST	0 SF (0%)
GLAZING	598 SF (29%)
TOTAL =	2,076 SF



02 BANK - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL ANALYSIS

ACM METAL PANEL/SCREEN	455 SF (22%)
CULTURED STONE	932 SF (45%)
CAST STONE/PRECAST	0 SF (0%)
GLAZING	656 SF(33%)
TOTAL =	2,076 SF



01 BANK - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL ANALYSIS

ACM METAL PANEL/SCREEN	1,316 SF (35.5%)
CULTURED STONE	656 SF (18%)
CAST STONE/PRECAST	0 SF (0%)
GLAZING	1,728 SF (46.5%)
TOTAL =	3,700 SF

EXTERIOR FINISH MATERIAL ANALYSIS - TOTALS

ACM METAL PANEL/SCREEN	4,402 SF (38%)
CULTURED STONE	2,438 SF (21%)
CAST STONE/PRECAST CONCRETE	0 SF (0%)
GLAZING	4,712 SF (41%)
TOTAL =	11,552 SF

Jensen Group

CENTRAL BANK
N. ANKENY BOULEVARD
ANKENY, IOWA 50023

Revision Schedule

No.	Description	Date

Project Number:
-

SITE PLAN SUBMITTAL
02/27/26

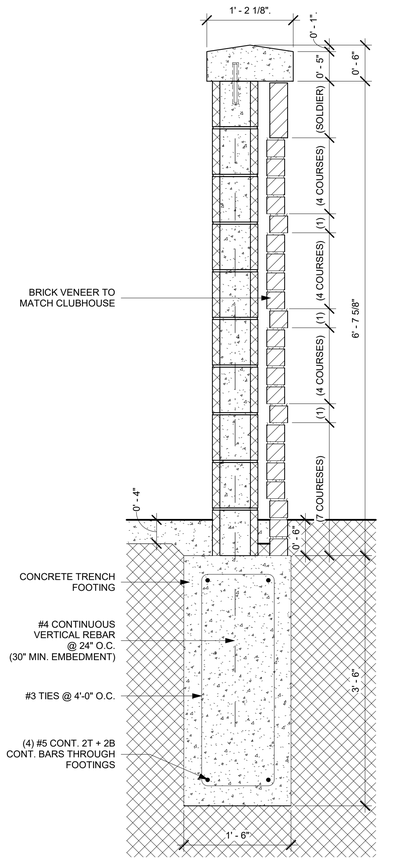
BUILDING ELEVATIONS

A3

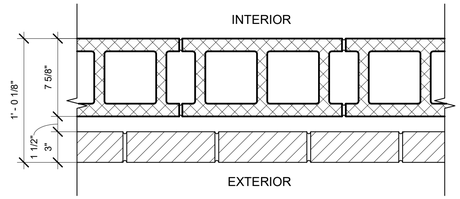
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07 TRASH ENCLOSURE PERSPECTIVE



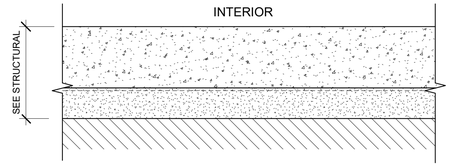
06 TYPICAL WALL SECTION
1" = 1'-0"



VERTICAL ASSEMBLIES.

1 **EXTERIOR WALL:**
CMU WALL W/ BRICK VENEER
FIRE RATING - N/A

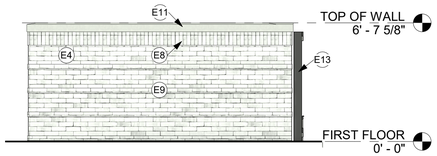
- 8" CMU BLOCK
- SEE STRUCTURAL FOR REQ'D. REINFORCING
- 1 1/2" +/- AIR SPACE
- BRICK VENEER PER ELEVATION



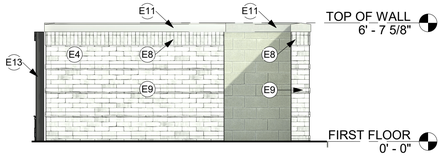
HORIZONTAL ASSEMBLIES.

A **FLOOR ASSEMBLY:**
SLAB ON GRADE
FIRE RATING - N/A

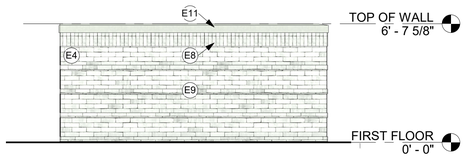
- CONCRETE SLAB. SEE STRUCTURAL
- VAPOR BARRIER
- COMPACTED GRANULAR FILL. SEE STRUCTURAL
- SUBGRADE



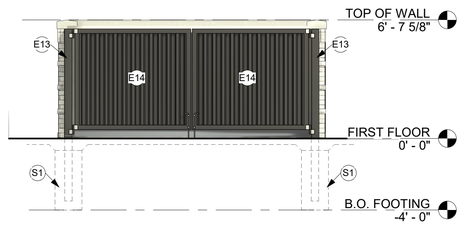
05 SIDE A ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"



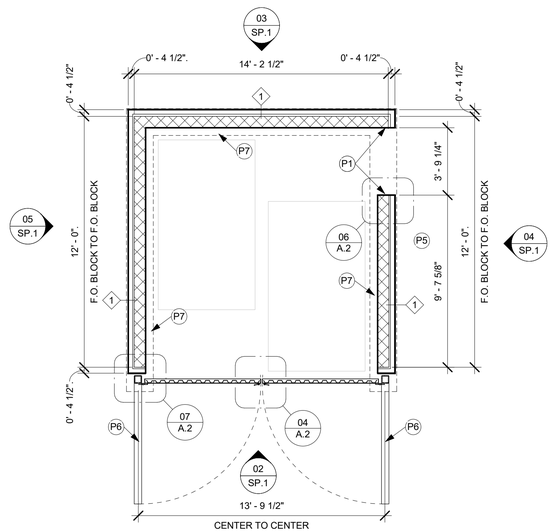
04 SIDE B ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"



03 REAR ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"



02 FRONT ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"



01 PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

ELEVATION KEYNOTES.

