PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, April 7, 2026
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the April 7, 2026 Agenda

Consider MOTION to approve and accept the April 7, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the March 17, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the March 17, 2026 minutes of the Plan and Zoning Commission meeting.

2. 2605 SW Oralabor Road - Ankeny Charter School Site Plan

Consider MOTION to approve the site plan for 2605 SW Oralabor Road, Ankeny Charter School, subject to approval of the Traffic Study and developer responsibility for any improvements determined necessary by the Traffic Study.

3. 1950 NE 36th Street - Izumi Restaurant and Retail Center Site Plan

Consider MOTION to approve the site plan for 1950 NE 36th Street, Izumi Restaurant and

Retail Center Site Plan, subject to City Council approval of the development agreements for a westbound right-turn lane at the intersection of NE 36th St and NE Threshold Drive.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

4. The applicant, Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, request to rezone property from R-1, One Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments.

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

H. BUSINESS ITEMS:

5. Request for a 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan for property owned by DRA Properties, LC.

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC for the 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan. The proposed revision applies to approximately 18 acres of the total 124.4-acre development area specifically, located east of NE Spectrum Drive, south of NE 21st Street, north of NE 18th Street and west of NE Four Mile Drive.

I. REPORTS:

Director and Commissioner Reports

1. April 6, 2026 City Council Report
2. Tentative Agenda items for Tuesday, April 21, 2026
3. March 2026 Building Permit Report
4. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Approval of the April 7, 2026 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve and accept the April 7, 2026 agenda with/without amendments.

ATTACHMENTS
None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Minutes of the March 17, 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 17, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. 03172026pzmins

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 17, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the March 17, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the March 17, 2026 agenda without amendments. Second by P. Tuning. 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 March 3, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. Ankeny Charter School Plat 1 – Final Plat
Motion to recommend City Council approval of Ankeny Charter School Plat 1 Final Plat.
Item #3. 3710 NE Spectrum Drive – Freddy's Site Plan
Motion to approve the site plan for 3710 NE Spectrum Drive, Freddy's.
Item #4. 1945 NE 36th Street – Les Schwab Tire Store Site Plan
Motion to approve the site plan for 1945 NE 36th Street, Les Schwab Tire Store.
Item #5. 2806 N. Ankeny Boulevard – Central Bank Site Plan
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.
Item #6. Hope Crest Plat 2 – Final Plat
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.

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

REPORTS
City Council Meeting
E.Jensen reported on the March 16, 2026 City Council meeting.

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, April 7, 2026 Plan and Zoning Commission meeting and noted that there will be a public hearing on the April 7th agenda for a request to rezone property from R-1 to R-3, restricted to 12 units per acre, no apartments.

Commissioner's Reports
There were no reports.

ADJOURNMENT
There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:35 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
2605 SW Oralabor Road - Ankeny Charter School Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

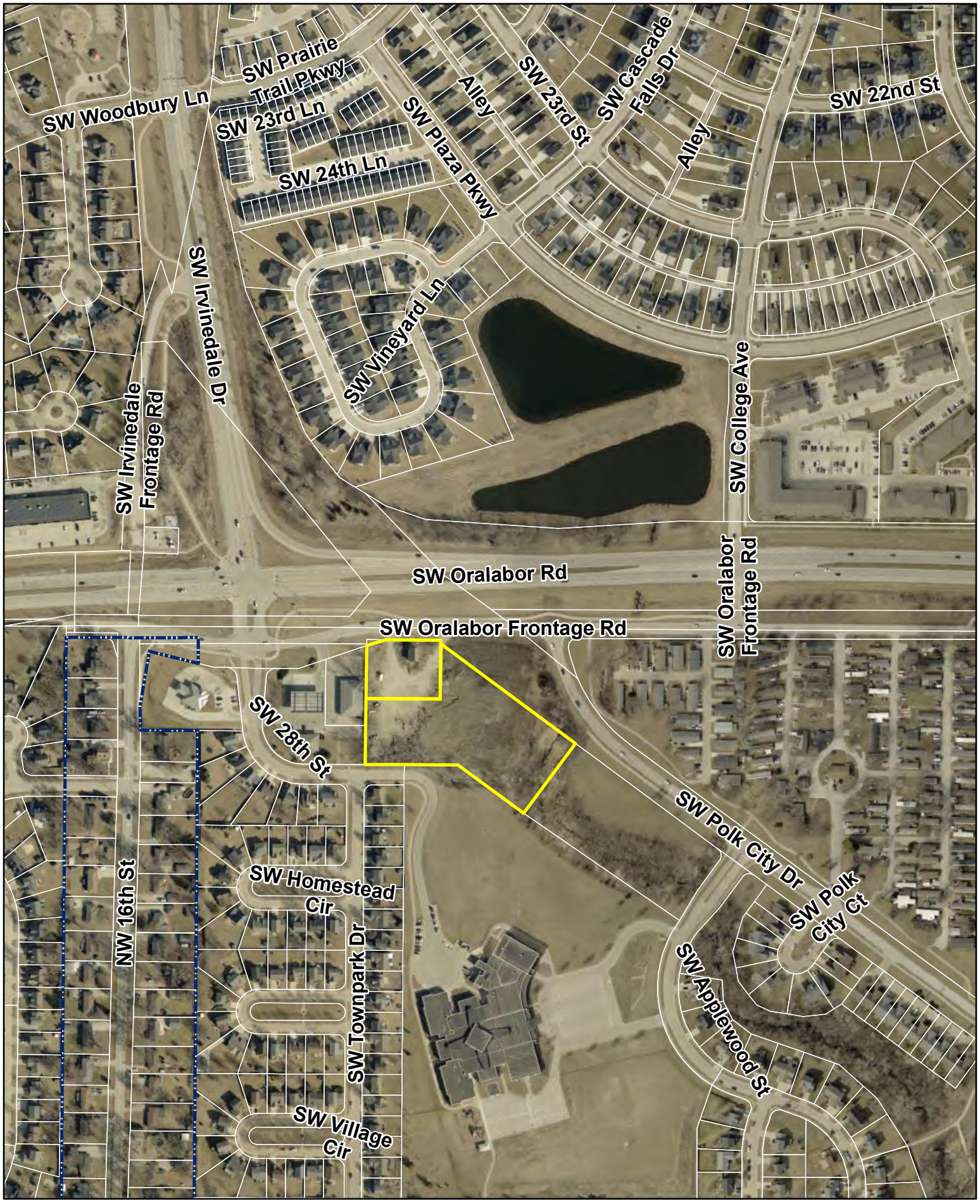
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 2605 SW Oralabor Road, Ankeny Charter School, subject to approval of the Traffic Study and developer responsibility for any improvements determined necessary by the Traffic Study.

ATTACHMENTS

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



N

1 inch = 352 feet

Date: 4/1/2026

2605 SW Oralabor Road
Ankeny Charter School
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: April 7, 2026

Agenda Item: 2605 SW Oralabor Road – Ankeny Charter School
Report Date: April 1, 2026
Prepared By: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2605 SW Oralabor Road, Ankeny Charter School, subject to approval of the Traffic Study and developer responsibility for any improvements determined necessary by the Traffic Study.

Project Summary:

The property at 2605 SW Oralabor Road is located on lot 1 of Ankeny Charter School Plat 1. Specifically, the site is located south of the intersection of SW Irvinedale Drive and SW Oralabor Road and west of SW Polk City Drive. The proposed project sits on a 4.05 acres (+/) site, and is zoned R-1, One-Family Residence District, which allows uses such as schools and education 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 District.

Project Report:

The proposed development encompasses a three-story, 22,430 square-foot building with an area to the west for a playground and a future building addition. Primary access to the site is provided via SW Oralabor Road (frontage road). The vehicular circulation is designed to accommodate daily traffic and school pickup and drop-off. The internal loop provided around the building helps to minimize traffic conflicts. Pedestrian connectivity is provided via sidewalks linking parking areas to the proposed building entrances with crosswalks designated where needed. A note has been added to the site plan assuring the developer realizes there may be off-site improvements attributed to the increased traffic associated with the development. There is a traffic study currently underway to analyze traffic and identify off-site improvements that may be associated with increased traffic. These recommendations, along with monitoring the traffic on site, are the responsibility of the Developer.

Landscaping and open space are provided throughout the site in accordance with City of Ankeny requirements and include perimeter plants and interior parking lot shading. The proposed project

includes a combination of fencing, screening elements, and controlled access and security to the site. A 42-inch decorative metal, wrought iron fence is proposed along the north side and a portion of the west side of the site helping to create an attractive boundary and provide security. A black 72-inch vinyl chain-link fence then surrounds the south and east sides of the site for security. A gated entrance system is incorporated into the entrance design to control access and safety. The sliding gate is an extension of the decorative fence proposed along the north side of the site and incorporates a 20-foot opening along the main entrance. This opening is adequate for fire and emergency services.

Stormwater runoff from the site is managed through a combination of storm sewer infrastructure and designated stormwater management facilities located on site. The site plan also includes drainage easements and grading to direct runoff away from the site.

Water service is provided via connection to an existing 12-inch water main with an 8-inch service line extended to the site to serve the building. Sanitary sewer service is provided via connection to an existing sewer main, with 6-inch service lines extending into the building.

The building is proposed to be designed with a combination of precast concrete panels, metal and aluminum wall panels with concealed fasteners, and glass. The public facing north and east elevations meet the City's requirement for primary materials, as the combined use of precast/masonry and glass exceeds 40% (north 49%, east 48%), while the south and west elevations exceed the 10% requirement (south: 26%, 38%). A continuous, 3-foot precast with thin brick base is carried around the perimeter of the building meeting the permanent material requirement.

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

Site Plan Worksheet
2605 SW Oralabor Rd
Ankeny Charter School

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 layout of the building, driveways, parking, and service areas are designed to fit well with nearby properties and is consistent with surrounding development.

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

   The site is designed to match the look of the surrounding area. The building placement, landscaping, and layout are consistent with the existing streetscape.

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

   The site provides enough parking and is designed to allow vehicles and pedestrians to move safely. Sidewalks and pathways connect the public sidewalk and parking areas to the building.

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 is designed so that vehicles can enter and exit safely. The driveways are placed where they best fit the adjacent roadway and the circular layout around the site allows vehicles to move efficiently preventing traffic backups. A traffic study is being developed with this site plan. The developer shall be responsible for recommendations determined to be related to the Charter School development, which could be in the form of a future Development Agreement.

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

   Parking areas include landscaped islands, trees, shrubs, and grasses helping reduce the visual impact of large parking areas on nearby streets and properties. Decorative fencing and chain link fencing will also be used to improve appearance and create a clear boundary between the proposed site and surrounding properties.

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

   Trash, mechanical equipment, and stormwater areas are screened from public view using landscaping, fencing, and building placement.

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

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

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

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

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

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

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

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

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

    The site includes open space areas located in the front and side yards that are visible from the street and surrounding properties. These areas help break up the paved areas. Open space requirements meet code.

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

    Landscaping has been proposed to improve the look of the site. Trees, shrubs, and grasses are used throughout the site. The proposed landscaping meets the requirements of the Code.

B. Building Design

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

    The proposed building is sized appropriately for a school facility and fits in with other nearby school and commercial buildings. The building height is allowed by City Code.

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

    The building uses materials and colors that are consistent with nearby development. meet the material requirements of Ankeny City Code.

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

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

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

   There is one proposed building proposed on site in addition to the already existing one room schoolhouse, which will be featured at the main entrance of the site, no improvements are currently planned for that building at the time of this project. The proposed building is designed to look consistent with each other and the surrounding structures along SW Oralabor Road.

C. Signs

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

   Location of signs have been shown on the submitted elevations, however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

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

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

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

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

   The proposed building meets all required setbacks and provides enough distance from nearby commercial and residential properties. The building is complementary to other existing structures nearby.

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

   The site is laid out in a way that supports how the building will be used. The main building is placed south of the proposed entrance with secure fencing and a gate. The parking lot is located on the east side of the site in connection with a looped drive to help manage daily use including drop-off and pickup. Driveways connect directly to SW Oralabor Road (frontage road) and provide safe and efficient access throughout the site. Open spaces, including landscaped areas and stormwater features, are placed along the edges of the site to improve appearance and provide buffering.

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

   The building is designed to fit in with nearby commercial buildings and the nearby public elementary school. Its size and height are appropriate. The building uses primary materials such as precast concrete and glass, with accent materials used consistently. Material percentages meet the requirements of code. The colors and materials are compatible with surrounding development.

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

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

March 27, 2026

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

RE: SITE PLAN - RESUBMITTAL
ANKENY CHARTER SCHOOL PLAT 1, LOT 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 Plan and Zoning Commission:

On behalf of School Development HC, LLC, as Applicant, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications, and we respectfully request the City's review and approval. The Site Plan document illustrates development of Lot 1 for a charter school use being 4.05 acres. Current development is proposed as two phases, phase 1 building construction is a three-story structure that provides 25 standard classrooms, 4 specialty classrooms and a variety of support service rooms (i.e. office, gym, cafeteria, etc.).

The site provides separate ingress and egress drive off SW Oralabor Road frontage, 62 parking stalls, storm water detention, tot lot and playground with artificial turf, landscaping and a designated queuing alignment for student drop-off and pick-up. We are also maintaining less than 0.10-acre of disturbance of the wetland so no formal permitting would be required. Finally, the developer's plan is to save the existing one-room schoolhouse located on site. Current thought is to possible use it as a sort of exhibition hall to showcase students' achievements.

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

Please find the following items with this submittal:

- Four (4) revised copies of the Site Plan,
- Four (4) revised half sized copies of the Building Elevations,
- One (1) copy and a PDF of the Response Letter indicating how each comment was addressed,
- One (1) signed copy and a PDF of the Storm Water Management Plan,
- One (1) copy of the Site Plan NDPES Authorization Letter,
- One (1) copy of the Site Plan SWPPP and COSESCO permit and fee,
- One (1) copy of the Iowa DNR Water Construction Permit,
- Cost Opinion for future sidewalk along SW Polk City Drive,
- CAD files will be submitted upon approval of the Site Plan, and
- Traffic Impact Study (submitted under separate cover).

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.

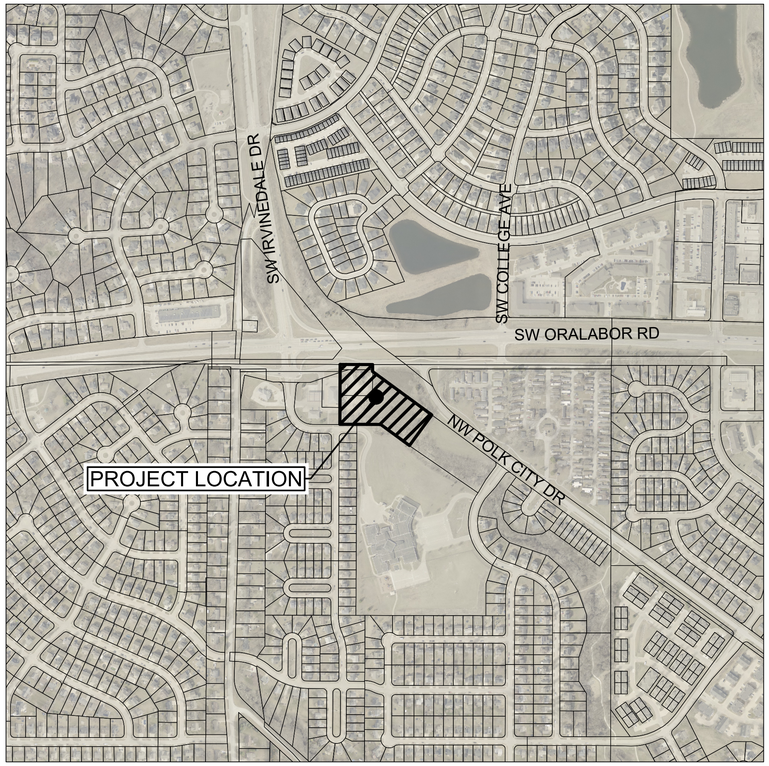


Brent K. Culp

Enclosure

cc: Frankie Mestre, School Development HC, LLC (w/ enclosures emailed)
File (electronic)

SITE PLAN
FOR
ANKENY CHARTER SCHOOL
2605 SW ORALABOR ROAD
CITY OF ANKENY, IOWA



VICINITY MAP

SCALE: 1" = 500'

PROPERTY/OWNER
FAIRMOUNT EDUCATION, INC.
3720 E. 29TH STREET
DES MOINES, IOWA 50317-4230
CONTACT: JOSH HOLT
PHONE: 515-266-5065

APPLICANT
SCHOOL DEVELOPMENT HC, LLC.
6457 SUNSET DRIVE
MIAMI, FLORIDA 33143
CONTACT: ANNETTE IRAOLA
PHONE: 954-494-9082

ENGINEER/SURVEYOR
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: JON HANSON
PHONE: 515-964-2020 EXT:2652
EMAIL: JHANSON@SNYDER-ASSOCIATES.COM

SHEET INDEX

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DEMOLITION PLAN
C300 DIMENSION PLAN
C301 VEHICLE QUEUING EXHIBIT
C400 GRADING AND EROSION CONTROL PLAN
C500 UTILITY PLAN
C600 PLANTING PLAN

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC | T-R-S: TTN-RRW-SS
Technician: CMC | Date: 02-27-2026 | Project No: 125.0700.01 | Sheet C100

2605 SW ORALABOR ROAD - ANKENY, IOWA

ANKENY CHARTER SCHOOL

TITLE SHEET

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 C100

V:\Projects\2025\125.0700.01\CADD\SP01 - 125\0700_TITLE.dwg ASMITH, TITLE SHEET, 2026/04/02, 4:08 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

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

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	C
Communication Manhole	C
Communication Handhole	C
Fiber Optic Manhole	FO
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	G
Gas Apparatus	G
Fence Post or Guard Post	●
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	+
Irrigation Control Valve	ICV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

UTILITY QUALITY SERVICE LEVELS

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

UTILITY WARNING

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

GENERAL NOTES

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

NOTES

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

PROPERTY DESCRIPTION

LOT 1, ANKENY CHARTER SCHOOL PLAT 1, AN OFFICIAL PLAT, CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 4.05 ACRES.

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 FT
FRONT YARD SETBACK:	35 FT
SIDEYARD SETBACK CHURCH AND SCHOOLS:	35 FT EACH SIDE
REARYARD SETBACK:	35 FT

PARKING REQUIREMENTS

2 SPACES PER 1 CLASSROOM
2 SPACES/ X 29 CLASSROOMS = 58 SPACES REQUIRED
62 SPACES PROVIDED INCLUDING 4 ACCESSIBLE SPACES

ERU CALCULATIONS

112,743 SF HARDSPACE / 4,000 = 28
THE CURRENT MAXIMUM ERU IS 100.

TRAFFIC IMPACT STUDY CONDITION

WITH DEVELOPMENT OF A K-8 ANKENY CHARTER SCHOOL, THE DEVELOPER REALIZES THAT THERE MAY BE OFF-SITE IMPROVEMENTS ATTRIBUTED TO THE INCREASED TRAFFIC ASSOCIATED WITH THE DEVELOPMENT. THE "ANKENY CHARTER SCHOOL TRAFFIC IMPACT STUDY" IS UNDERWAY TO ANALYZE TRAFFIC AND IDENTIFY OFF-SITE TRANSPORTATION IMPROVEMENTS THAT MAY BE ASSOCIATED WITH THIS INCREASED TRAFFIC. THESE RECOMMENDATIONS, ALONG WITH MONITORING THE TRAFFIC ON THE CHARTER SCHOOL SITE, ARE AREAS OF RESPONSIBILITY REALIZED BY THE DEVELOPER AS POTENTIAL FINANCIAL CONTRIBUTION ASSOCIATED WITH DEVELOPMENT OF THE ANKENY CHARTER SCHOOL.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552503654.

G1-GAS MAIN	MIDAMER-GAS SETH HENDERSON 515-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
ST1-STORM SEWER	ANKENY, CITY OF JARED BRIGHT 515-963-3534 JBRIGHT@ANKENYIOWA.GOV
S1-SANITARY SEWER	ANKENY, CITY OF RYAN HULSEBUS 515-965-6484 RHULSEBUS@ANKENYIOWA.GOV
W1-WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER 515-963-3524 SBUCKNER@ANKENYIOWA.GOV
CLEAR PER MAP	ANKENY TRAFFIC TOM DOZLER 515-963-3527 TDOZLER@ANKENYIOWA.GOV
FO19-FIBER OPTIC	HUXLEY COMMUNICATIONS COOPERAT LEVI BAPPE 515-597-2281 DESIGN-LOCATES@HUXLEYCOMMUNICATIONS.NET
FO5-FIBER OPTIC	IOWA DOT TOB FIBER DAVE AUGSPURGER 515-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC SETH HENDERSON 515-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
NO RESPONSE	VERIZON INVESTIGATIONS 469-886-4090 INVESTIGATIONS@VERIZON.COM
CLEAR PER EMAIL	METRO FIBERNET, LLC LORI KEMPER 812-213-1050 811DESIGN@METRONET.COM
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DISTRICT ED CLARK 515-323-6244 ONECALLMAPS@DMWW.COM
FO13-FIBER OPTIC	UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 FIBERMANAGEMENT@SEGRAFIBER.COM
FO5-FIBER OPTIC	IOWA DOT SCOTT SMYTH 515-250-5290 SCOTT.SMYTH@IOWADOT.US



AMERISTAR MONTAGE PLUS FENCE



HDPE WINGED SLATS



STORM SEWER HEADWALL

CONTROL POINTS

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

CP1 N=7529038.498 E=18522667.87 Z=945.995
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-50' SOUTH OF END OF SIDEWALK, BETWEEN SIDEWALK AND ROAD. (AS SHOWN ON SURVEY)

CP2 N=7529395.237 E=18522526.04 Z=947.684
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-5' SOUTH OF "T" INTERSECTION SIGN, NORTH SIDE OF FRONTAGE ROAD. (AS SHOWN ON SURVEY)

CP3 N=7529394.198 E=18521982.22 Z=950.126
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-5' NORTH OF FRONTAGE ROAD AT CHAIN-LINK FENCE EXTENDED NORTH. (AS SHOWN ON SURVEY)

CP4 N=7529014.079 E=18522016.31 Z=946.871
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-35' NORTH AND +-35' EAST OF SW CHAIN-LINK FENCE CORNER. (AS SHOWN ON SURVEY)

CP5 N=7528788.091 E=18522321.12 Z=937.842
FOUND CUT "X" AT NW CORNER AREA INTAKE, +-100' EAST OF SCHOOL BUS LANE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM501 N=7529350.439 E=18522260.46 Z=949.788
SE BURY BOLT ON HYDRANT LOCATED NORTH SIDE SITE, EAST OF EAST GRAVEL ENTRANCE. (AS SHOWN ON SURVEY)

BM502 N=7528970.274 E=18522098.74 Z=945.629
NW BURY BOLT ON HYDRANT LOCATED SOUTH SIDE WARREN TRUCKING SITE BETWEEN CHAIN-LINK FENCE AND SCHOOL FRONTAGE ROAD. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JUNE 18, 2025

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

POLLUTION PREVENTION NOTES

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

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

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

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC | T-R-S: TTN-RRW-SS
Technician: CMC | Date: 02-27-2026
Project No: 125.0700.01
Sheet C101

ANKENY CHARTER SCHOOL
PROJECT INFORMATION
2605 SW ORALABOR ROAD - 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 C101

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DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN.
   B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
   C. BUILDING.

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. EXISTING PAVEMENT TO LIMITS SHOWN.
   B. EXISTING GRAVEL. SALVAGE GRAVEL AS NECESSARY TO PROVIDE A MINIMUM OF 3' WIDE GRANULAR SHOULDER ALONG SW ORALABOR ROAD (FRONTAGE) AT THE PROPOSED ENTRANCES.
   C. EXISTING UTILITIES. COORDINATE DISCONNECT AND REMOVAL LIMIT WITH UTILITY PROVIDER PRIOR TO REMOVAL.
   D. EXISTING FENCE.
   E. EXISTING SIGN.
   F. EXISTING LIGHT POLE.
   G. EXISTING TREES.
   H. REMOVE AND RELOCATE EXISTING SIGN.

3. EXISTING BUILDING SERVICES:
   A. THERE ARE NO RECORDS AVAILABLE FOR THE LOCATION OF A SEPTIC TANK OR LATERAL FIELD FOR THIS STRUCTURE. IF OR WHEN THE SEPTIC TANK OR LATERAL FIELD IS DISCOVERED, THE CONTRACTOR IS REQUIRED TO REMOVE THE SYSTEM BACK TO THE EXISTING BUILDING AND CAP IT. COORDINATE REMOVAL WITH THE CITY OF ANKENY AND THE POLK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
   B. THE LOCATION OF A WATER SERVICE FOR THIS STRUCTURE IS SHOWN. THE CONTRACTOR IS REQUIRED TO REMOVE THE EXISTING METER PIT, STOP BOX, AND WATER SERVICE STUB AT THE CORPORATION AT THE MAIN. CAP AND PLUG PER THE CITY OF ANKENY REQUIREMENTS. COORDINATE WITH CITY WATER DEPARTMENT. A PERMIT IS REQUIRED FOR THE DISCONNECTION AND WILL NEED TO BE INSPECTED BY THE CITY OF ANKENY.

DEMOLITION LEGEND

- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- TREE REMOVAL
- -XXXXXXX- UTILITY REMOVAL

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC | T-R-S: TTN-RRW-SS
Technician: CMC | Date: 02-27-2026 | Project No: 125.0700.01

Sheet C200

2605 SW ORALABOR ROAD - ANKENY, IOWA

ANKENY CHARTER SCHOOL

DEMOLITION PLAN

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

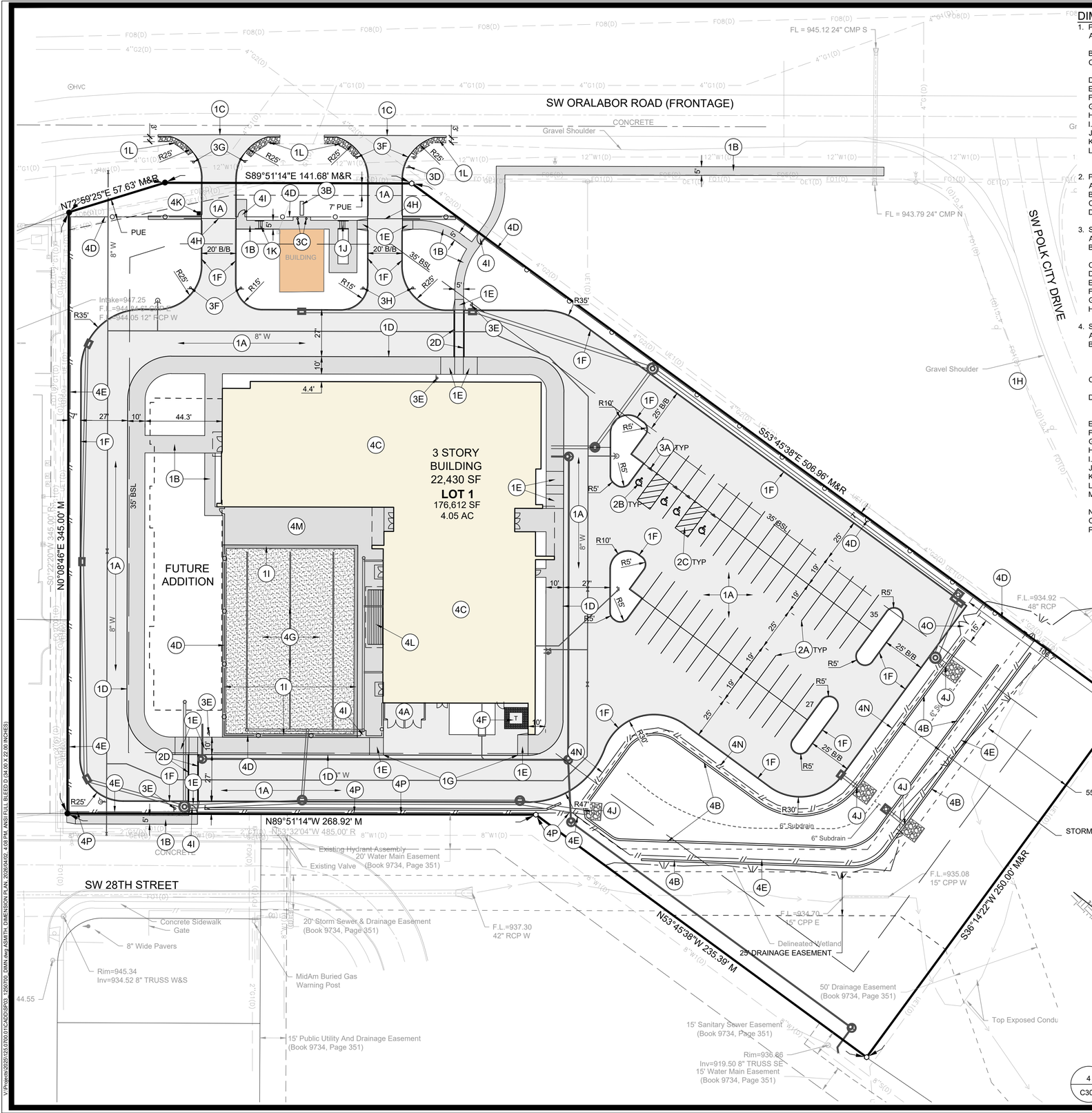
SNYDER & ASSOCIATES

Project No: 125.0700.01

Sheet C200

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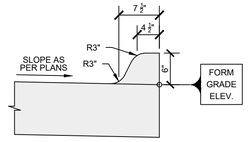


DIMENSION PLAN CONSTRUCTION NOTES

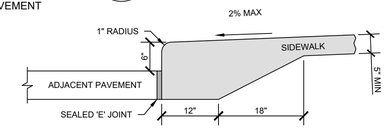
1. PAVEMENTS, PROVIDE THE FOLLOWING:
   - A. PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   - B. PCC SIDEWALKS, 5" DEPTH PAVEMENT.
   - C. CONNECT TO EXISTING PAVEMENT WITH TYPE "A" DRIVEWAY CONNECTION (7030.101). MATCH EXISTING ELEVATIONS.
   - D. 6" INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON THIS SHEET.
   - E. 6" THICK PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
   - F. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   - G. NO CURB.
   - H. SIDEWALK ALONG SW POLK CITY DRIVE WILL BE DONE BY OTHERS.
   - I. PCC BAND AT ARTIFICIAL PLAYGROUND TURF. SEE DETAIL.
   - J. PCC STEPS WITH HANDRAIL, 4 RISERS.
   - K. PCC STEPS WITH HANDRAIL, 3 RISERS.
   - L. REPLACE SALVAGED GRANULAR MATERIAL TO PROVIDE A MINIMUM 3' WIDE SHOULDER ALONG ROADWAY. 6-INCH MINIMUM DEPTH.
2. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   - A. 4" WIDE PAINTED PARKING STALL LINES.
   - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   - C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   - D. CROSSWALK LINE CLW6.
3. SIGNS, PROVIDE THE FOLLOWING:
   - A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. SET SIGN INSIDE A 6" BOLLARD.
   - B. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAIL. A SIGN PERMIT IS REQUIRED FOR CONSTRUCTION OF THE SIGN. APPROVAL OF THE SIGN PERMIT IS A SEPARATE PROCESS FROM APPROVAL OF THE SITE PLAN.
   - C. FLAG POLE.
   - D. STOP SIGN (R1-1).
   - E. PEDESTRIAN CROSSWALK SIGN (R9-8).
   - F. DO NOT ENTER SIGN (R5-1).
   - G. ENTRANCE ONLY SIGN (R7-200E).
   - H. EXIT ONLY SIGN (R7-68).
4. SITE AMENITIES, PROVIDE THE FOLLOWING:
   - A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
   - B. MODULAR BLOCK RETAINING WALL, COLOR AS PER OWNER. SEE STRUCTURAL PLANS FOR DETAILS. A STRUCTURAL WALL SUBMITTAL WILL BE REQUIRED TO BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION PACKAGE. A SEPARATE PERMIT FROM THE CITY OF ANKENY IS REQUIRED PRIOR TO CONSTRUCTION OF THE WALL.
   - C. BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND STOOP AND STAIRS LOCATIONS. COORDINATE DETAILS PRIOR TO CONSTRUCTION.
   - D. DECORATIVE FENCE, AMERISTAR MONTAGE PLUS MAJESTIC 3-RAIL PANELS 42" HIGH, 4" AIR GAP, STANDARD BOTTOM OR EQUAL AS APPROVED BY OWNER. CONTRACTOR TO OBTAIN FENCING PERMIT FROM THE CITY OF ANKENY PRIOR TO THE INSTALLATION OF ANY FENCE.
   - E. 6' BLACK VINYL CHAIN LINK FENCE.
   - F. TRANSFORMER, FINAL LOCATION DETERMINED BY MEP AND MID-AMERICAN.
   - G. ARTIFICIAL PLAYGROUND TURF.
   - H. AMERISTAR 20' NOMINAL OPENING SLIDE GATE.
   - I. PEDESTRIAN GATE.
   - J. CONCRETE HEADWALL AT STORM SEWER OUTLETS. MATCH ADJACENT MODULAR BLOCK WALL.
   - K. KNOX BOX.
   - L. BLEACHERS. SEE ARCHITECTURAL PLANS.
   - M. POURED IN PLACE PLAYGROUND SURFACING. COORDINATE THICKNESS WITH FALL HEIGHT. SEE ARCHITECTURAL PLANS.
   - N. 42" VINYL CHAIN LINK FENCE.
   - O. DOUBLE SWING GATE, 42" BLACK VINYL CHAIN LINK, 15' WIDE.
   - P. 6' BLACK VINYL CHAIN LINK FENCE WITH HDPE WINGED SLATS.