E4	BRICK 1
E5	BRICK 1 INSET 1/2"
E7	ROWLOCK COURSE
E8	SOLDIER COURSE
E9	OUTSET BRICK COURSE. REFER TO COURSING DIAGRAMS 05/A.1
E11	CAST STONE COPING CAP
E13	STEEL GATE POST. CAST IN CONCRETE FOOTING. GALVANIZED
E14	STEEL GATE. GALVANIZED

PLAN KEYNOTES

P1	3/8" X 12" PLATE STEEL CAPS AT OPENING
P5	PAINT STRIPING AT NO PARKING AREA
P6	GALVANIZED STEEL ENCLOSURE GATE
P7	CONCRETE TRENCH FOOTING BELOW

Jensen Group

CENTRAL BANK ANKENY - TRASH ENCLOSURE
2802 N. ANKENY BOULEVARD
ANKENY, IA 50023

Revision Schedule

No.	Description	Date

Project Number:
25001

SITE PLAN
07/10/25

TRASH ENCLOSURE PLAN + ELEVATIONS

SP.1

7/11/2025 10:47:34 PM

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME

Hope Crest 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

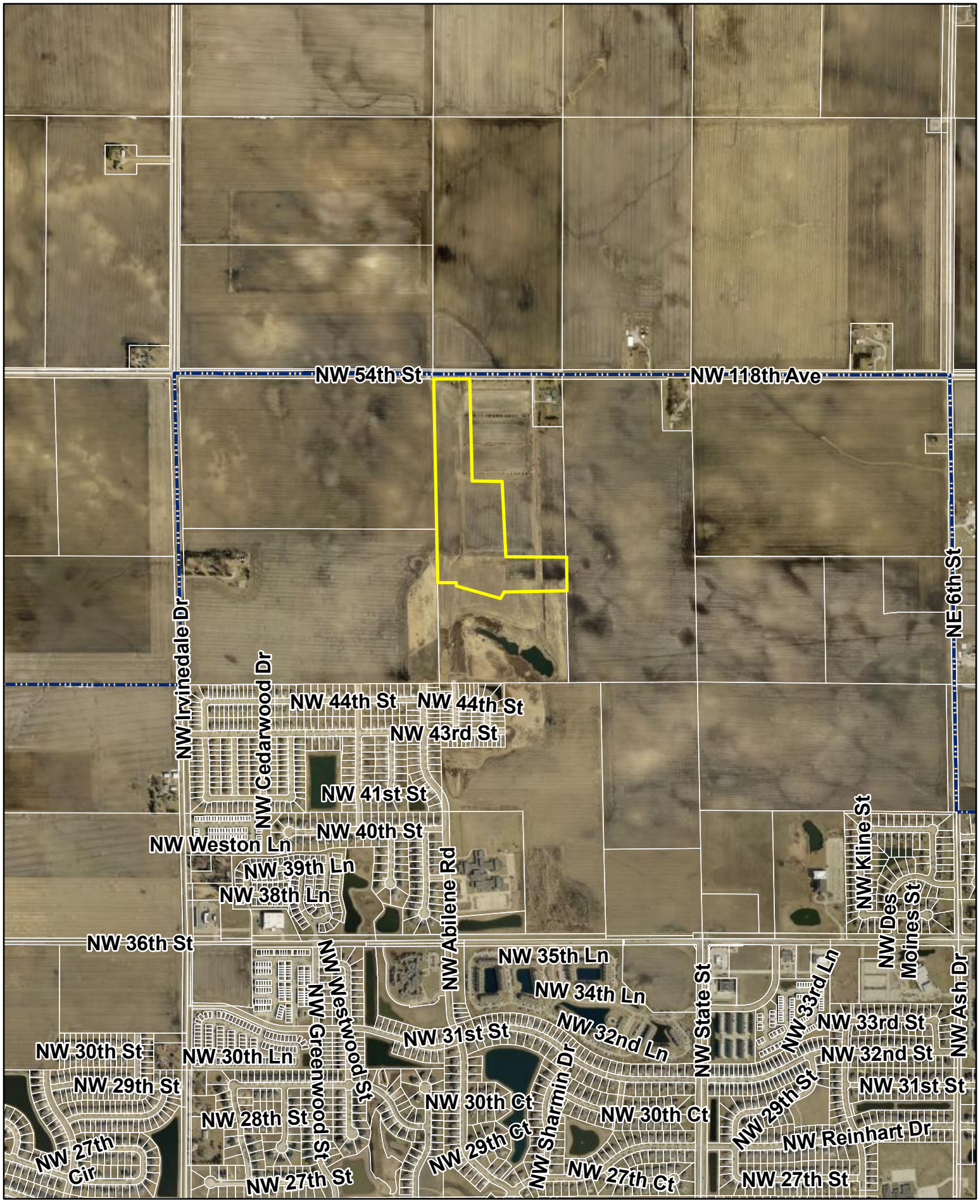
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Hope Crest Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing in the amount estimated to be $3,570.00 and truncated domes in the amount estimated to be $1,600.00.

ATTACHMENTS

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



N

1 inch = 1,250 feet

Date: 3/11/2026

Hope Crest Plat 2 - Final Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: March 17th, 2026

Agenda Item: Hope Crest Plat 2 - Final Plat
Report Date: March 12th, 2026
Prepared By: Bryan Morrissey EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of the Hope Crest Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing in the amount estimated to be $3,570.00, and truncated domes in the amount estimated to be $1,600.00.

Project Summary:
Hope Crest Plat 2 is an approximate 32.08-acre (+/-) proposed final plat, generally located south of NW 54th Street and east of NW Irvinedale Drive, situated north of Brinmore Estates Plat 3. The proposed final plat creates 101 single-family lots, one outlot for parkland dedication, and multiple street lots for future right-of-way. The subject area is appropriately zoned for the proposed single-family lots, as the project area is a part of the Hope Crest and Hope Crest II Planned Unit Developments (PUD). These particular PUDs allow for narrower lot widths than what is traditionally allowed in the R-3, Multiple-Family Residence District. Future NW State Street to the south is a part of the City's Capital Improvement Plan (CIP) and will be constructed at a future time. One access point to the development will come via NW 54th Street, while a temporary access point will connect to Hope Crest Plat 1 to the south and will be in place until NW State Street is constructed. Per the PUD requirements, one overstory or ornamental tree will be required in the front yard of every lot, while landscape buffers are proposed along NW 54th Street and future NW State Street.

Project Report:

Streets: The general layout of the site extends NW Abilene Road, Sharmin Drive, and Arlan Drive from the development to the south. The plat also includes the creation of NW 48th, 49th, 50th, and 53rd Streets that run east to west. NW State Street will be extended to the south of the project area in the future, per the City's CIP.

Water: The project area will be serviced by installing eight-inch water mains throughout the majority of the development. The only exception to the eight-inch mains will be along NW Abilene Road, where ten-inch mains will be utilized.

Sewer: Eight-inch sanitary mains will be extended throughout the project area, as these mains will extend from the existing line that runs along NW 54th Street to the north.

Drainage: Stormwater within the project area will be collected from one of the multiple storm water intakes before flowing to the detention pond located southwest of the project area. This detention area is associated with Hope Crest Plat 1 and will be dedicated at that time.

Parkland: The Developer will be dedicating approximately .91-acres of parkland with this plat (Outlot Z). Remaining dedication requirements will be covered via payment in lieu of parkland.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Hope Crest Plat 2
NAME OF OWNER/ DEVELOPER: Hope K. Farms, LLC

GENERAL INFORMATION:

PLAT LOCATION:	South of NW 54th Street; east of NW Irvinedale Drive
SIZE OF PLAT:	32.08-acres
ZONING:	PUD, Planned Unit Development

LOTS:

NUMBER:	101 single-family lots, one outlot
SIZE/DENSITY:	3.14 units per acre
USE:	Residential
BUILDING LINES:	Front: 25', Side: 5' (10' total), Rear: 25'

PARK SITE DEDICATION:
Developer is dedicating Outlot 'Z' for parkland and submitting payment to cover the remaining dedication requirements.

ADJACENT LANDS:

NORTH:	Not Incorporated (County)
SOUTH:	PUD, Planned Unit Development
EAST:	R-1, One-Family Residence District
WEST:	PUD, Planned Unit Development (Moeckly PUD)

STREET DEVELOPMENT:

NAME:	NW Abilene Road
LENGTH:	1,961.40'
CLASSIFICATION:	Normal Local
R.O.W. (REQ'D./PROV.):	60'/70'
PAVEMENT WIDTH:	31'

NAME:	NW Sharmin Drive
LENGTH:	954.14'
CLASSIFICATION:	Normal Local
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NW Arlan Drive
LENGTH:	238.47'
CLASSIFICATION:	Normal Local

R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 48th Street
LENGTH: 843.59'
CLASSIFICATION: Normal Local
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 49th Street
LENGTH: 519.04'
CLASSIFICATION: Normal Local
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 50th Street
LENGTH: 688.52'
CLASSIFICATION: Normal Local
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 53rd Street
LENGTH: 175.00'
CLASSIFICATION: Normal Local
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 101 units X 3 person. per house X 330 gal. per day/pers.= 99,990 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin

WATER SYSTEM:

USAGE: 101 units X 3 persons/house X 100 gal. per day/person = 30,300 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

July 25, 2025

Honorable Mayor, City Council and Planning & Zoning Commission
c/o Bryan Morrissey
City of Ankeny
Community Development – Planning Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Crest Plat 2
Final Plat & Construction Drawing Approval

Honorable Mayor, City Council, and P&Z Commission;

On behalf of Hope K Farms, LLC., we submit herewith the following final plat and construction drawings for review and approval. The project area contains 32.02 acres and is located north Hope Crest Plat 1 and south NW 54th Street. The final plat includes the development of 101 detached single-family lots and one outlot for parkland dedication. The property is currently zoned Planned Unit Development w/ Underlying R-3 Multiple-Family Residence District.

We are requesting that preliminary approval of the final plat be granted by City Council at the next available regular City Council meeting. We respectfully request the City's consideration for cost participation, in accordance with City policy, for the extension of an 8-foot wide sidewalk in the amount of $10.50/LF ($3,570.00 total), and $200 per ramp for truncated domes ($1,600.00 total).

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.

HOPE CREST PLAT 2

FINAL PLAT

INDEX LEGEND

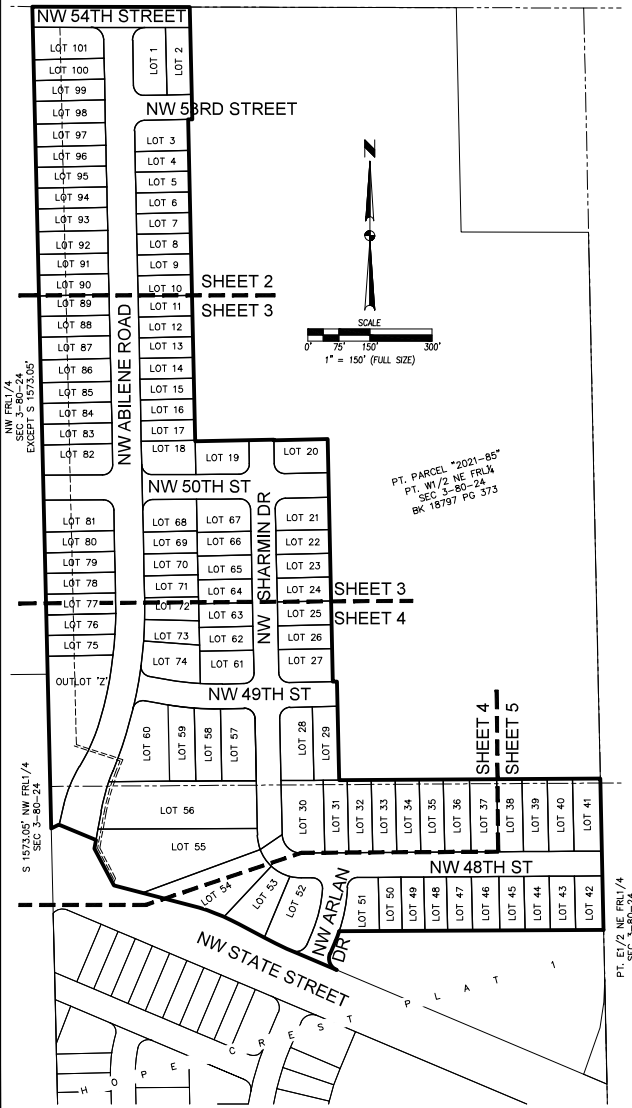
LOCATION: PT. PARCEL "2021-85" IN THE W1/2 NE FRL1/4 OF SECTION 3-78N-R24W

REQUESTED BY PROPRIETOR: HOPE K. FARMS LLC, 4500 WESTOWN PARKWAY, SUITE #277, WEST DES MOINES, IA 50266

SURVEYOR: JONATHAN A. ERDAHL

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

AREA ABOVE RESERVED FOR RECORDER



OWNER / DEVELOPER

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3925
EMAIL: RKARGARZ@EPCMFG.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JANUARY 26, 2024

ZONING

PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3

BULK REGULATIONS

PUD W/ UNDERLYING R-3 (LOTS 1-2, 19-67)

MIN. LOT WIDTH	= 55 FT
MIN. LOT AREA	= 6,600 SF
FRONT:	= 25 FT
REAR:	= 25 FT
SIDE:	= 10 FT (5 FT EACH SIDE)

PUD W/ UNDERLYING R-3 (LOTS 3-18, 68-101, OUTLOT 'Z')

MIN. LOT WIDTH	= 50 FT
MIN. LOT AREA	= 6,400 SF
FRONT:	= 25 FT
REAR:	= 25 FT
SIDE:	= 10 FT (5 FT EACH SIDE)