PAVEMENT LEGEND

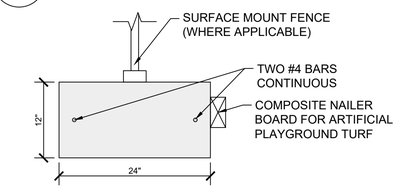
- 5" PCC SIDEWALK
- 6" PCC PAVEMENT



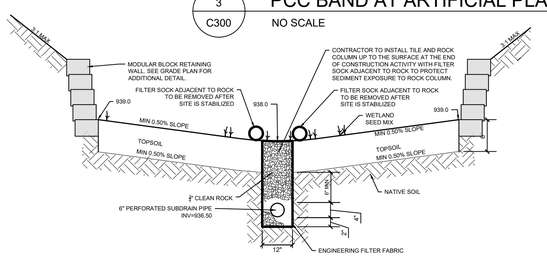
1 C300 — 6-INCH STANDARD CURB
NO SCALE



2 C300 — INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE



3 C300 — PCC BAND AT ARTIFICIAL PLAYGROUND TURF
NO SCALE



4 C300 — PERFORATED SUBDRAIN DETAIL
NO SCALE

MARK	DATE	BY
2	4-2-26	AWS
1	3-27-26	AWS
REVISION		
Engineer: JLH	Checked By: BKC	T-R-S: TTN-RRW-SS
Technician: CMC	Date: 02-27-2026	

Project No: 125.0700.01

Sheet C300

2605 SW ORALABOR ROAD - ANKENY, IOWA

ANKENY CHARTER SCHOOL

DIMENSION PLAN

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 C300

V:\Projects\2025\125.0700.01\CAD\SDP\3 - 125070D_DMN.dwg ASMITH, DIMENSION PLAN, 2026/04/02 - 4:08 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

SW ORALABOR ROAD (FRONTAGE)

CONCRETE

Gravel Shoulder

FL = 945.12 24" CMP S

FL = 943.79 24" CMP N

S89°51'14"E 141.68' M&R

N72°59'25"E 57.63' M&R

7' PUE

PUE

BUILDING

Entrance Only

Exit Only

35' BSL

VEHICLE PATH

Intake=947.25
F.L.=944.84 6" CPP W
F.L.=944.05 12" RCP W

(1,970 LF)

3 STORY
BUILDING
22,430 SF

LOT 1
176,612 SF
4.05 AC

FUTURE
ADDITION

N0°08'46"E 345.00' M

S0°22'20"W 345.00' R

S53°45'38"E 506.96' M&R

35' BSL

35

27

Gravel Shoulder

SW POLK CITY DRIVE

CONCRETE

F.L.=936.42
48" RCP

F.L.=936.29
48" RCP

F.L.=934.92
48" RCP

F.L.=934.99
48" RCP

55' DRAINAGE EASEMENT

STORM WATER MANAGEMENT
FACILITIES EASEMENT

Concrete
Sidewalk

N89°51'14"W 268.92' M

N53°32'04"W 485.00' R

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

Existing Valve

CONCRETE

SW 28TH STREET

Concrete Sidewalk
Gate

8" Wide Pavers

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

F.L.=937.30
42" RCP W

F.L.=935.08
15" CPP W

F.L.=934.70
15" CPP E

Delineated Wetland

25' DRAINAGE EASEMENT

N53°45'38"W 235.39' M

S36°14'22"W 250.00' M&R

50' Drainage Easement
(Book 9734, Page 351)

Top Exposed Conduit

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

Rim=936.66
Inv=919.50 8" TRUSS SE
15' Water Main Easement
(Book 9734, Page 351)

Rim=945.69
F.L.=938.91 42" RCP E
F.L.=939.05 42" RCP W

Rim=945.34
Inv=934.52 8" TRUSS W&S

Sanitary C/O Rim=944.55

MidAm Buried Gas
Warning Post

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

0 30
FEET

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC | T-R-S: TTN-RRW-SS

Technician: CMC | Date: 02-27-2026

Project No: 125.0700.01

Sheet C301

2605 SW ORALABOR ROAD - ANKENY, IOWA

ANKENY CHARTER SCHOOL

VEHICLE QUEUING EXHIBIT

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 C301

V:\Projects\2025\125.0700.01\CAD\SB27 - 125070_DRV.dwg CDEVORE, VEHICLE QUEUING EXHIBIT, 2026/04/02, 4:08 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

GRADING PLAN GENERAL NOTES

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

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

D. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

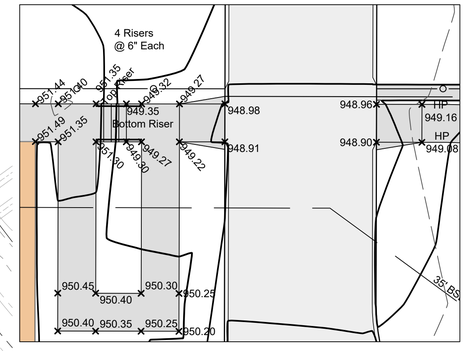
SEEDING AND MULCHING	= 4.0 AC
SILT FENCE	= 1,126 LF
BELOW GRADE INLET PROTECTION	= 9 EA

BENCHMARKS

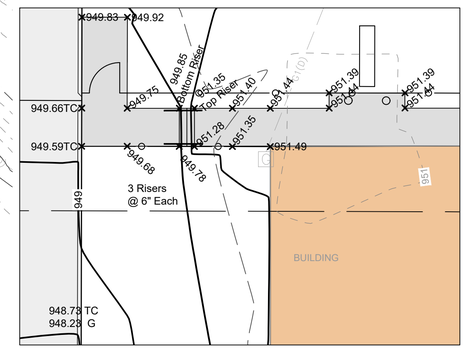
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM501 N=7529350.439 E=18522260.46 Z=949.788
SE BURY BOLT ON HYDRANT LOCATED NORTH SIDE SITE, EAST OF EAST GRAVEL ENTRANCE. (AS SHOWN ON SURVEY)

BM502 N=7528970.274 E=18522098.74 Z=945.629
NW BURY BOLT ON HYDRANT LOCATED SOUTH SIDE WARREN TRUCKING SITE BETWEEN CHAIN-LINK FENCE AND SCHOOL FRONTAGE ROAD. (AS SHOWN ON SURVEY)



SIDEWALK, STAIRS AND RAMPS AT EXIT
SCALE: 1" = 10'



SIDEWALK AND STAIRS AT ENTRANCE
SCALE: 1" = 10'

0 30
FEET

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC | T-R-S: TTN-RRW-SS
Technician: CMC | Date: 02-27-2026 | Project No: 125.0700.01

Sheet C400

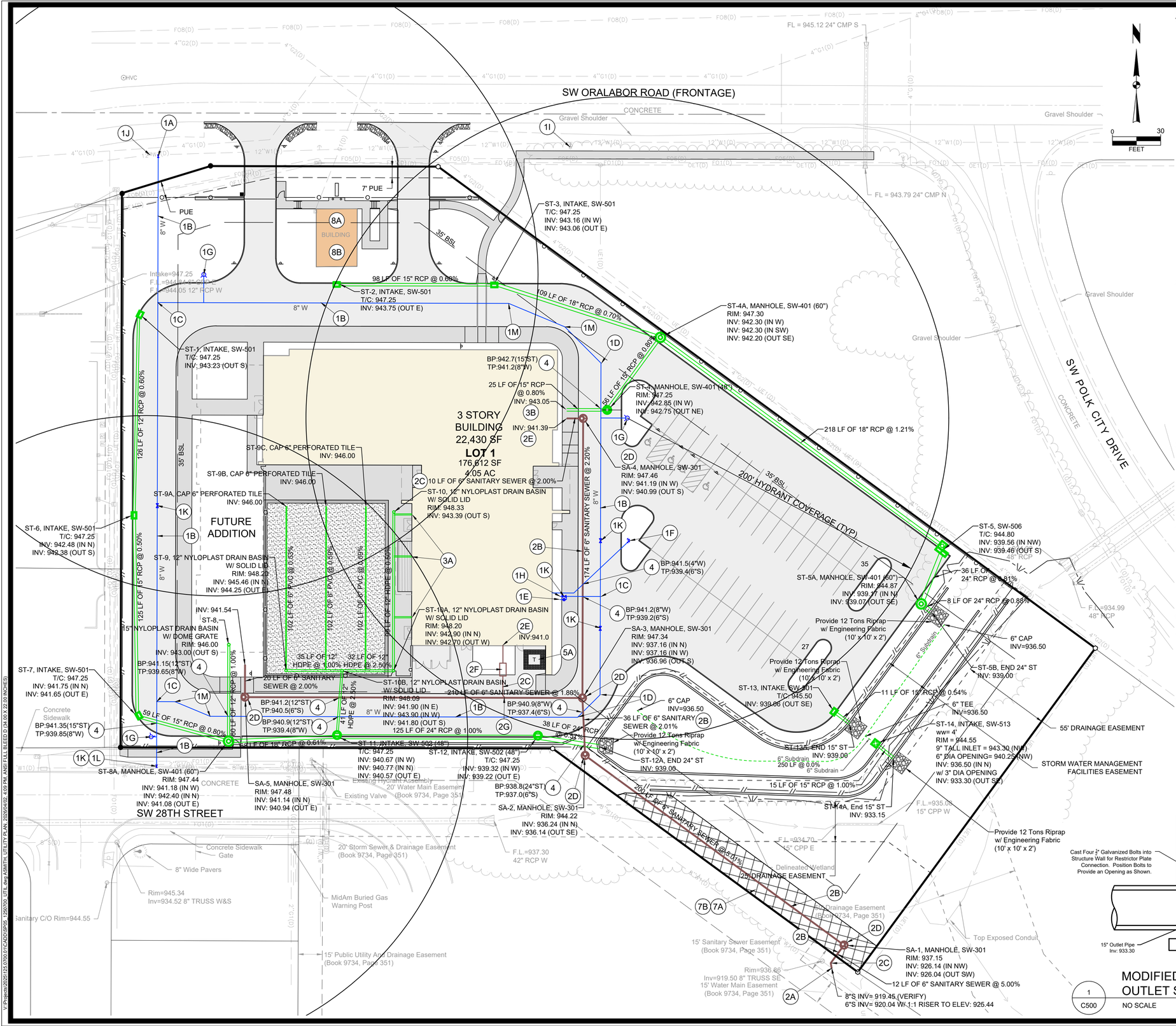
ANKENY CHARTER SCHOOL
GRADING AND EROSION CONTROL PLAN 2605 SW ORALABOR ROAD - ANKENY, IOWA

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

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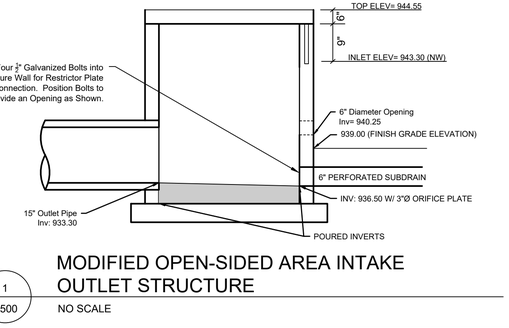
Project No: 125.0700.01
Sheet C400

V:\Projects\2025\125-0700.01\CAD\SIP04_125070_GRDG.dwg ASMITH, GRADING AND EROSION CONTROL PLAN, 2026/04/02, 4:09 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING:
   - A. CONNECT TO EXISTING 12" WATER MAIN WITH TAPPING SLEEVE AND VALVE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH THE CITY OF ANKENY WATER DEPARTMENT.
   - B. 8" WATER SERVICE WITH FITTINGS AND BENDS AND TRACER WIRE AS NECESSARY. MINIMUM 5.5' DEPTH.
   - C. 8" TEE.
   - D. 45° BEND.
   - E. 6" DOMESTIC WATER SERVICE WITH RW VALVE ENCASED IN CONCRETE AND SPLIT EXTERIOR TO BUILDING. CONFIRM WITH MECHANICAL PLANS FOR SIZE PRIOR TO CONSTRUCTION, LOCATION AND ELEVATION.
   - F. REMOTE 4" FIRE DEPARTMENT CONNECTION. FIRE PROTECTION CONTRACTOR TO VERIFY SIZE WITH THEIR HYDRAULIC CALCULATIONS FOR THE BUILDING. SEE MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   - G. HYDRANT ASSEMBLY.
   - H. CONNECT 8" FIRE SERVICE TO BUILDING WATER SERVICE. CONTRACTOR TO VERIFY LOCATION, ELEVATION AND SIZE WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   - I. EXISTING HYDRANT. CONTRACTOR TO ADJUST HYDRANT AND VALVE TO FINISH GRADE AS NECESSARY.
   - J. EXISTING VALVE. ADJUST VALVE BOX LID TO FINISH GRADE. CONFIRM VALVE BOX IS STRAIGHT AND OPERATIONAL.
   - K. 8" RW VALVE.
   - L. CONNECT TO EXISTING 8" WATER MAIN BY CUTTING IN A TEE WITH A SOLID SLEEVE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH THE CITY OF ANKENY WATER DEPARTMENT.
   - M. 22.5° BEND.
2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
   - A. CONNECT TO EXISTING SANITARY SEWER MAIN WITH SADDLE WYE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. VIDEO INSPECTION OF THE SANITARY MAIN IS REQUIRED AFTER INSTALLATION. THIS MUST BE REVIEWED AND APPROVED BY THE CITY BEFORE A TEMPORARY CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
   - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE.
   - C. PROVIDE 1:1 RISER AS NECESSARY TO MATCH INVERTS SHOWN.
   - D. SANITARY MANHOLE.
   - E. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   - F. 2- 5,000 GALLON GREASE INTERCEPTOR TANKS. COORDINATE SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION. CONTACT JASON MERK WITH WRA'S FOG PROGRAM FOR SIZING OF GREASE INTERCEPTOR. (515) 323-8123 JCMERK@DMGOV.ORG
   - G. 6" WYE CONNECTION.
3. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
   - A. CONNECT TO BUILDING DOWNSPOUTS WITH 8" PVC LINE @ MINIMUM 1.0% AND INSERT TEE CONNECTION INTO PARALLEL STORM SEWER. CONTRACTOR TO VERIFY LOCATION, SIZE AND NUMBER OF DOWNSPOUTS WITH ARCHITECT PRIOR TO CONSTRUCTION.
   - B. CONNECT TO BUILDING INTERNAL DRAIN. CONTRACTOR TO VERIFY LOCATION, SIZE AND ELEVATION WITH ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
4. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.
5. SITE AMENITIES. PROVIDE THE FOLLOWING:
   - A. TRANSFORMER PAD. COORDINATE WITH MID AMERICAN ENERGY AND OWNER PRIOR TO CONSTRUCTION.
   - B. GAS SERVICE LINE. COORDINATE WITH OWNER AND MID AMERICAN PRIOR TO CONSTRUCTION.
   - C. ELECTRIC SERVICE LINE. COORDINATE WITH OWNER AND MID AMERICAN PRIOR TO CONSTRUCTION.
6. ALL PROPOSED UTILITIES ARE PRIVATE.
7. TEMPORARY WETLAND DISTURBANCE:
   - A. THE CONTRACTOR WILL REMOVE THE TOPSOIL IN THE DELINEATED WETLAND AREA AND RETAIN THE TOPSOIL IN A SEPARATE STOCKPILE FROM OTHER TOPSOIL.
   - B. THE CONTRACTOR WILL REPLACE TOPSOIL IN THE DELINEATED WETLAND AREA WITH MATERIAL SET ASIDE PREVIOUSLY AND SEED WITH SUDAS WETLAND SEED MIX.
8. EXISTING BUILDING SERVICES:
   - A. THERE ARE NO RECORDS AVAILABLE FOR THE LOCATION OF A SEPTIC TANK OR LATERAL FIELD FOR THIS STRUCTURE. IF OR WHEN THE SEPTIC TANK OR LATERAL FIELD IS DISCOVERED, THE CONTRACTOR IS REQUIRED TO REMOVE THE SYSTEM BACK TO THE EXISTING BUILDING AND CAP IT. COORDINATE REMOVAL WITH THE CITY OF ANKENY AND THE POLK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
   - B. THE CONTRACTOR IS REQUIRED TO REMOVE THE EXISTING METER PIT, STOP BOX, AND WATER SERVICE STUB AT THE CORPORATION AT THE MAIN. CAP AND PLUG PER THE CITY OF ANKENY REQUIREMENTS. COORDINATE WITH CITY WATER DEPARTMENT. A PERMIT IS REQUIRED FOR THE DISCONNECTION AND WILL NEED TO BE INSPECTED BY THE CITY OF ANKENY.



1 C500 — MODIFIED OPEN-SIDED AREA INTAKE OUTLET STRUCTURE
NO SCALE

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC
Technician: CMC | Date: 02-27-2026
T-R-S: TTN-RRW-SS

Project No: 125.0700.01

Sheet C500

2605 SW ORALABOR ROAD - ANKENY, IOWA

ANKENY CHARTER SCHOOL

UTILITY PLAN

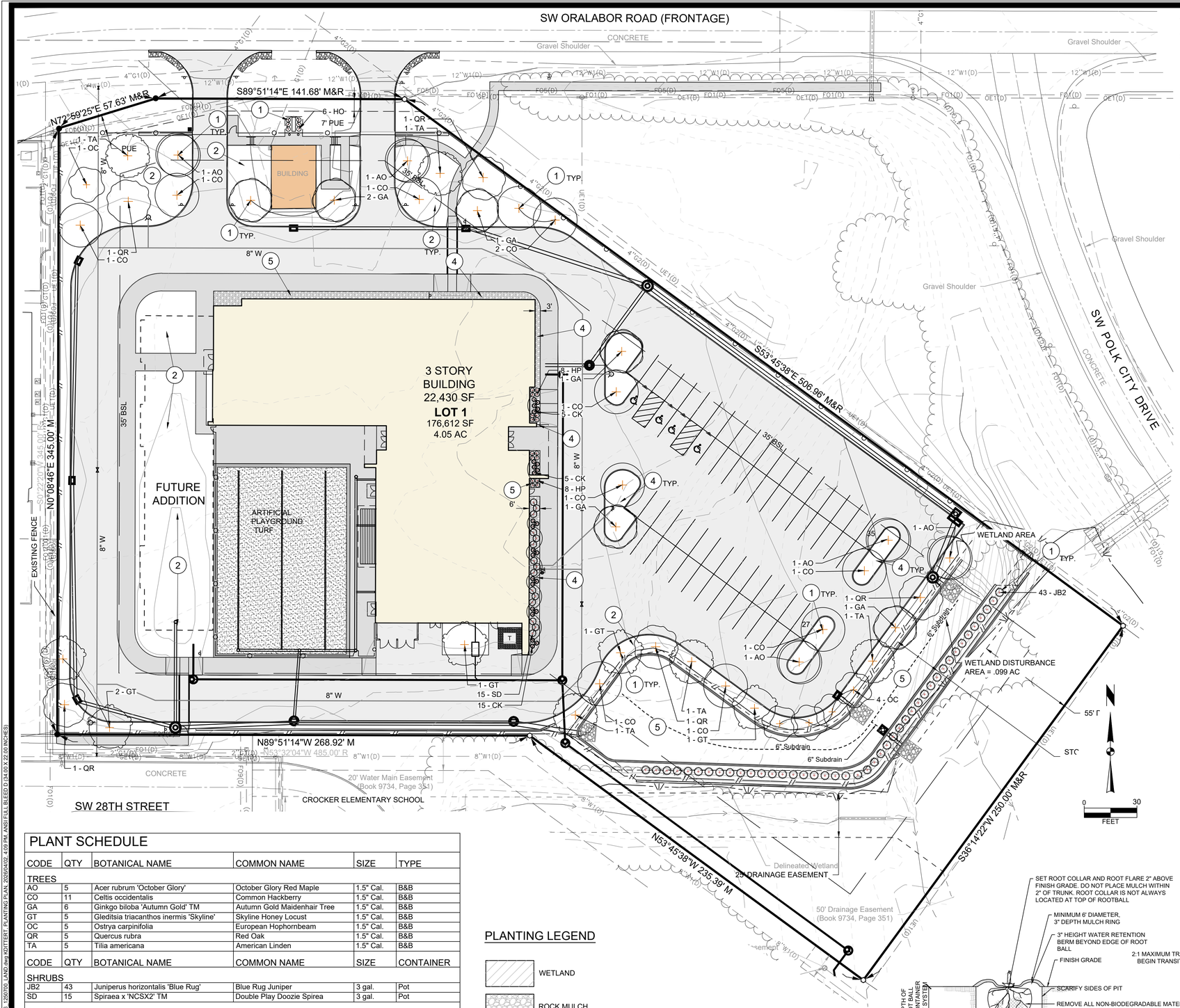
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0700.01

Sheet C500

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PLANTING PLAN GENERAL NOTES

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

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

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

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

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
3. PLANTING SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE OWNER.
4. PROVIDE 1 1/2 - INCH RIVER GRAVEL PLACED TO A DEPTH OF 3-INCHES WITH 5 OZ COMMERCIAL WEED BARRIER FABRIC UNDERLAYMENT.
5. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

CITY OF ANKENY PLANTING PLAN REQUIREMENTS:

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

ZONE AND SURROUNDING ZONING: R1, C1

OPEN SPACE REQUIREMENTS:

176,612 SF (4 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 35,322 SF OPEN SPACE REQUIRED

TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING)= 86,196 SF

37,574 SF (21%) OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:

35,319 SF/3000 SF = 11.8 PLANT UNITS REQUIRED

11.8 PU x 2 TREES = 23.6 TREES REQUIRED (24 PROVIDED)

11.8 PU x 6 SHRUBS = 70.8 SHRUBS REQUIRED (71 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:

63,766 SF OF PAVEMENT x 20% = 12,753 SF

12,753/706 SF = 18 OVERSTORY TREES REQUIRED (18 PROVIDED)

-- (8) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)

-- (14) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)

-- 13,061 SF PAVEMENT SHADING PROVIDED (12,753 SF REQUIRED)

PLANT SCHEDULE

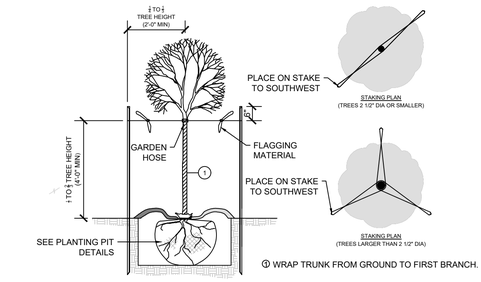
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
AO	5	Acer rubrum 'October Glory'	October Glory Red Maple	1.5" Cal.	B&B
CO	11	Celtis occidentalis	Common Hackberry	1.5" Cal.	B&B
GA	6	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GT	5	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	1.5" Cal.	B&B
OC	5	Ostrya carpinifolia	European Hophornbeam	1.5" Cal.	B&B
QR	5	Quercus rubra	Red Oak	1.5" Cal.	B&B
TA	5	Tilia americana	American Linden	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
JB2	43	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 gal.	Pot
SD	15	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	3 gal.	Pot
GRASSES					
CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
PERENNIALS					
HO	6	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot
HP	16	Heuchera x 'Paris'	Paris Coral Bells	1 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE PLACE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

PLANTING LEGEND

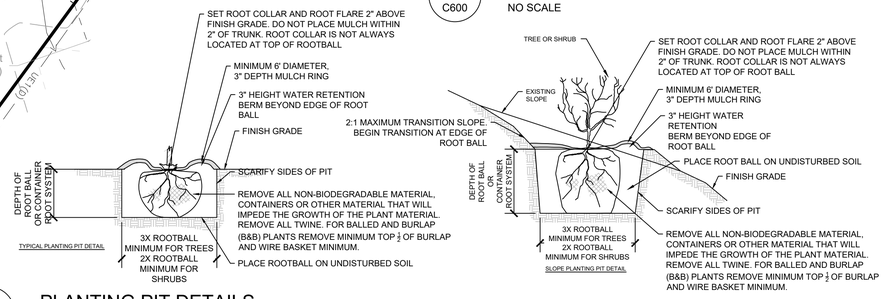
WETLAND

ROCK MULCH



1 / C600 DECIDUOUS TREES STAKING DETAIL

NO SCALE



2 / C600 PLANTING PIT DETAILS

NO SCALE

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	4-2-26	AWS
1	REVISED PER CITY COMMENTS	3-27-26	AWS

Engineer: JLH | Checked By: BKC | T-R-S: TTN-RRW-SS

Technician: CMC | Date: 02-27-2026 | Project No: 125.0700.01 | Sheet C600

ANKENY CHARTER SCHOOL

PLANTING PLAN

2605 SW ORALABOR ROAD - ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

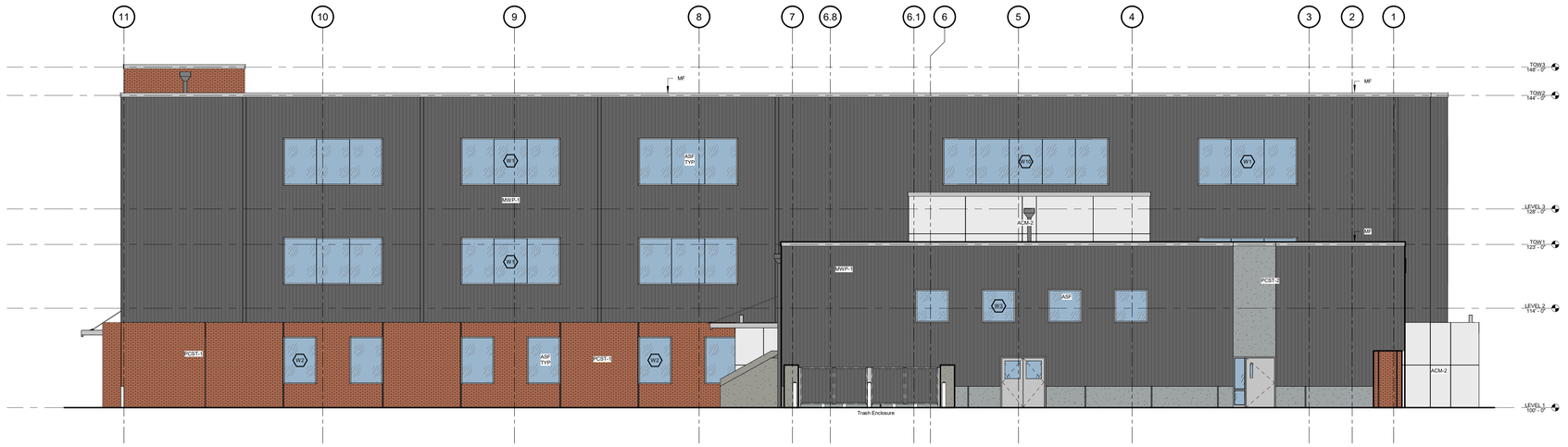
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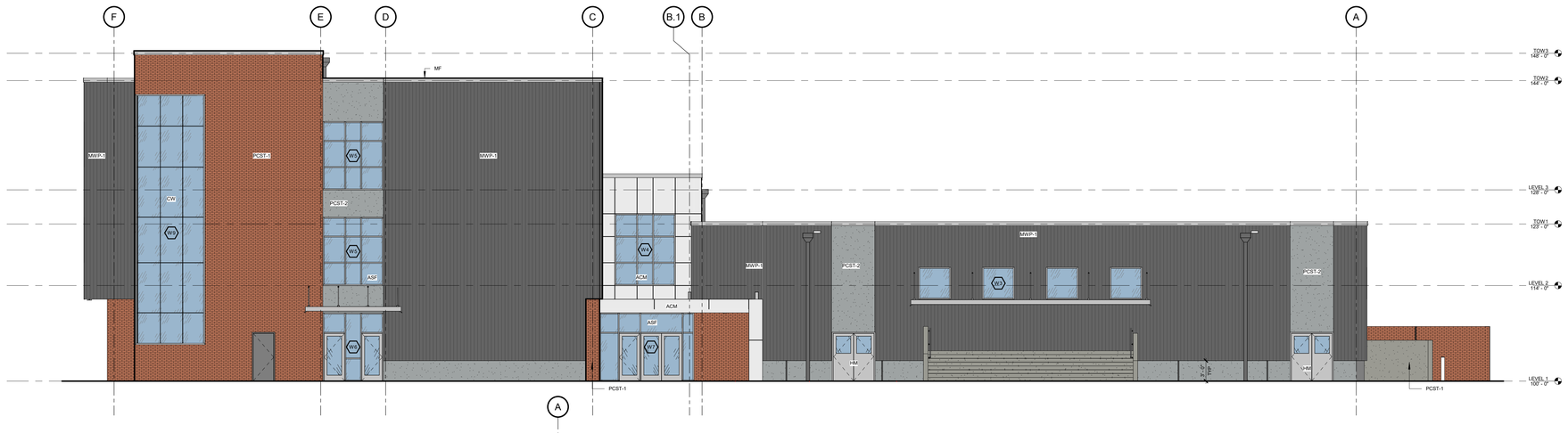
Project No: 125.0700.01

Sheet C600

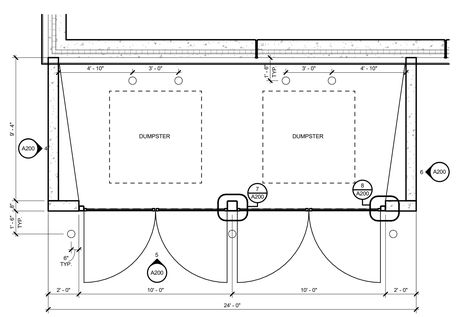
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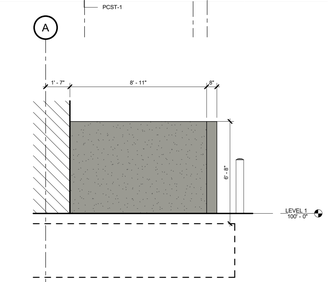
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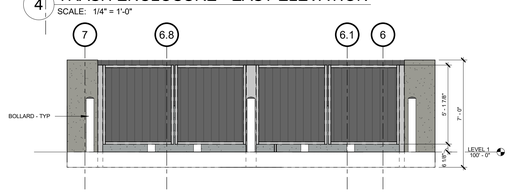
2 EXTERIOR ELEVATION - WEST
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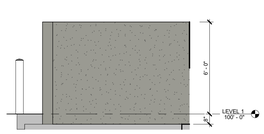
3 FLOOR PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



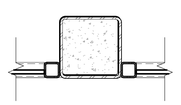
4 TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



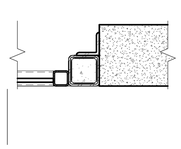
5 TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 GATE DETAIL
SCALE: 1 1/2" = 1'-0"



8 GATE DETAIL
SCALE: 1 1/2" = 1'-0"

EXTERIOR ELEVATION NOTES

MATERIAL LEGEND

PRCST-1	PRECAST CONCRETE PANEL FINISH : THIN BRICK COLOR: MEDIUM RED BRICK TO MATCH EXISTING SCHOOL
PRCST-2	PRECAST CONCRETE PANEL FINISH : MEDIUM SANDBLAST FINISH COLOR: STRUCTURAL GREY
MWP-1	STANDING SEAM METAL WALL PANEL COLOR: GREY
ACM-1	ALUMINUM COMPOSITE METAL WALL PANEL COLOR: BONE WHITE
ASF	ALUMINUM STOREFRONT SYSTEM FRAME SIZE: 2"x6" FINISH: PEWTER GLAZING: IG-1 U.N.O.
CW	STICK BUILT ALUMINUM CURTAIN WALL SYSTEM FRAME SIZE: 2 1/2"X8" FINISH: PEWTER GLAZING: IG-1 & SG-1 U.N.O.
MF	METAL FASCIA TWO-PIECE SNAP ON ALUMINUM FASCIA TRIM DEPTH: 7" COLOR: TO MATCH ALUMINUM STOREFRONT
SIGN-1	METAL PLATE SIGNAGE. HEIGHT: 24" FONT: TBD COLOR: MATCH ACM-1
SIGN-2	SCHOOL CREST SIGNAGE, OWNER PROVIDED. ATTACHED TO PRECAST WALL PANEL.
SIGN-3	6" HIGH X 3/4" STROKE WIDTH VINYL SIGNAGE ADHERED TO GLAZING. CONTRACTOR TO VERIFY BUILDING ADDRESS PRIOR TO FABRICATION.