PLAT DESCRIPTION

A PART OF PARCEL "2021-85" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "2021-85"; THENCE SOUTH 89°51'17" EAST ALONG THE NORTH LINE OF SAID PARCEL "2021-85", A DISTANCE OF 380.12 FEET; THENCE SOUTH 01°14'08" EAST, 271.16 FEET; THENCE SOUTH 88°45'52" WEST, 10.00 FEET; THENCE SOUTH 01°14'08" EAST, 777.78 FEET; THENCE NORTH 88°45'52" EAST, 190.00 FEET; THENCE SOUTH 01°14'08" EAST, 1.22 FEET; THENCE NORTH 88°45'52" EAST, 130.00 FEET; THENCE SOUTH 01°14'08" EAST, 586.00 FEET; THENCE NORTH 88°45'52" EAST, 10.00 FEET; THENCE SOUTH 01°14'08" EAST, 238.38 FEET; THENCE NORTH 89°39'02" EAST, 630.76 FEET TO THE EAST LINE OF SAID PARCEL "2021-85"; THENCE SOUTH 01°14'08" EAST ALONG SAID EAST LINE, 365.04 FEET TO THE NORTHEAST CORNER OF HOPE CREST PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°39'02" WEST ALONG THE NORTHERLY LINE OF SAID HOPE CREST PLAT 1, A DISTANCE OF 638.51 FEET; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 24.19 FEET AND WHOSE CHORD BEARS SOUTH 20°59'52" WEST, 24.19 FEET; THENCE SOUTH 22°54'25" WEST ALONG SAID NORTHERLY LINE, 34.11 FEET; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS SOUTH 22°05'39" EAST, 42.43 FEET; THENCE NORTH 67°05'43" WEST ALONG SAID NORTHERLY LINE, 100.98 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 90.91 FEET AND WHOSE CHORD BEARS NORTH 64°29'27" WEST, 90.88 FEET; THENCE NORTH 61°53'12" WEST ALONG SAID NORTHERLY LINE, 68.79 FEET; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 529.00 FEET, WHOSE ARC LENGTH IS 126.99 FEET AND WHOSE CHORD BEARS NORTH 68°45'49" WEST, 126.68 FEET; THENCE NORTH 75°38'27" WEST ALONG SAID NORTHERLY LINE, 190.19 FEET; THENCE NORTH 27°37'14" WEST ALONG SAID NORTHERLY LINE, 100.56 FEET; THENCE NORTH 09°48'17" EAST ALONG SAID NORTHERLY LINE, 20.57 FEET; THENCE NORTH 10°13'39" EAST ALONG SAID NORTHERLY LINE, 0.97 FEET; THENCE NORTH 67°39'50" WEST ALONG SAID NORTHERLY LINE, 97.63 FEET; THENCE SOUTH 62°20'50" WEST ALONG SAID NORTHERLY LINE, 20.17 FEET TO THE WEST LINE OF SAID PARCEL "2021-85"; THENCE NORTH 01°18'43" WEST ALONG SAID WEST LINE, 1985.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.08 ACRES (1,397,456 SQUARE FEET).