MATERIAL PERCENTAGES

NORTH

TOTAL SF = 8,292 SF

	SF	%
PRECAST/MASONRY	1,933	23
GLAZING	2,135	26
METAL PANEL	4,224	51

SOUTH

TOTAL SF = 8,258 SF

	SF	%
PRECAST/MASONRY	1,066	13
GLAZING	1,082	13
METAL PANEL	6,018	73
DOORS	92	1

WEST

TOTAL SF = 6,275 SF

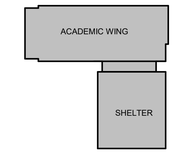
	SF	%
PRECAST/MASONRY	1,472	23
GLAZING	955	15
METAL PANEL	3,757	60
DOORS	91	2

EAST

TOTAL SF = 6,626 SF

	SF	%
PRECAST/MASONRY	2,430	38
GLAZING	710	11
METAL PANEL	3,160	50
DOORS	26	1

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990
SNYDER & ASSOCIATES
IMEG



Ankeny Charter School - Phase 1

2715 SW ORALABOR RD
ANKENY, IA, 50023

ISSUANCE

DESIGN DEVELOPMENT
04/21/2026

REVISIONS

NOT FOR CONSTRUCTION

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PROJECT NUMBER
25076

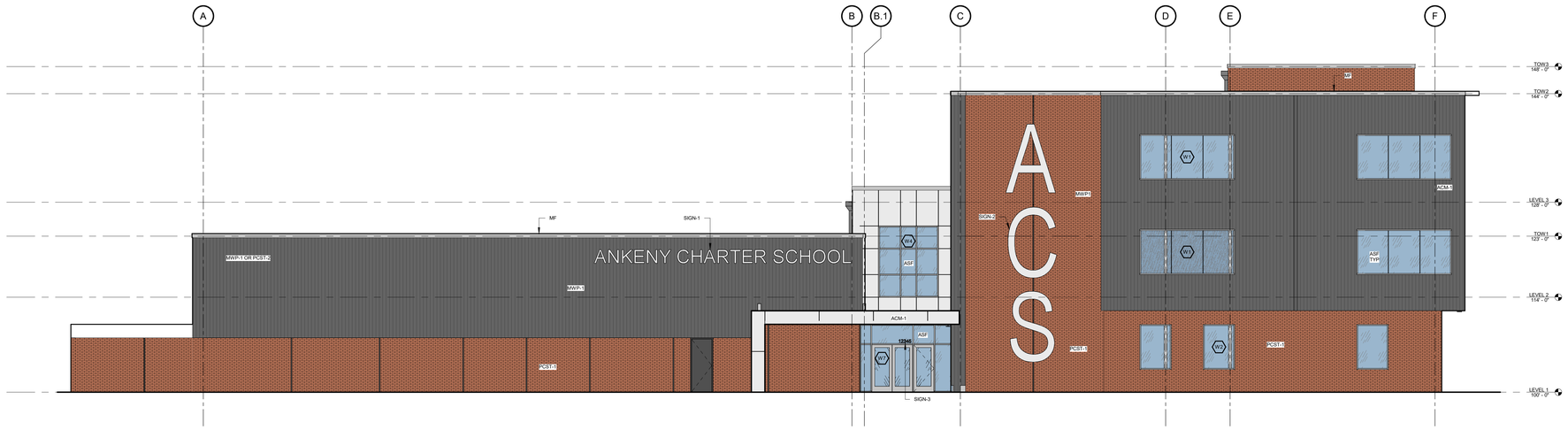
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EXTERIOR ELEVATION NOTES



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



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

MATERIAL LEGEND

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MF	METAL FASCIA TWO-PIECE SNAP ON ALUMINUM FASCIA TRIM DEPTH: 3" COLOR: TO MATCH ALUMINUM STOREFRONT
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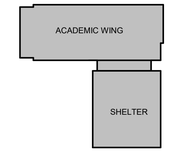
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Ankeny Charter School - Phase 1

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PROJECT NUMBER
25076

EXTERIOR ELEVATIONS
A201

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MATERIAL LEGEND

PRCST-1	PRECAST CONCRETE PANEL FINISH : THIN BRICK COLOR: MEDIUM RED BRICK TO MATCH EXISTING SCHOOL
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Ankeny Charter School - Phase 1

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DATE 03/30/26
PROJECT NUMBER 25076

EXTERIOR MATERILA LEGEND

A250

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
1950 NE 36th Street - Izumi Restaurant and Retail Center 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 1950 NE 36th Street, Izumi Restaurant and Retail Center Site Plan, subject to City Council approval of the development agreements for a westbound right-turn lane at the intersection of NE 36th St and NE Threshold Drive.

ATTACHMENTS

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



N

1 inch = 300 feet

Date: 9/11/2025

1950 NE 36th St
Izumi Resturant and Retail Center

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report
Meeting Date: April 7, 2026

Agenda Item: 1950 NE 36th Street – Izumi Restaurant and Retail Center – Site Plan
Report Date: April 1, 2026
Prepared by: Jake Heil EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission approve the site plan for 1950 NE 36th Street, Izumi Restaurant and Retail Center; subject to City Council approval of the development agreements for a westbound right-turn lane at the intersection of NE 36th Street and NE Threshold Drive.

Project Summary:
The subject property is located at 1950 NE 36th Street and is generally located in the northeast corner of the Interstate 35 and NE 36th Street intersection, on part of Lot 2, Spectrum 36 Plat 1. The parcel is 2.14 acres (+/-), and is zoned Otter Creek PUD. Properties to the north, east and south are also zoned Otter Creek PUD, while properties to the west are zoned C-2, General Retail and Highway Oriented Commercial District. The proposed development includes a 17,930-sf multi-tenant building, parking stalls, trash enclosures, utility service connections and associated site improvements.

The proposed 17,930-sf building, is 29' in height at its top parapet, and will be constructed of a variety of brick, metal trim and accents and glass. The submitted site plan proposes the building in the middle of the site. Primary access to the proposed site will be provided by a sole access along NE Threshold Drive. Threshold Drive then provides westbound access onto NE 36th Street to the south, as well as access to NE 38th Street to the north, which provides a route to the traffic light at NE Spectrum Drive and NE 36th Street. The site has a proposed trash enclosure located north of the proposed building. The varying heights of the parapet on the proposed building will provide screening for any rooftop mechanical equipment.

Parking for the site requires 1 space per 100 sf for the restaurants and 1 space per 200 sf for the retail areas, requiring a total of 136 parking spaces for the site. The developer was granted a 10% parking reduction by the Community Development Director, asking for a reduction of 5 parking stalls. The site meets the new parking requirements providing 131 stalls in total, with 5 being handicap accessible. The landscaping on the proposed site plan complies with the Otter Creek PUD and applicable regulations. Headlight screening was added to the site along Interstate 35, NE 36th Street and NE Threshold Drive.

New utility service connections will be installed with this development. The proposed site will install a 6-inch water line on site that will connect to the existing 10-inch water service that runs north/south along NE Threshold Drive. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main that runs north/south along NE Threshold Drive, which will carry wastewater northeasterly off-site and eventually into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the west side of the site, where storm sewer mains carry it northeasterly offsite outletting into the detention ponds just northeast of this site. Stormwater from these detention ponds flows north and empties into Otter Creek which then flows south ultimately outletting into Fourmile Creek.

Site Plan Worksheet
1950 NE 36th Street – Izumi Restaurant and Retail Center – 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.**

   Access to the proposed site will be provided by a sole access along NE Threshold Drive. The proposed building's main façade is oriented south toward NE 36th Street. With the high visibility of this site, all four elevations on the proposed building are treated as if they were the main façade. The site has a proposed trash enclosure located north of the proposed building. The varying heights of the parapet on the proposed building will provide screening for any rooftop mechanical equipment. The proposed site's orientation, alignment and spacing are compatible and complimentary to the neighboring properties throughout the Otter Creek PUD.

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 and in the Otter Creek PUD. The site provides the required street buffering as required by 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 for the restaurants and 1 space per 200 sf for the retail areas, requiring a total of 136 parking spaces on the site. The developer was granted a 10% parking reduction by the Community Development Director, asking for a reduction of 5 parking stalls. The site meets the new parking requirements providing 131 stalls in total, with 5 being handicap accessible. The site also provides safe pedestrian and bicycle access around and through the site to public sidewalks.

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.**

   Primary access to the proposed site will be provided by a sole access along NE Threshold Drive. Threshold Drive then provides westbound access onto NE 36th Street to the south, as well as access to NE 38th Street to the north, which provides a route to the traffic light at NE Spectrum Drive and 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 south and west of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Site provides headlight screening and street buffers as required by the Otter Creek PUD along Interstate 35, NE 36th Street and NE Threshold Drive.

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

   The site has a proposed trash enclosure located north of the proposed building, that is comprised of the same brick being used on the building. The varying heights of the parapet on the proposed building will provide screening for any rooftop mechanical equipment.

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 west side of the site, where storm sewer mains carry it northeasterly offsite outletting into the detention ponds just northeast of this site. Stormwater from these detention ponds flows north and empties into Otter Creek which then flows south ultimately outletting into Fourmile Creek.

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 install a 6-inch water line on site that will connect to the existing 10-inch water service that runs north/south along NE Threshold Drive. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main that runs north/south along NE Threshold Drive, which will carry wastewater northeasterly off-site and eventually 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 and Otter Creek PUD.

B. Building Design

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

   The proposed 17,930-sf building, is 29' in height at its top parapet, and will be constructed of a variety of brick, metal trim and 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, metal trim and accents and glass These proposed materials match the design standards set out in the Otter Creek PUD and buildings on neighboring 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 site has a proposed trash enclosure located north of the proposed building, that is comprised of the same brick being used on the building. The varying heights of the parapet on the proposed building will provide screening for any rooftop mechanical equipment.

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

   The proposed building compliments the design and materials used on the site and adjacent sites.

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 and the Otter Creek PUD.

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 in the Otter Creek PUD.

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 17,930-sf building, is 29' in height at its top parapet, and will be constructed of a variety of brick, metal trim and accents and glass. The proposed materials are compatible with the design standards set out in the Otter Creek PUD.

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

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

August 22, 2025

Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50023

RE: IZUMI RESTAURANT AND RETAIL CENTER
SITE PLAN SUBMITTAL
S&A PROJECT NO. 125.0762.01

Dear Planning Zoning Commission:

On behalf of Hawkeye State Realty Group, please find accompanying the revised Site Plan and associated supporting documentation for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the Commissions review and approval of this Site Plan.

This project located at 1950 NE 36th St. in the Spectrum 36 development provides a 17,930 SF multi-tenant commercial building with Izumi restaurant being an anchor tenant in the western half of the building. Ideally the owners would like to break ground on the project in the fall of 2025.

As requested, we have addressed all items in the Tech Review comments through plan modifications and discussions with Staff. All required documents and permits have been submitted to the City or other jurisdictional agencies.

Please feel free to contact me at your convenience should you have any questions or comments.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Jon Hanson

Jon L. Hanson, PE

cc: Curt Stensrud – Bill Ludwig & Associates
Angel Franco – Hawkeye State Realty Group

SITE PLAN
FOR
IZUMI RESTAURANT AND RETAIL CENTER
1950 NE 36TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER / DEVELOPER
HAWKEYE STATE REALTY GROUP, LLC
575 NE DELLWOOD DRIVE
WAUKEE, IA 50263
CONTACT: ANGEL FRANCO
EMAIL: ANGELFRANCO777@YAHOO.COM
PHONE: 319-777-1222

ARCHITECT
BILL LUDWIG & ASSOCIATES, LTD
939 OFFICE PARK ROAD
WEST DES MOINES, IA 50265
CONTACT: CURTIS STEMSRUD
EMAIL: CWSTEMSRUD@CIGROUP.COM
PHONE: 515-212-0616

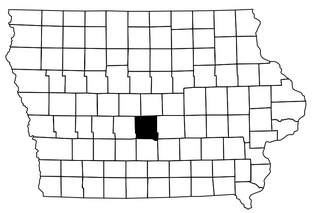
ENGINEER / SURVEYOR
SNYDER & ASSOCIATES, INC
2727 SNYDER BOULEVARD
ANKENY, IA 50023
CONTACT: ERIC CANNON
EMAIL: ECANNON@SNYDER-ASSOCIATES.COM
PHONE: 515-964-2020



SCALE: 1" = 500'

VICINITY MAP

city of Ankeny
bringing it all together



Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN
C301	GRADING PLAN AND EROSION CONTROL PLAN - NORTH
C302	GRADING PLAN - DETAILED
C400	UTILITY PLAN
C500	PLANTING PLAN
C501	PLANTING DETAILS AND CALCULATIONS
C600	SITE DETAILS

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

Jon L. Hanson, P.E. Date

License Number P15562

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C400, C600

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Tanner K. Volk, PLA Date

License Number 861

Pages or sheets covered by this seal:
C500, C600

License Expires:
June 30, 2027

MARK	REVISION	DATE	BY
4	REVISED GREASE INTERCEPTOR LINE	02-13-26	CLY
3	THIRD CITY SUBMITTAL	09-05-25	CJH
2	ADDED SCREENING BERM	08-28-25	CJH
1	SECOND CITY SUBMITTAL	08-22-25	CJH

Engineer: CJH | Checked By: JLH | Scale: 1" = 500'
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01 | Sheet C100

IZUMI RESTAURANT AND RETAIL CENTER
ANKENY, IOWA
TITLE SHEET

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

SNYDER & ASSOCIATES

Project No: 125.0762.01
Sheet C100

V:\Projects\2025\125.0762.01\CADD\SPD\ - 1250762_TITL.dwg CODY HALL, TITLE SHEET, 2026/02/13, 12:23 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

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

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole	⊘	
Storm Sewer with Size	ST(*)	
Storm Manhole	⊘	
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	Ⓦ
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	C
Communication Manhole	Ⓒ
Communication Handhole	HC
Fiber Optic Manhole	Ⓕ
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	Ⓖ
Gas Apparatus	G
Fence Post or Guard Post	●
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	+
Irrigation Control Valve	ICV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

UTILITY QUALITY SERVICE LEVELS

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

UTILITY WARNING

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

CONTROL POINTS

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

CP100 N=7551093.06 E=18540765.92 Z=960.97
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED SOUTH SIDE OF 38TH STREET BETWEEN CURB AND HYDRANT. (AS SHOWN ON SURVEY)

CP101 N=7551199.49 E=18540592.27 Z=959.44
SET CUT "X" ON TOP CURB LOCATED AT SW CORNER COSTCO SOUTHWEST PARKING LOT NE OF TRANSFORMER. (AS SHOWN ON SURVEY)

CP102 N=7551135.62 E=18541019.35 Z=960.43
FOUND CUT "X" AT NW QUADRANT NE THRESHOLD DRIVE AND NE 38TH STREET, +-3' WEST OF SIDEWALK CURB DROP. (AS SHOWN ON SURVEY)

CP103 N=7550585.94 E=18541015.72 Z=963.19
FOUND CUT "X" AT NW QUADRANT 36TH STREET AND THRESHOLD DRIVE AT SOUTH CURB DROP. (AS SHOWN ON SURVEY)

CP104 N=7550611.13 E=18540619.81 Z=957.47
SET CUT "X" AT SW CORNER SITE, NORTH SIDE 36TH STREET IN LINE WITH FENCE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7551199- E=18540592- Z=959.44
CUT "X" ON TOP CURB LOCATED AT SW CORNER COSTCO PARKING LOT, NE OF TRANSFORMER. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JUNE 19, 2025

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552503654.

G1-GAS MAIN	MIDAMER-GAS SETH HENDERSON 515-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
ST1-STORM SEWER	ANKENY, CITY OF JARED BRIGHT 515-963-3534 JBRIGHT@ANKENYIOWA.GOV
S1-SANITARY SEWER	ANKENY, CITY OF RYAN HULSEBUS 515-965-6484 RHULSEBUS@ANKENYIOWA.GOV
W1-WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER 515-963-3524 SBUCKNER@ANKENYIOWA.GOV
CLEAR PER MAP	ANKENY TRAFFIC TOM DOZLER 515-963-3527 TDOZLER@ANKENYIOWA.GOV
FO19-FIBER OPTIC	HUXLEY COMMUNICATIONS COOPERAT LEVI BAPPE 515-597-2281 DESIGN-LOCATES@HUXLEYCOMMUNICATIONS.NET
FO5-FIBER OPTIC	IOWA DOT TOB FIBER DAVE AUGSPURGER 515-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC SETH HENDERSON 515-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
NO RESPONSE	VERIZON INVESTIGATIONS 469-886-4090 INVESTIGATIONS@VERIZON.COM
CLEAR PER EMAIL	METRO FIBERNET, LLC LORI KEMPER 812-213-1050 811DESIGN@METRONET.COM
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DISTRICT ED CLARK 515-323-6244 ONECALLMAPS@DMWW.COM
FO13-FIBER OPTIC	UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 FIBERMANAGEMENT@SEGRAFIBER.COM
FO5-FIBER OPTIC	IOWA DOT SCOTT SMYTH 515-250-5290 SCOTT.SMYTH@IOWADOT.US

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

SITE PLAN GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2025 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, AND THE SOILS REPORTS PREPARED BY ALLENDER BUTZKE ENGINEERS INC. ON JULY 15, 2025 (PN 251246).
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

SURVEY AND UTILITY GENERAL NOTES

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

PROPERTY DESCRIPTION

PARCEL 2025-75 DESCRIPTION:

A PART OF LOT 2, SPECTRUM 36 - PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'45" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 286.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'45" WEST ALONG SAID EAST LINE, 210.68 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.09 FEET, AND WHOSE CHORD BEARS SOUTH 47°08'52" WEST, 36.62 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 85°16'01" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 381.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 07°52'47" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 207.33 FEET; THENCE SOUTH 89°49'48" EAST, 438.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.14 ACRES (93,032 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY ADDRESS

1950 NE 36TH STREET
ANKENY IA

ZONING

OTTER CREEK PLANNED UNIT DEVELOPMENT
APPROVAL DATE OF OCTOBER 7, 2013

BULK REGULATIONS

COMMERCIAL USE:

MINIMUM LOT SETBACKS	
FRONT YARD	=15'
SIDE YARD	=0' / 25'
REAR YARD	=35'
MAX BUILDING HEIGHT	=80'

SIDE YARD ALLOWED AT ZERO FEET WHEN BUILT AS A PART OF A CONNECTED SERIES OF BUILDINGS.