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

NOTES

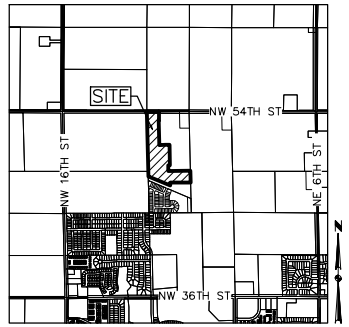
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS ONTO NW STATE STREET OR NW 54TH STREET.
4. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PARKLAND DEDICATION.
5. STREET LOTS 'A', 'C' AND 'D' TO BE DEDICATED TO THE CITY OF ANKENY AND SHALL BE USED AS PUBLIC STREET RIGHT-OF-WAY.
6. A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
7. THE SIDEWALK SHALL BE 8' WIDE ON THE SOUTH SIDE OF NW 54TH ST AND THE EAST SIDE OF NW ABILENE ROAD.
8. NO NEW CONSTRUCTION IS ALLOWED WITHIN THE TRANSMISSION LINE EASEMENT. HOMES MAY BE CONSTRUCTED ON LOTS WITHIN THE TRANSMISSION LINE EASEMENT AS LONG AS CONSTRUCTION DOES NOT ENCROACH THE EASEMENT. NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED WITHIN THE EASEMENT INCLUDING FENCES, RETAINING WALLS, SHEDS, OR ANY OTHER STRUCTURES. CLEAR ACCESS FROM PUBLIC ROW TO THE STRUCTURE IS REQUIRED. MINOR CUT IS ACCEPTABLE, BUT NOTHING SHALL HINDER THE ABILITY OF MIDAMERICAN ENERGY TO DRIVE TRUCKS TO THEIR FACILITIES.
9. LOTS 55 & 56 SHALL NOT BE ALLOWED DRIVEWAY ACCESS ONTO NW ABILENE ROAD.
10. THE DRIVEWAYS FOR LOTS 1 & 101 SHALL BE LOCATED AS CLOSE TO THE SOUTH LOT LINE AS POSSIBLE.
11. THE DRIVEWAYS FOR LOTS 51 & 52 SHALL BE PLACED AS CLOSE TO THE NORTH LOT LINE AS POSSIBLE IF LOCATED ON NW ARLAN DRIVE.
12. HOMEBUILDER SHALL BE RESPONSIBLE FOR PROVIDING THE CITY WITH SURVEY SHOTS BY A PROFESSIONAL LAND SURVEYOR PRIOR TO A FINAL CERTIFICATE OF OCCUPANCY BEING ISSUED AT THE FOLLOWING LOCATIONS, INCLUDING SPECIFIC LOT NUMBERS FOR EACH:
    ① ALL REAR YARD OVERFLOWS (LOTS 86, 90, 96)
    ② ANY OVERFLOW AT THE BACK OF SIDEWALK IF THE SIDEWALK IS REPLACED (LOTS 18-19, 20, 27-28, 36-37, 46-47, 51-52, 57, 61, 74, 82)
13. HOMEBUILDER SHALL CONSTRUCT DRIVEWAYS TO AVOID ANY SIDEWALK RAMPS OR STORM SEWER STRUCTURES (LOTS 3, 7, 30, 32, 71, 81 AND 98).
14. DRIVEWAYS FOR LOTS 20, 21, 81 AND 82 ARE NOT ALLOWED ON NW 50TH STREET UNLESS THE STREET HAS BEEN EXTENDED TO THE NEXT INTERSECTION OR A TEMPORARY TURNAROUND IS INSTALLED AT THE END OF THE HOPE CREST PLAT 2 IMPROVEMENTS.
15. THE 20' LANDSCAPE BUFFER REQUIRED ON RESIDENTIAL LOTS ADJACENT TO NW STATE STREET (LOTS 52-55) AND NW 54TH STREET (LOTS 1-2 AND 101) SHALL CONSIST OF 1 EVERGREEN TREE, 2 OVERSTORY TREES, AND 6 SHRUBS PER LOT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	23°15'23"	333.00'	135.16'	N11°16'43"E	134.24'
C2	89°06'50"	75.00'	116.65'	S45°47'33"E	105.24'
C3	11°45'19"	700.00'	143.62'	N85°21'29"W	143.37'
C4	0°20'12"	10000.00'	58.77'	S88°55'58"W	58.77'
C5	0°34'25"	10000.00'	100.12'	S89°23'16"W	100.12'
C6	11°42'31"	1000.00'	204.35'	N04°37'07"E	204.00'
C7	12°25'55"	1000.00'	216.98'	N16°41'20"E	216.55'
C8	87°39'58"	25.00'	38.25'	N45°49'03"E	34.63'
C9	17°06'14"	363.00'	108.36'	N10°32'11"E	107.96'
C10	91°07'17"	30.00'	47.71'	N68°28'03"E	42.84'
C11	19°59'53"	303.00'	105.76'	N12°54'28"E	105.22'
C12	93°15'30"	25.00'	40.69'	N43°43'13"W	36.35'
C13	15°04'56"	105.00'	27.64'	N82°48'30"W	27.56'
C14	28°14'15"	105.00'	51.75'	N61°08'54"W	51.23'
C15	26°41'05"	105.00'	48.90'	N33°41'14"W	48.46'
C16	19°06'33"	105.00'	35.02'	N10°47'25"W	34.86'
C17	90°00'00"	25.00'	39.27'	S46°14'08"E	35.36'
C18	0°28'40"	730.00'	6.09'	N89°00'12"E	6.09'
C19	4°57'10"	730.00'	63.10'	S88°16'53"E	63.08'
C20	4°59'38"	730.00'	63.63'	S83°18'29"E	63.61'
C21	1°19'51"	730.00'	16.96'	N80°08'44"W	16.96'
C22	87°04'12"	25.00'	37.99'	S56°59'05"W	34.44'
C23	8°46'44"	1035.00'	158.58'	S17°50'21"W	158.43'
C24	3°15'14"	480.50'	27.29'	S20°36'06"W	27.28'
C25	8°44'51"	480.50'	73.36'	S14°36'04"W	73.29'
C26	9°23'11"	529.00'	86.66'	S70°56'51"E	86.56'
C27	4°22'05"	529.00'	40.33'	S64°04'14"E	40.32'
C28	4°05'13"	1000.00'	71.33'	S63°55'41"E	71.32'
C29	8°22'51"	45.50'	6.66'	N17°14'04"E	6.65'
C30	18°10'13"	319.50'	101.32'	N22°07'45"E	100.90'
C31	15°17'33"	475.00'	126.78'	N23°34'05"E	126.40'
C32	9°18'12"	965.00'	156.69'	N11°16'13"E	156.52'
C33	2°59'15"	965.00'	50.32'	S05°07'29"W	50.31'
C34	2°58'27"	965.00'	50.09'	N02°08'38"E	50.09'
C35	1°53'33"	965.00'	31.87'	N00°17'22"W	31.87'
C36	89°05'23"	25.00'	38.87'	S45°46'50"E	35.07'
C37	90°54'37"	25.00'	39.67'	S44°13'10"W	35.64'
C38	88°37'09"	30.00'	46.40'	S45°32'43"E	41.91'
C39	91°22'51"	30.00'	47.85'	N44°27'17"E	42.93'
C40	90°00'00"	25.00'	39.27'	N46°14'08"W	35.36'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C41	90°00'00"	25.00'	39.27'	N43°45'52"E	35.36'
C42	89°05'23"	25.00'	38.87'	N45°46'50"W	35.07'
C43	0°15'18"	9970.00'	44.36'	S89°32'50"W	44.36'
C44	90°39'20"	25.00'	39.56'	S44°05'32"W	35.56'
C45	89°58'42"	25.00'	39.26'	N46°13'29"W	35.35'
C46	0°01'18"	9970.00'	3.78'	S88°46'31"W	3.78'
C47	0°01'17"	10030.00'	3.76'	N88°46'30"E	3.76'
C48	90°01'17"	25.00'	39.28'	N43°46'30"E	35.36'
C49	90°00'00"	25.00'	39.27'	N46°14'08"W	35.36'
C50	90°00'00"	25.00'	39.27'	S43°45'52"W	35.36'
C51	89°06'50"	45.00'	69.99'	N45°47'33"W	63.15'
C52	90°00'00"	25.00'	39.27'	S43°45'52"W	35.36'
C53	4°32'43"	670.00'	53.15'	N88°57'47"W	53.14'
C54	0°22'12"	670.00'	4.33'	S86°30'19"E	4.33'
C55	7°12'36"	670.00'	84.31'	N83°05'07"W	84.26'
C56	81°16'20"	25.00'	35.46'	N38°50'39"W	32.56'
C57	3°21'54"	1035.00'	60.79'	N05°57'22"E	60.78'
C58	2°52'22"	1035.00'	51.89'	N02°50'14"E	51.89'
C59	2°40'58"	1035.00'	48.46'	S00°03'36"W	48.46'
C60	90°54'37"	25.00'	39.67'	N44°13'10"E	35.64'
C61	0°15'44"	10030.00'	45.88'	N89°32'37"E	45.88'
C62	89°21'06"	25.00'	38.99'	S45°54'41"E	35.15'
C63	1°07'25"	1000.00'	19.61'	S66°32'00"E	19.61'
C64	5°48'40"	1035.00'	104.97'	S10°32'39"W	104.93'

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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		

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.