BUILDING AREA SUMMARY

RESTAURANT	=9,530 SF
RETAIL	=8,400 SF
TOTAL	=17,930 SF

PARKING REQUIREMENTS

RESTAURANT: 1 / 100 GFA	
9,530 / 100 GFA	=94 STALLS
RETAIL: 1 / 200 GFA	
8,400 / 200 GFA	=42 STALLS
	=136 STALLS
10% REDUCTION	=13 STALLS
TOTAL STALLS REQUIRED	=123 STALLS
TOTAL STALLS PROVIDED	=131 STALLS (INCLUDING 5 ADA STALLS)

ERU CALCULATIONS

ERU PER 4,000 SF OF HARD SURFACE
74,714 SF OF HARD SURFACE / 4,000 SF =19 ERU'S

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

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

B. STORM WATER DISCHARGE PERMIT

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

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
4	REVISED GREASE INTERCEPTOR LINE	02-13-26	CLY
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Engineer: CJH | Checked By: JLH | Scale: 1" = NONE
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01 | Sheet C101

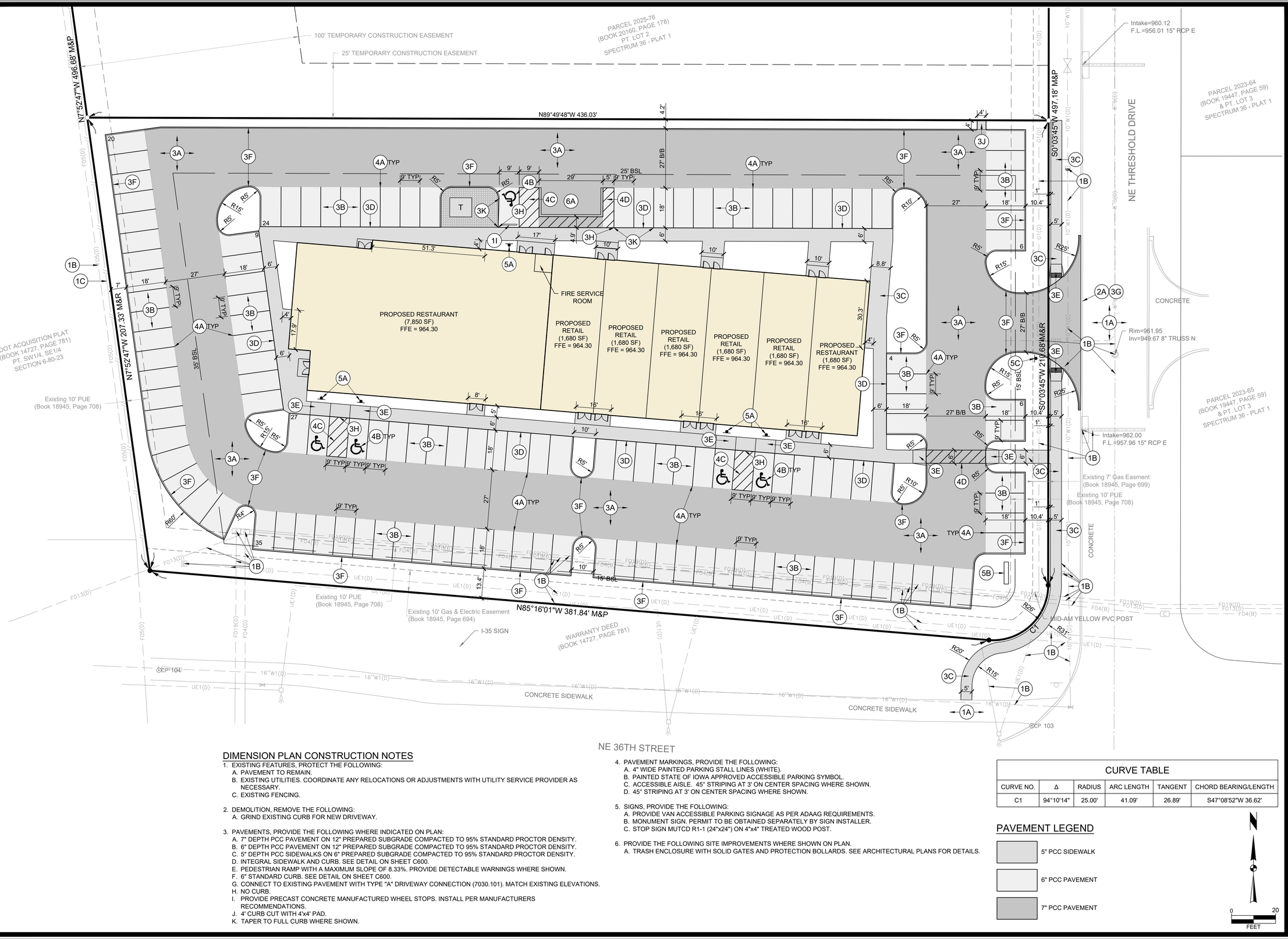
IZUMI RESTAURANT AND RETAIL CENTER
PROJECT INFORMATION
ANKENY, IOWA

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

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Project No: 125.0762.01
Sheet C101

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DIMENSION PLAN CONSTRUCTION NOTES

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

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. GRIND EXISTING CURB FOR NEW DRIVEWAY.

3. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 7" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. 5" DEPTH PCC SIDEWALKS ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   D. INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON SHEET C600.
   E. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNINGS WHERE SHOWN.
   F. 6" STANDARD CURB. SEE DETAIL ON SHEET C600.
   G. CONNECT TO EXISTING PAVEMENT WITH TYPE "A" DRIVEWAY CONNECTION (7030.101). MATCH EXISTING ELEVATIONS.
   H. NO CURB.
   I. PROVIDE PRECAST CONCRETE MANUFACTURED WHEEL STOPS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
   J. 4' CURB CUT WITH 4'x4' PAD.
   K. TAPER TO FULL CURB WHERE SHOWN.

4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES (WHITE).
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   D. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

5. SIGNS, PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   B. MONUMENT SIGN. PERMIT TO BE OBTAINED SEPARATELY BY SIGN INSTALLER.
   C. STOP SIGN MUTCD R1-1 (24"x24") ON 4"x4" TREATED WOOD POST.

6. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. TRASH ENCLOSURE WITH SOLID GATES AND PROTECTION BOLLARDS. SEE ARCHITECTURAL PLANS FOR DETAILS.

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	94°10'14"	25.00'	41.09'	26.89'	S47°08'52"W 36.62'

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT

0 20 FEET

MARK	REVISION	DATE	BY
4	REVISED GREASE INTERCEPTOR LINE	02-13-26	CLY
3	THIRD CITY SUBMITTAL	09-05-25	CJH
2	ADDED SCREENING BERM	08-28-25	CJH
1	SECOND CITY SUBMITTAL	08-22-25	CJH

Engineer: CJH | Checked By: JLH | Scale: 1" = ##
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01

Sheet C200

IZUMI RESTAURANT AND RETAIL CENTER

ANKENY, IOWA

DIMENSION PLAN

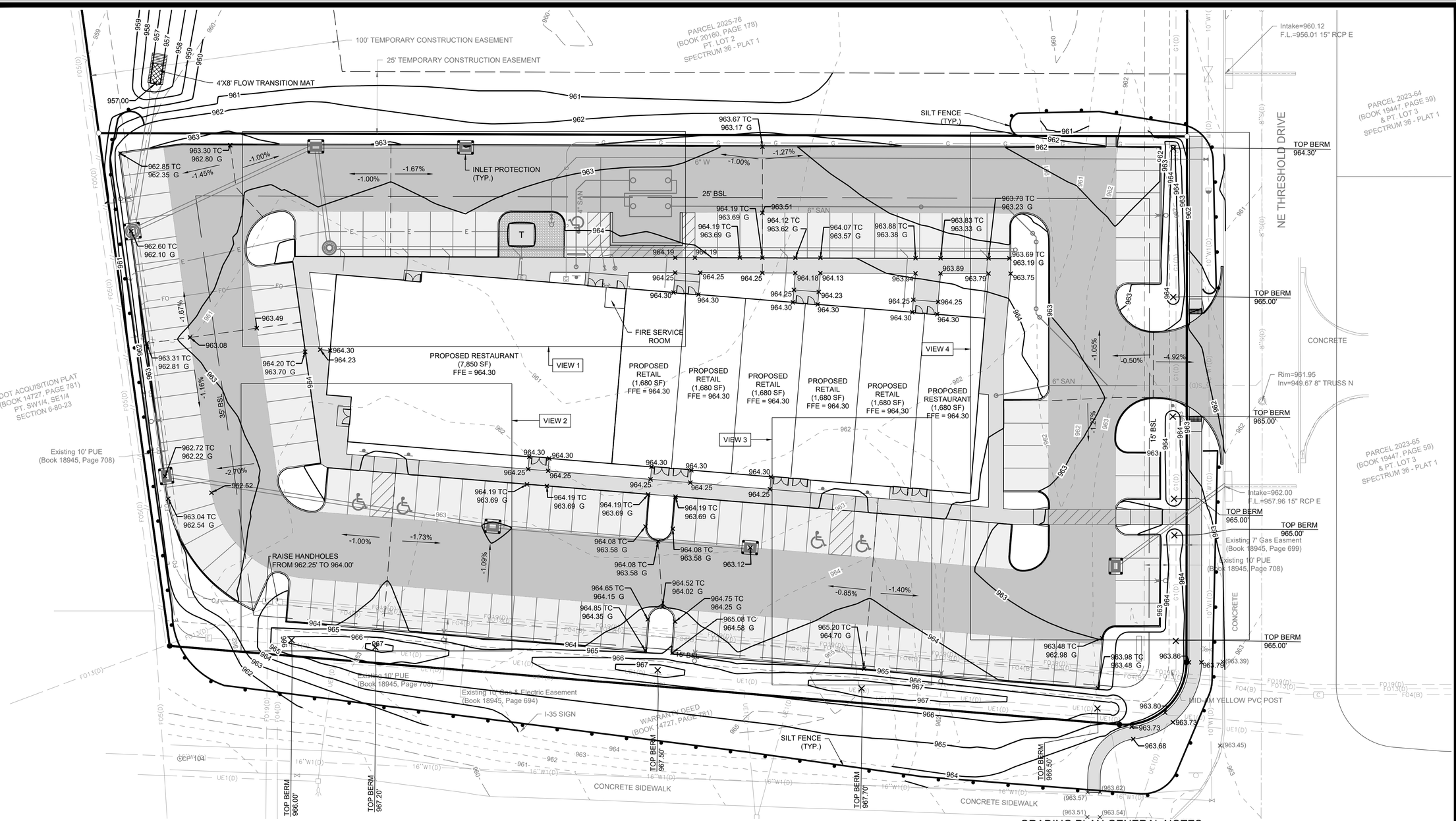
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Project No: 125.0762.01

Sheet C200

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GRADING PLAN GENERAL NOTES

A. INSTALL PERIMETER CONTROLS PRIOR TO START OF GRADING OPERATIONS AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION
B. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
C. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY OWNER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
D. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
E. PROVIDE PERIMETER CONTROL AROUND ALL STORM INTAKES UNTIL PAVING IS COMPLETE. THEN PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
F. REMOVE PERIMETER CONTROLS AND INLET PROTECTION AFTER SITE VEGETATION HAS BEEN ESTABLISHED.

QUANTITIES

SEEDING AND MULCHING	= 0.44 AC
PERIMETER CONTROL	= 1,210 LF
INLET PROTECTION	= 7 EA
4'X4' FLOW TRANSITION MAT	= 2 EA

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7551199- E=18540592- Z=959.44
CUT "X" ON TOP CURB LOCATED AT SW CORNER COSTCO PARKING LOT, NE OF TRANSFORMER. (AS SHOWN ON SURVEY)

0 20
FEET

MARK	REVISION	DATE	BY
4	REVISED GREASE INTERCEPTOR LINE	02-13-26	CLY
3	THIRD CITY SUBMITTAL	09-05-25	CJH
2	ADDED SCREENING BERM	08-28-25	CJH
1	SECOND CITY SUBMITTAL	08-22-25	CJH

Engineer: CJH | Checked By: JLH | Scale: 1" = ##
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01

Sheet C300

IZUMI RESTAURANT AND RETAIL CENTER

GRADING AND EROSION CONTROL PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.
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Project No: 125.0762.01

Sheet C300

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GRADING PLAN GENERAL NOTES

A. INSTALL PERIMETER CONTROLS PRIOR TO START OF GRADING OPERATIONS AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION
B. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
C. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY OWNER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
D. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
E. PROVIDE PERIMETER CONTROL AROUND ALL STORM INTAKES UNTIL PAVING IS COMPLETE. THEN PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
F. REMOVE PERIMETER CONTROLS AND INLET PROTECTION AFTER SITE VEGETATION HAS BEEN ESTABLISHED.

QUANTITIES

SEEDING AND MULCHING	= 0.44 AC
PERIMETER CONTROL	= 1,210 LF
INLET PROTECTION	= 7 EA
4'X4' TRANSITION MAT	= 2 EA

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7551199- E=18540592- Z=959.44
CUT "X" ON TOP CURB LOCATED AT SW CORNER COSTCO PARKING LOT, NE OF TRANSFORMER. (AS SHOWN ON SURVEY)

MARK	REVISION	DATE	BY
4	REVISED GREASE INTERCEPTOR LINE	02-13-26	CLY
3	THIRD CITY SUBMITTAL	09-05-25	CJH
2	ADDED SCREENING BERM	08-28-25	CJH
1	SECOND CITY SUBMITTAL	08-22-25	CJH

Engineer: CJH | Checked By: JLH | Scale: 1" = 20'
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01
Sheet C301

IZUMI RESTAURANT AND RETAIL CENTER

GRADING PLAN AND EROSION CONTROL PLAN - NORTH

ANKENY, IOWA

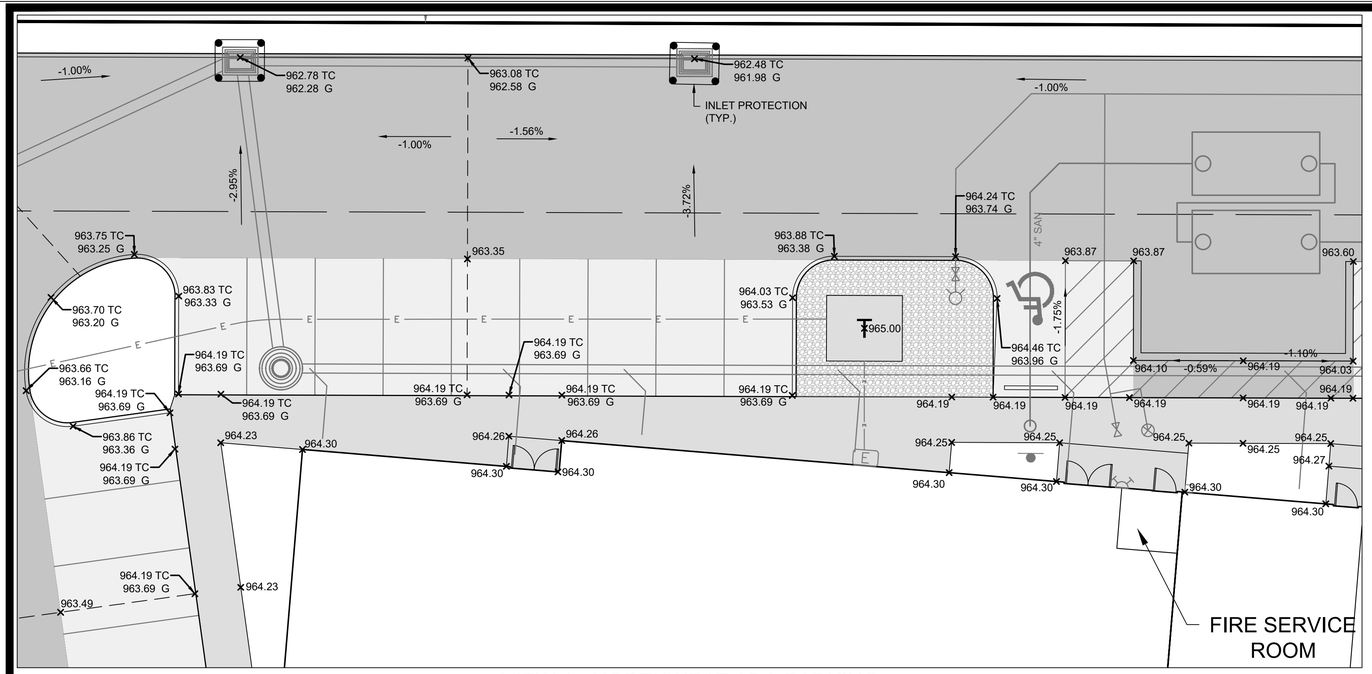
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Sheet C301