PRELIMINARY NOT FOR CONSTRUCTION

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 2 THROUGH 6

REVISIONS	DATE
5TH SUBMITTAL	12/15/2025
4TH SUBMITTAL	11/21/2025
3RD SUBMITTAL	07/25/2025
2ND SUBMITTAL	02/14/2025
1ST SUBMITTAL	12/20/2024

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS
CIVIL DESIGN ADVANTAGE

HOPE CREST PLAT 2
FINAL PLAT
ANKENY, IOWA

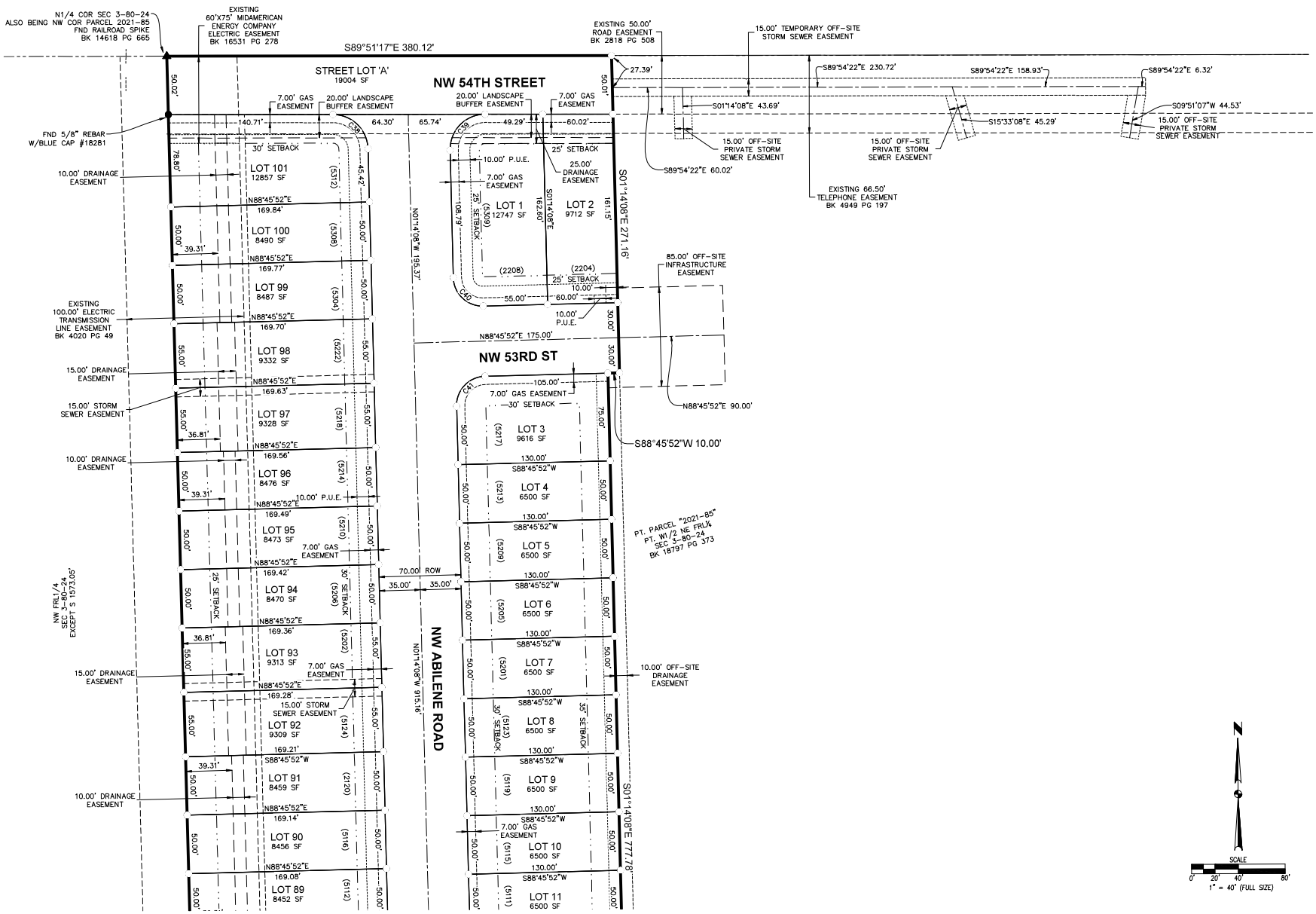
1/5

2210.700

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PLOTTED BY: JARED BARRAY 10:24 AM

HOPE CREST PLAT 2

FINAL PLAT



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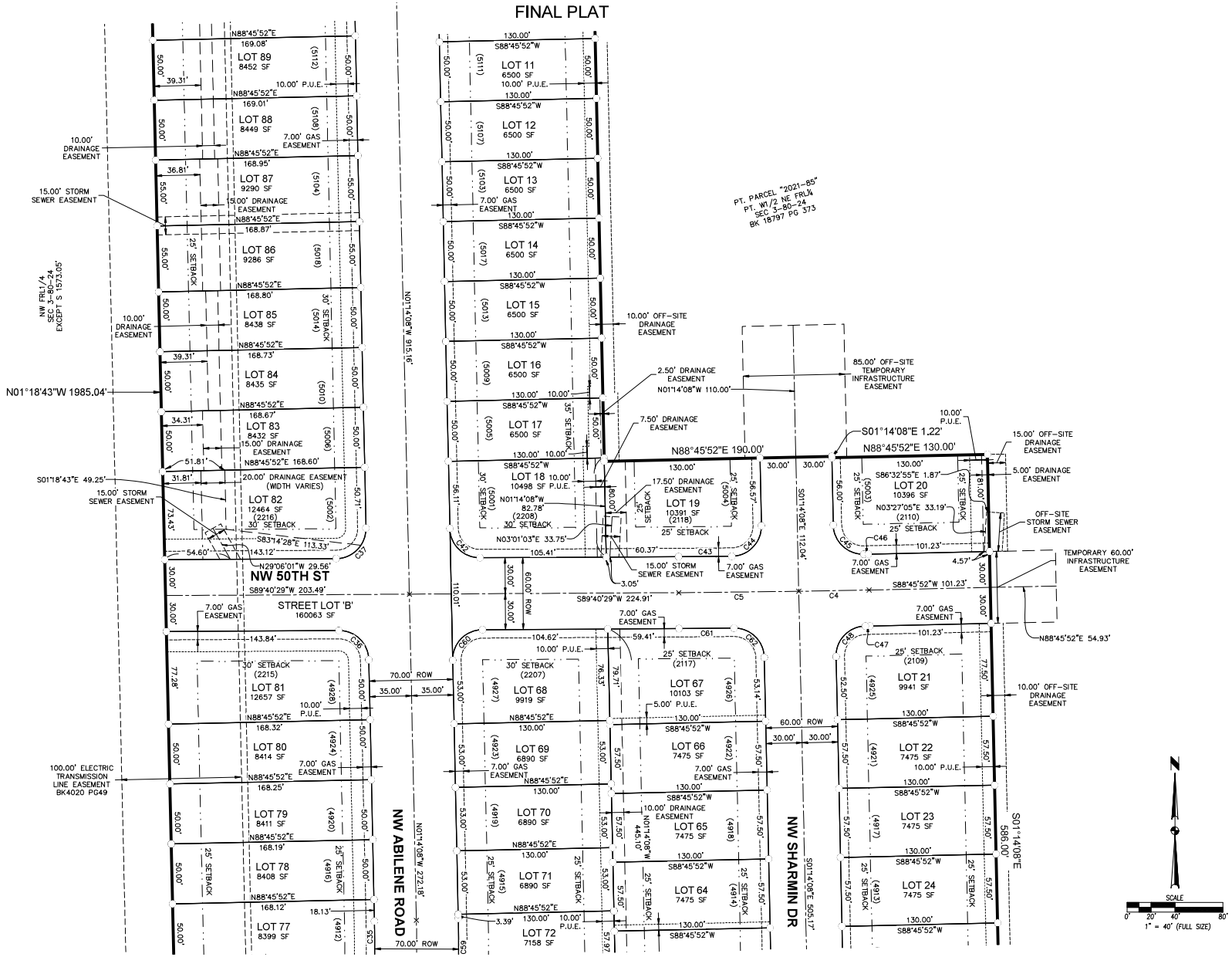
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