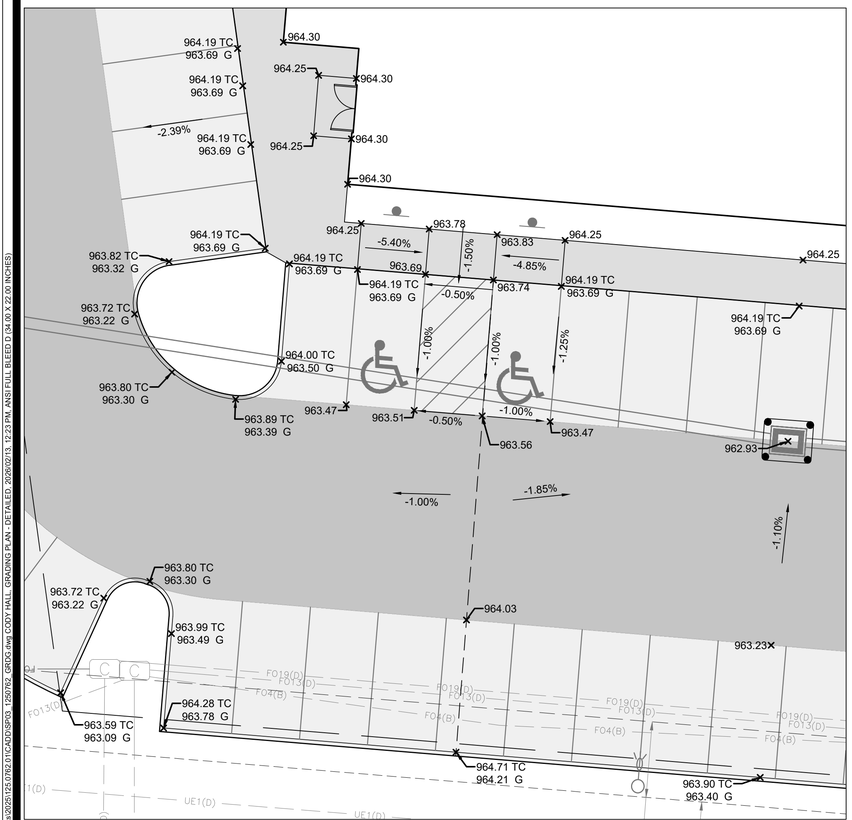
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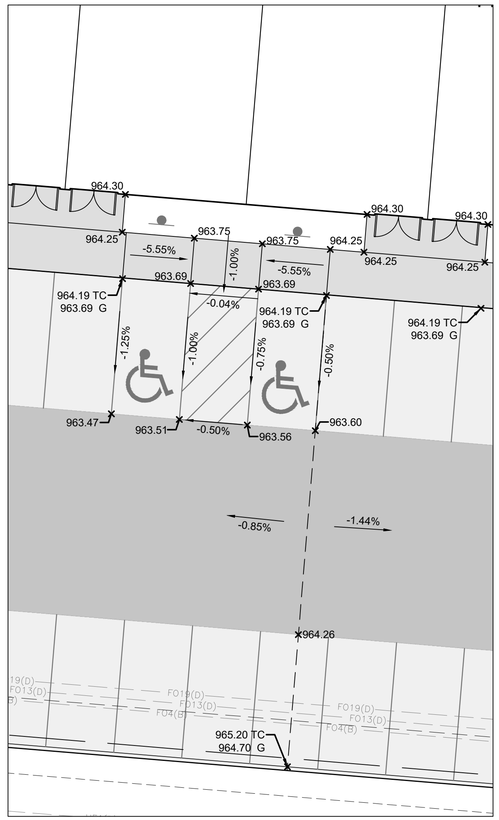
VIEW 1 - NORTHWEST ADA PARKING

SCALE: 1" = 10'



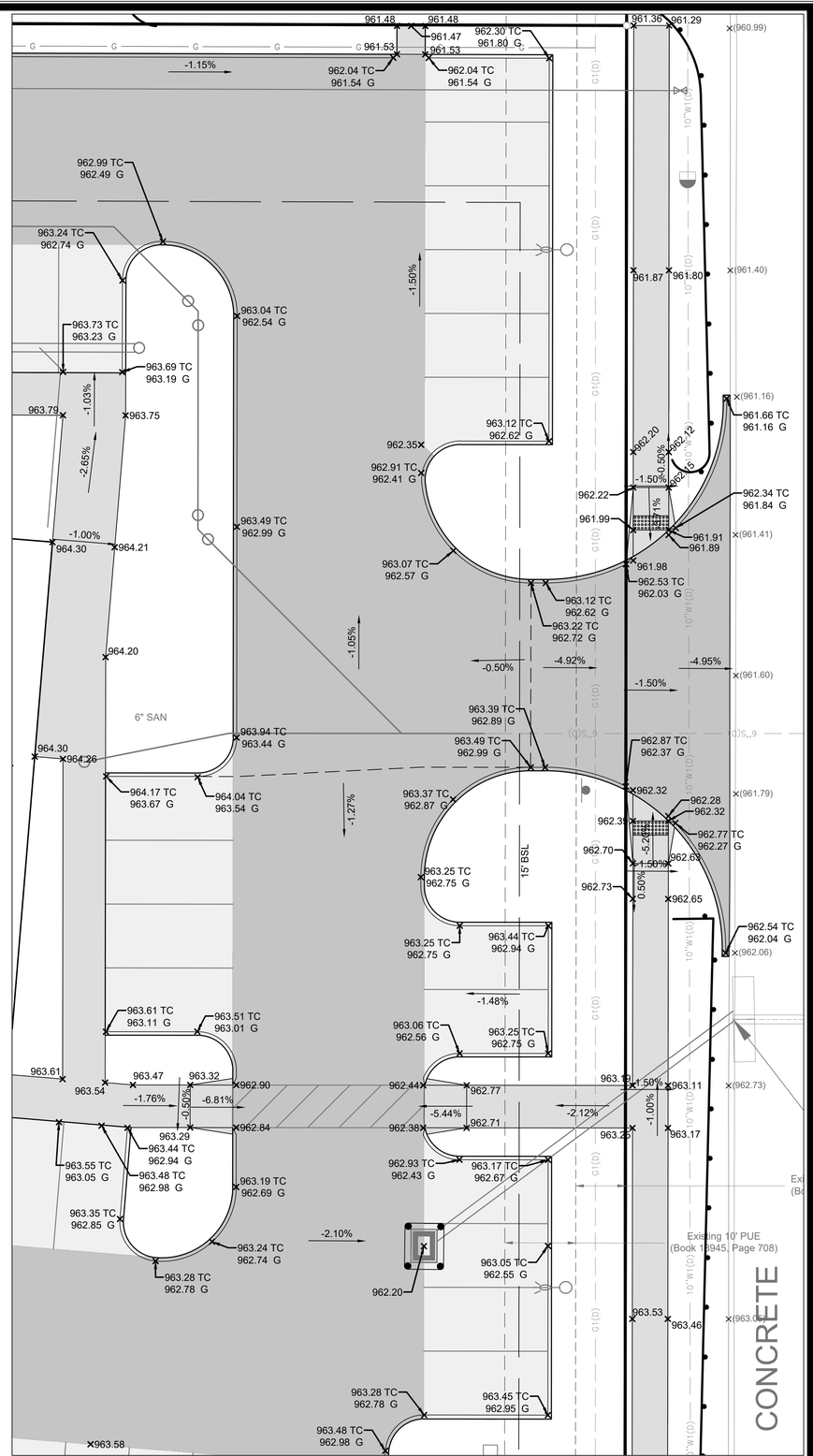
VIEW 2 - SOUTHWEST ADA PARKING

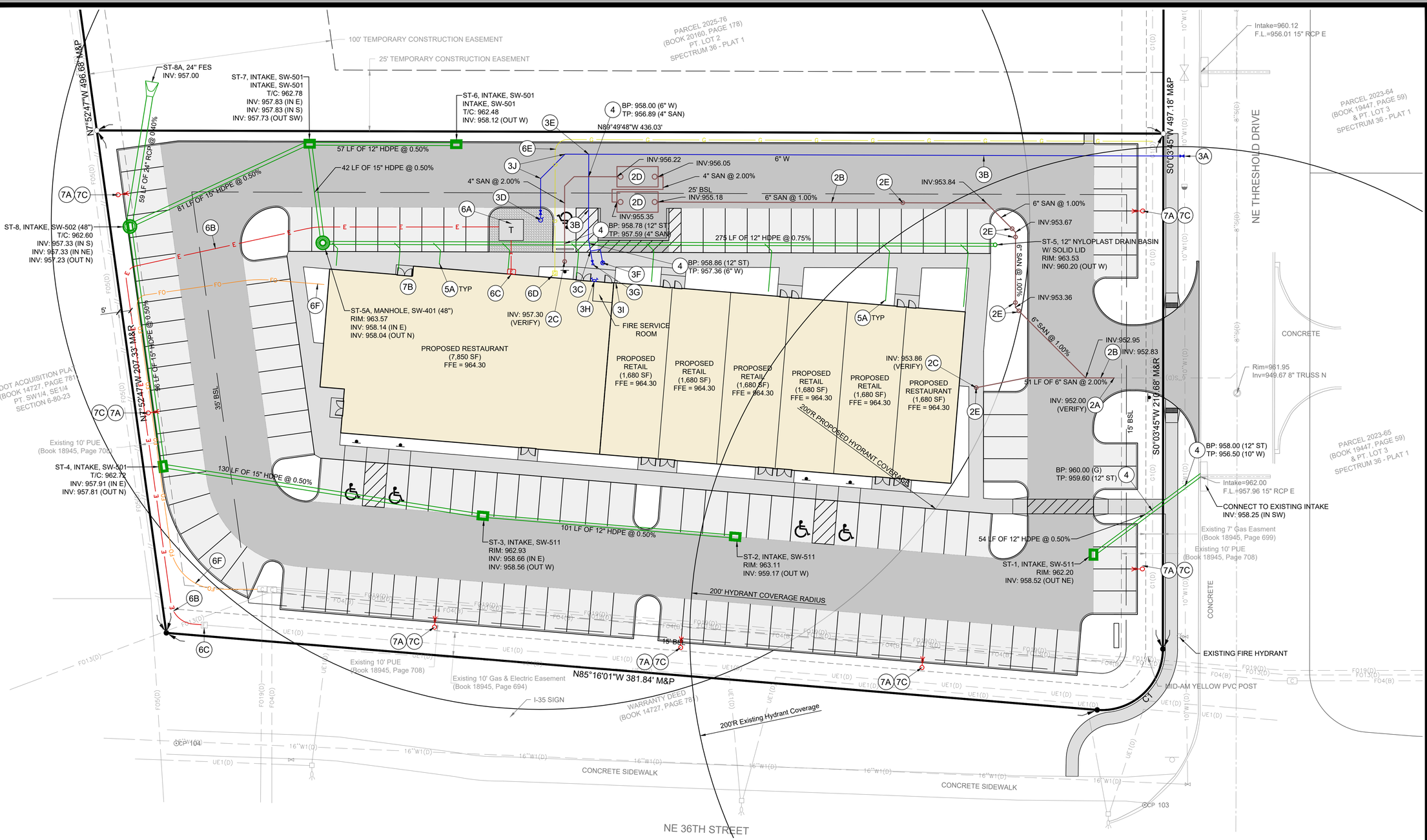
SCALE: 1" = 10'



VIEW 3 - SOUTHEAST ADA PARKING

SCALE: 1" = 10'


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UTILITY PLAN CONSTRUCTION NOTES

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

2. SANITARY SEWER SERVICE FROM THE CITY OF ANKENY, PROVIDE AND INSTALL THE FOLLOWING:
   A. CONNECT TO EXISTING 6" SANITARY SEWER SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   B. 6" PVC SANITARY SEWER SERVICE LINE AT 1.00% SLOPE (1/8" PER FOOT) MINIMUM. PROVIDE 1:1 RISER AS NECESSARY AT SERVICE CONNECTION TO MATCH INVERT AT CLEANOUT.
   C. COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 5,000 GALLON GREASE INTERCEPTOR. VERIFY FINAL SIZE WITH BUILDING PLUMBING PLANS. CONTACT JASON MERK (JCMERK@DMGOV.ORG) WITH THE WRA'S FOG PROGRAM FOR SIZING OF THE GREASE INTERCEPTOR.
   E. SANITARY CLEANOUT. SUDAS SW-203.

3. WATER SERVICE FROM THE CITY OF ANKENY WATER DEPARTMENT, PROVIDE THE FOLLOWING AS PER 2025 SUDAS AND CITY SUPPLEMENTAL REQUIREMENTS AND GUIDELINES:
   A. CONNECTION TO EXISTING 10" WATER MAIN UTILIZING 10" X 6" TAPPING SLEEVE AND VALVE. COORDINATE CONNECTIONS WITH CITY OF ANKENY WATER DEPT.
   B. 6" WATER SERVICE LINE. INSTALL A MINIMUM DEPTH OF 5.5' WITH TRACER WIRE.
   C. SPLIT FIRE AND 2" DOMESTIC SERVICE OUTSIDE OF BUILDING. COORDINATE THE EXACT LOCATION WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND PLUMBING PLANS PRIOR TO CONSTRUCTION.
   D. HYDRANT ASSEMBLY.
   E. 6" X 6" TEE.
   F. 2" CURB STOP.
   G. 6" RW VALVE.
   H. WALL MOUNTED FDC.
   I. KNOX BOX TO BE WALL MOUNTED OUT SIDE THE FIRE SERVICE ROOM.
   J. 45 DEGREE BEND.

4. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.

5. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN.
   A. CONNECT ROOF DRAINS TO STORM SEWER AT 2% SLOPE. CONTRACTOR TO COORDINATE LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS.

6. SITE FRANCHISE UTILITIES, PROVIDE THE FOLLOWING:
   A. TRANSFORMER PAD WITH MOAT. COORDINATE FINAL SIZE AND LOCATION WITH MID-AMERICAN ENERGY AND ELECTRICAL SITE PLAN.
   B. ELECTRICAL SERVICE ROUTE TO BE FINALIZED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLANS.
   C. ELECTRIC METER. SEE ELECTRICAL SITE PLAN.
   D. GAS METER. SEE MECHANICAL SITE PLAN.
   E. GAS SERVICE ROUTE TO BE FINALIZED BY UTILITY PROVIDER.
   F. FIBER COMMUNICATION SERVICE.

7. SITE LIGHTING: SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY, CONTRACTOR TO COORDINATE WITH THE OWNER AND ELECTRICAL DESIGNER FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE UTILITY SERVICE PROVIDER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. ALL BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED FROM STREET TRAFFIC AND DIRECTED DOWNWARD.
   A. LIGHT POLE BASE. SEE ELECTRICAL SITE PLAN FOR DETAILED INFORMATION.
   B. EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAILED INFORMATION.
   C. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.

0 20 FEET

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Engineer: CJH | Checked By: JLH | Scale: 1" = ##
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01 | Sheet C400

IZUMI RESTAURANT AND RETAIL CENTER

UTILITY PLAN

ANKENY, IOWA

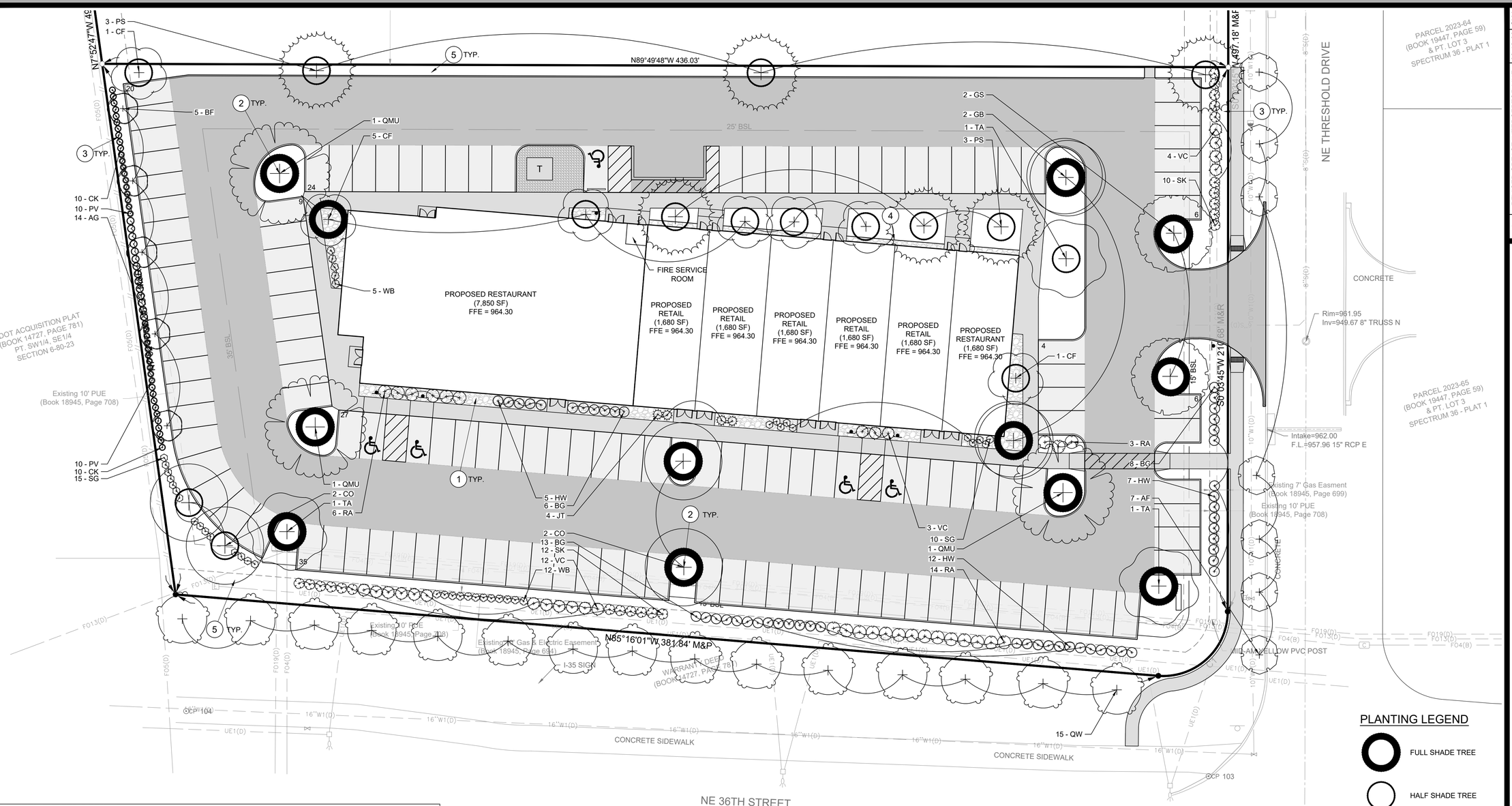
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Project No: 125.0762.01