HOPE CREST PLAT 2
FINAL PLAT

2 / 5
2210.700

HOPE CREST PLAT 2

FINAL PLAT



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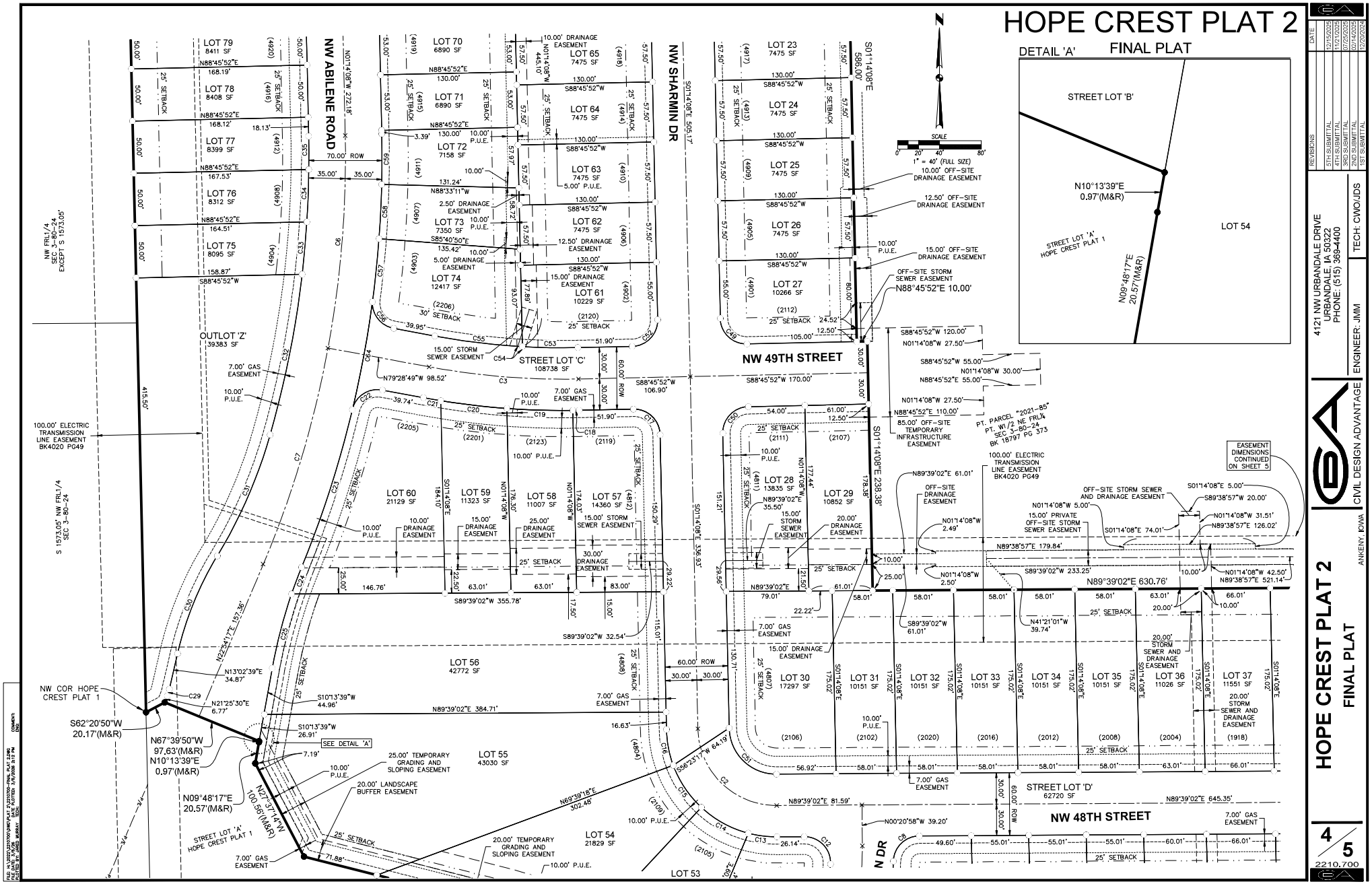
ENGINEER: JMM | TECH: CWO/JDS

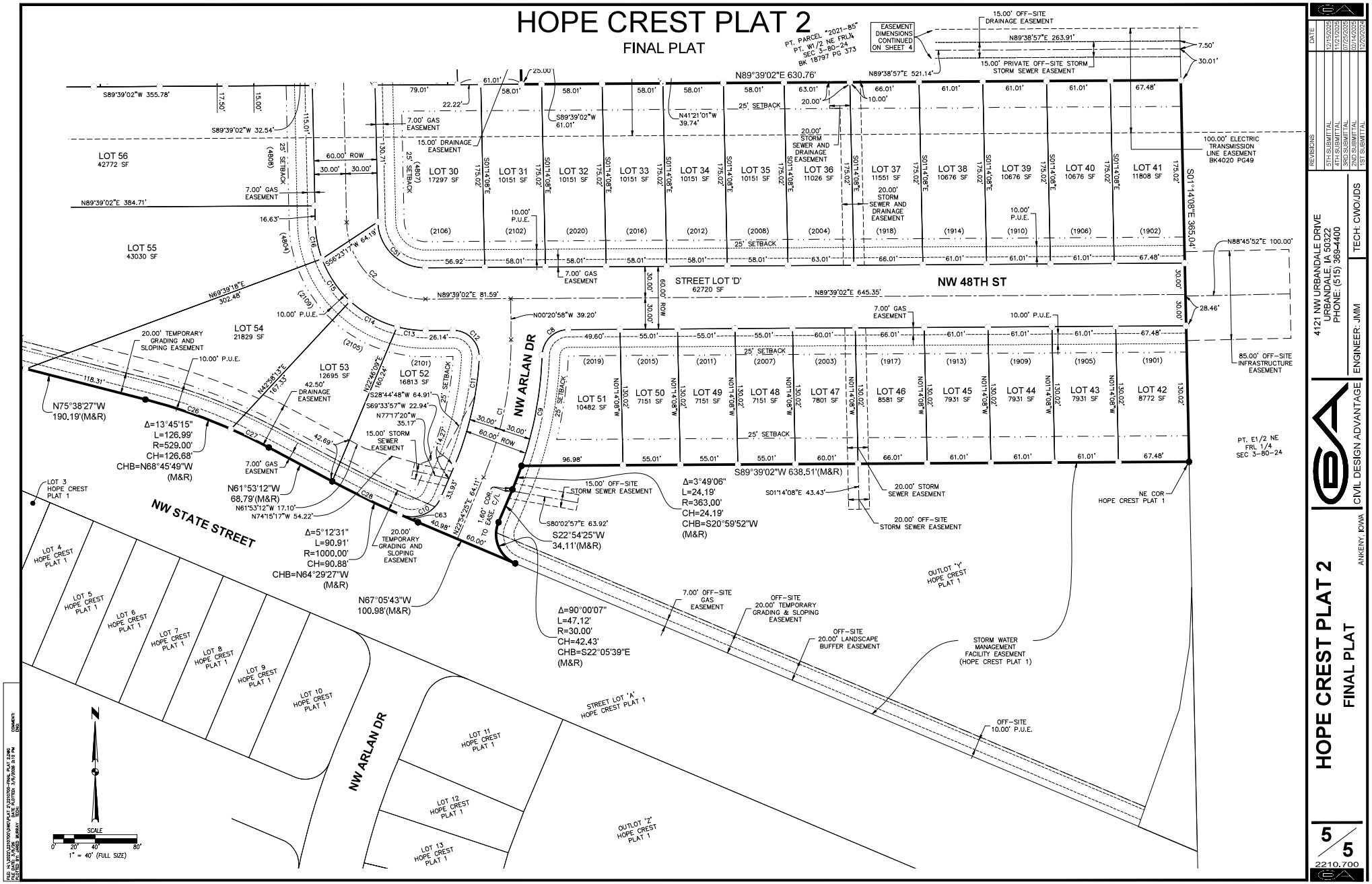
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

HOPE CREST PLAT 2
FINAL PLAT

3 / 5

2210.700


HOPE CREST PLAT 2
FINAL PLAT
DETAIL 'A'
STREET LOT 'B'
N10°13'39"E
0.97'(M&R)
LOT 54
STREET LOT 'A'
HOPE CREST PLAT 1
N09°48'17"E
20.57'(M&R)
NW ABILENE ROAD
NW SHARMIN DR
NW 49TH STREET
NW 48TH STREET
N DR
OUTLOT 'Z'
39383 SF
STREET LOT 'C'
108738 SF
STREET LOT 'D'
62720 SF
LOT 79
8411 SF
LOT 78
8408 SF
LOT 77
8399 SF
LOT 76
8312 SF
LOT 75
8095 SF
LOT 74
12417 SF
LOT 73
7350 SF
LOT 72
7158 SF
LOT 71
6890 SF
LOT 70
6890 SF
LOT 65
7475 SF
LOT 64
7475 SF
LOT 63
7475 SF
LOT 62
7475 SF
LOT 61
10229 SF
LOT 23
7475 SF
LOT 24
7475 SF
LOT 25
7475 SF
LOT 26
7475 SF
LOT 27
10266 SF
LOT 28
13835 SF
LOT 29
10852 SF
LOT 30
17297 SF
LOT 31
10151 SF
LOT 32
10151 SF
LOT 33
10151 SF
LOT 34
10151 SF
LOT 35
10151 SF
LOT 36
11026 SF
LOT 37
11551 SF
LOT 60
21129 SF
LOT 59
11323 SF
LOT 58
11007 SF
LOT 57
14360 SF
LOT 56
42772 SF
LOT 55
43030 SF
LOT 54
21829 SF
LOT 53
NW FRL1/4
SEC 3-80-24
EXCEPT S 1573.05'
S 1573.05' NW FRL1/4
SEC 3-80-24
100.00' ELECTRIC TRANSMISSION LINE EASEMENT BK4020 PG49
NW COR HOPE CREST PLAT 1
S62°20'50"W
20.17'(M&R)
N67°39'50"W
97.63'(M&R)
N10°13'39"E
0.97'(M&R)
N09°48'17"E
20.57'(M&R)
N21°37'14"W
100.56'(M&R)
SEE DETAIL 'A'
25.00' TEMPORARY GRADING AND SLOPING EASEMENT
20.00' LANDSCAPE BUFFER EASEMENT
20.00' TEMPORARY GRADING AND SLOPING EASEMENT
10.00' DRAINAGE EASEMENT
2.50' DRAINAGE EASEMENT
5.00' DRAINAGE EASEMENT
12.50' DRAINAGE EASEMENT
15.00' DRAINAGE EASEMENT
25.00' DRAINAGE EASEMENT
20.00' DRAINAGE EASEMENT
30.00' DRAINAGE EASEMENT
10.00' OFF-SITE DRAINAGE EASEMENT
12.50' OFF-SITE DRAINAGE EASEMENT
15.00' OFF-SITE DRAINAGE EASEMENT
OFF-SITE STORM SEWER EASEMENT
85.00' OFF-SITE TEMPORARY INFRASTRUCTURE EASEMENT
PT. PARCEL "2021-85" PT. W1/2 NE FRL1/4 SEC 3-80-24 BK 18797 PG 373
OFF-SITE DRAINAGE EASEMENT
15.00' STORM SEWER EASEMENT
20.00' DRAINAGE EASEMENT
OFF-SITE STORM SEWER AND DRAINAGE EASEMENT
15.00' PRIVATE OFF-SITE STORM SEWER EASEMENT
15.00' STORM SEWER EASEMENT
30.00' STORM SEWER AND DRAINAGE EASEMENT
20.00' STORM SEWER AND DRAINAGE EASEMENT
7.00' GAS EASEMENT
10.00' P.U.E.
5.00' P.U.E.
25' SETBACK
30' SETBACK
EASEMENT DIMENSIONS CONTINUED ON SHEET 5
SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)
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5 / 5

2210.700

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PLOTTED BY: JARED BURRAY 12:57PM 12/15/2025
PLOTTED BY: JARED BURRAY

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. March 16, 2026 City Council Report
2. Tentative Agenda items for Tuesday, April 7, 2026
   Set Public Hearing for Tuesday, April 7, 2026 at 6:30 p.m. to consider:
   Property owned by Richard H. Meredith and Martha J. Meredith Revocable Trust
   to be rezoned from R-1 to R-3, restricted to 12 units per acre, no apartments

3. Commissioner's Reports

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 17, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Consider MOTION to adjourn the meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None