Sheet C400

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
AF	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	1.5" Cal.	B&B
BF	5	Betula platyphylla 'Fargo'	Dakota Pinnacle® Asian White Birch	1.5" Cal.	B&B
CF	7	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	1.5" Cal.	B&B
CO	4	Celtis occidentalis	Common Hackberry	1.5" Cal.	B&B
GB	2	Ginkgo biloba	Maidenhair Tree	1.5" Cal.	B&B
GS	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QMU	3	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B
QW	15	Quercus x warei 'Long'	Regal Prince® Oak	1.5" Cal.	B&B
TA	3	Tilia americana	American Linden	1.5" Cal.	B&B
EVERGREEN TREES					
JT	4	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	6` Ht.	B&B
PS	6	Pinus strobus	White Pine	6` Ht.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
BG	27	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
HW	24	Hydrangea arborescens	Smooth Hydrangea	3 gal.	Pot
RA	23	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot
SG	25	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	3 gal.	Pot
SK	22	Syringa pubescens patula 'Miss Kim'	Miss Kim Korean Lilac	3 gal.	Pot
VC	19	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot
WB	17	Weigela florida 'Bramwell'	Fine Wine® Weigela	3 gal.	Pot
GRASSES					
AG	14	Andropogon gerardii	Big Bluestem	1 gal.	Pot
CK	20	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
PV	20	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot

PLANTING LEGEND

FULL SHADE TREE

HALF SHADE TREE

PLANTING PLAN GENERAL NOTES

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

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

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

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

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 2" WASHED RIVER GRAVEL PLACED TO A DEPTH OF 4" WITH 3 OUNCE MINIMUM WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS. SHOWN OR AS A 2' WIDE MOW STRIP WHERE SHOWN.
2. PROVIDE A MINIMUM 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
3. PROVIDE 5 FEET MULCH BED WITH KNIFE EDGE BEHIND CURB. SET THE SHRUBS AT 3 FEET OFF THE BACK OF CURB.
4. PROVIDE 6" DEPTH TALL BLACK METAL EDGING AROUND ALL ROCK MULCH AREAS NOT BOUNDED BY SIDEWALK.
5. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH 90/10 GREENYARD OR AN APPROVED EQUAL AT 450LBS/AC SEED RATE, UNLESS NOTED OTHERWISE.

0 20 FEET

MARK	REVISION	DATE	BY
4	REVISED GREASE INTERCEPTOR LINE	02-13-26	CLY
3	THIRD CITY SUBMITTAL	09-05-25	CJH
2	ADDED SCREENING BERM	08-28-25	CJH
1	SECOND CITY SUBMITTAL	08-22-25	CJH

Engineer: CJH | Checked By: JLH | Scale: 1" = 20'
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0762.01

Sheet C500

IZUMI RESTAURANT AND RETAIL CENTER

PLANTING PLAN

ANKENY, IOWA

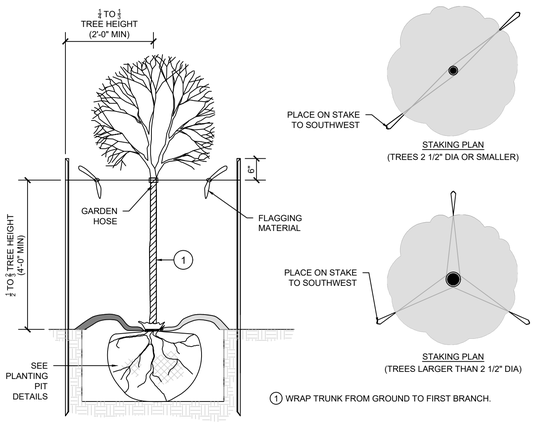
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0762.01

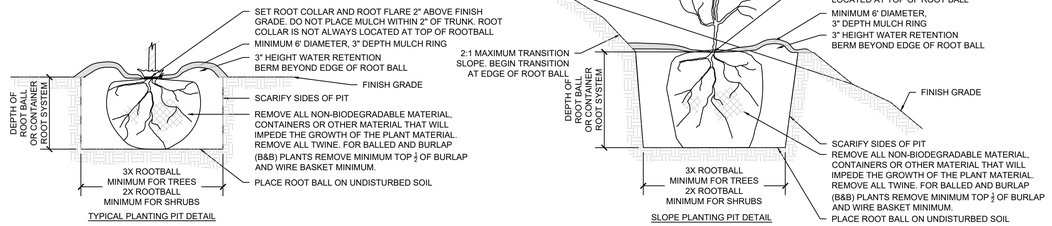
Sheet C500

V:\Projects\2025\125.0762.01\CAD\SHPS_125.0762_LAND.dwg CODY HALL, PLANTING PLAN, 2026/02/13, 12:23 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



1 C501 DECIDUOUS TREES STAKING DETAIL

NO SCALE



2 C501 PLANTING PIT DETAILS

NO SCALE

PLANTING PLAN REQUIREMENTS

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

OPEN SPACE REQUIREMENTS:
93,032 SF (2.14 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 18,606 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 67,390.32 SF
(25,641.68 SF) = 27.6% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
18,606 SF/3000 SF = 6.20 PLANT UNITS REQUIRED
6.20 PU x 2 TREES = 12.4 TREES REQUIRED (15 PROVIDED)
6.20 PU x 6 SHRUBS = 37.2 SHRUBS REQUIRED (38 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
67,390.32 SF OF PAVEMENT x 20% = 13,478.06 SF
13,478.06/706 SF = 19.09 OVERSTORY TREES REQUIRED (19.5 PROVIDED)

- (15) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)
- (12) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
- ((15/2) + 12) x 706 SF = 13,767 SF
- 13,767 SF PAVEMENT SHADING PROVIDED

STREET TREE REQUIREMENTS:
1 STREET TREE AND 4 SHRUBS FOR EVERY 35 LF OF STREET FRONTAGE ALONG NE THRESHOLD DRIVE.
251.77 LF / 35 LF = 7.19 PLANT UNITS REQUIRED
7.19 PU x 1 TREE = 7.19 STREETS REQUIRED (7 TREES PROVIDED)
7.19 PU x 4 SHRUBS = 28.77 SHRUBS REQUIRED (29 SHRUBS PROVIDED)

2 STREET TREES AND 4 SHRUBS FOR EVERY 50 LF OF STREET FRONTAGE ALONG NE 36TH STREET.
381.84 LF / 50 LF = 7.63 PLANT UNITS REQUIRED
7.63 PU x 2 TREE = 15.26 STREETS REQUIRED (15 TREES PROVIDED)
7.63 PU x 4 SHRUBS = 30.54 SHRUBS REQUIRED (75 SHRUBS PROVIDED)

2 STREET TREES AND 4 SHRUBS FOR EVERY 50 LF OF STREET FRONTAGE ALONG I-35.
207.33 LF / 50 LF = 4.15 PLANT UNITS REQUIRED
4.15 PU x 2 TREE = 8.30 STREETS REQUIRED (8 TREES PROVIDED)
4.15 PU x 4 SHRUBS = 16.60 SHRUBS REQUIRED (32 SHRUBS PROVIDED)
SUBSTITUTION - 20 SQUARE FEET OF ORNAMENTAL GRASS EQUALS 2 SHRUBS
343 SF / 20 = 17.15 (17.15 SHRUBS EQUIVALENT)

HEADLIGHT SCREENING REQUIREMENTS:
HEADLIGHT SCREENING REQUIRED FOR PARKING STALLS FACING THE STREET. THE BUFFER MUST CONSIST OF SHRUBS OR GRASSES.

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Engineer: CJH | Checked By: JLH | Scale: 1" = ##
Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0762.01

Sheet C501

IZUMI RESTAURANT AND RETAIL CENTER

PLANTING DETAILS AND CALCULATIONS

ANKENY, IOWA

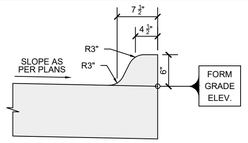
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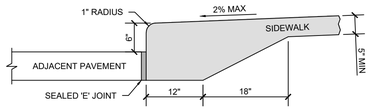
Sheet C501

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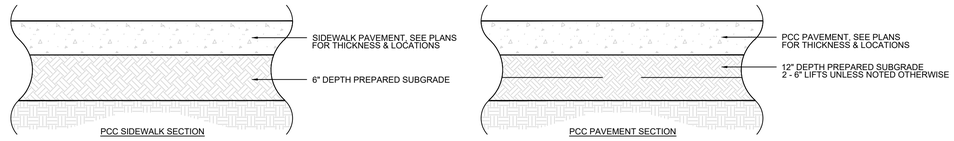
1 C600 **6-INCH STANDARD CURB**

NO SCALE



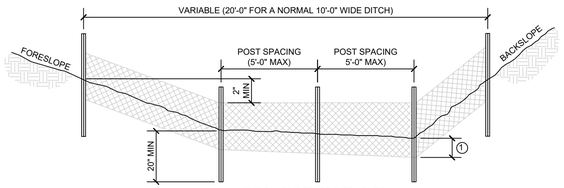
2 C600 **INTEGRAL SIDEWALK AND CURB DETAIL**

NO SCALE

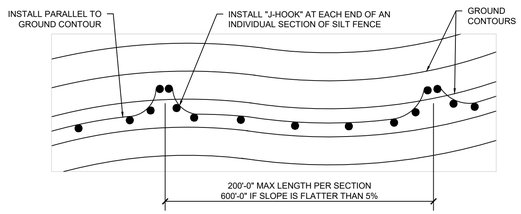


3 C600 **TYPICAL PAVEMENT CROSS SECTIONS**

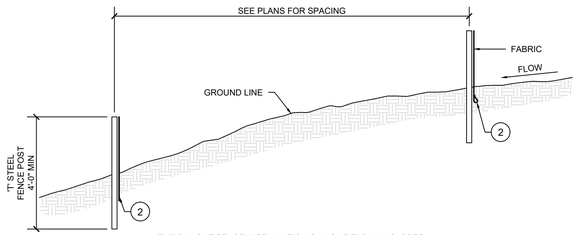
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TYPICAL SILT FENCE DITCH CHECK

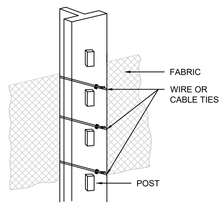


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

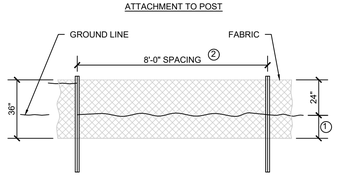


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

1. INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
2. REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.
3. THE SILT FENCE TEE POST ARE TO BE INSTALLED ON THE DOWN STREAM FLOW SIDE OF THE SILT FENCE FABRIC.



ATTACHMENT TO POST



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

4 C600 **SILT FENCE DETAIL**

NO SCALE

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Engineer: CJH | Checked By: JLH | Scale: 1" = ##

Technician: TLS | Date: 07/18/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0762.01

Sheet C600

IZUMI RESTAURANT AND RETAIL CENTER

ANKENY, IOWA

SITE DETAILS

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 125.0762.01

Sheet C600

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MOBILE 515.240.5310 EMAIL ludwig@cigroup.com 515.212.0616 MOBILE

Project
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1950 NE 36th Street
Ankeny, Iowa

Owner/Developer
Hawkeye State Realty Group, LLC
575 NE Dellwood Drive
Waukee, IA 50263
angelfranco777@yahoo.com
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Structural Engineer
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Date	Description
8/22/2025	CONCEPT PLAN

PRELIMINARY

Grace A&D Job # 20250710

Project:

IZUMI RESTAURANT AND RETAIL CENTER

RENDERINGS

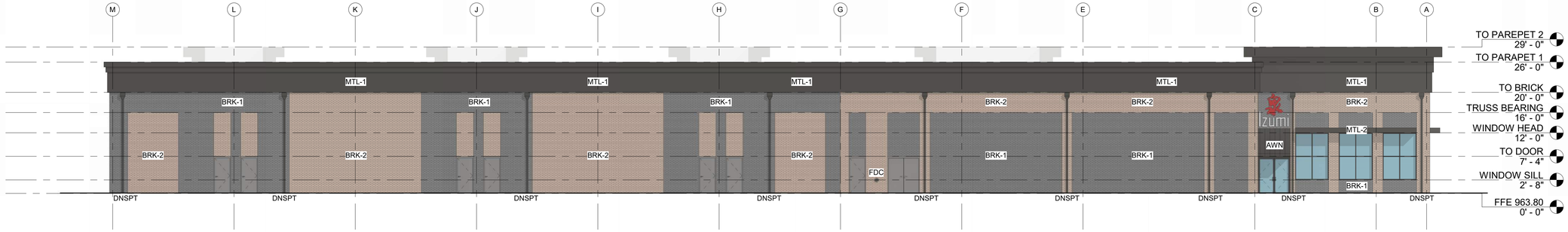
A03D

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A1 / A201 ILLUSTRATIVE PERSPECTIVE
NOT TO SCALE

EXTERIOR FINISH MATERIALS SCHEDULE				
ABBR	PRODUCT	MANUFACTURER/SUPPLIER	COLOR/STYLE	COMMENTS
AWN	AWNING	TBD		
BRK-1	EXTERIOR - MASONRY - BRICK	TBD		
BRK-2	EXTERIOR - MASONRY - BRICK	TBD		
DNSPT	ROOFING - DOWNSPOUT	TBD		
MTL-1	CORNICE - DECORATIVE METAL	TBD		
MTL-2	ACCENT BAND - WINDOW SHADE	TBD		



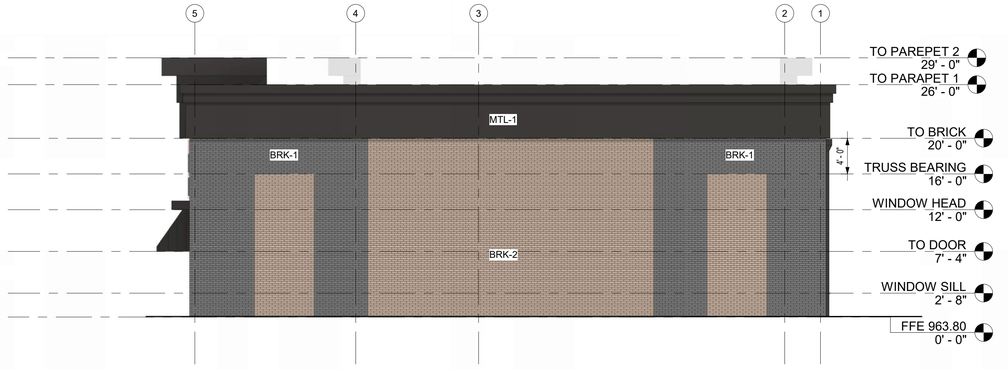
A2 / A201 NORTH (BACK) ELEVATION
3/32" = 1'-0" **72% PRIMARY MATERIAL (4750 SF BRICK, 233 SF GLASS / 6888 SF GROSS) > REQUIREMENT (70%)**



A3 / A201 SOUTH (FRONT) ELEVATION
3/32" = 1'-0" **73% PRIMARY MATERIAL (3305 SF BRICK, 1895 SF GLASS / 7143 SF GROSS) > REQUIREMENT (70%)**



A4 / A201 WEST ELEVATION
1/8" = 1'-0" **70% PRIMARY MATERIAL (1025 SF BRICK, 295 SF GLASS / 1885 SF GROSS) = REQUIREMENT (70%)**



d4 / A201 EAST (SIDE) ELEVATION
1/8" = 1'-0" **77% PRIMARY MATERIAL (1400 SF BRICK / 1830 SF GROSS) > REQUIREMENT (70%)**

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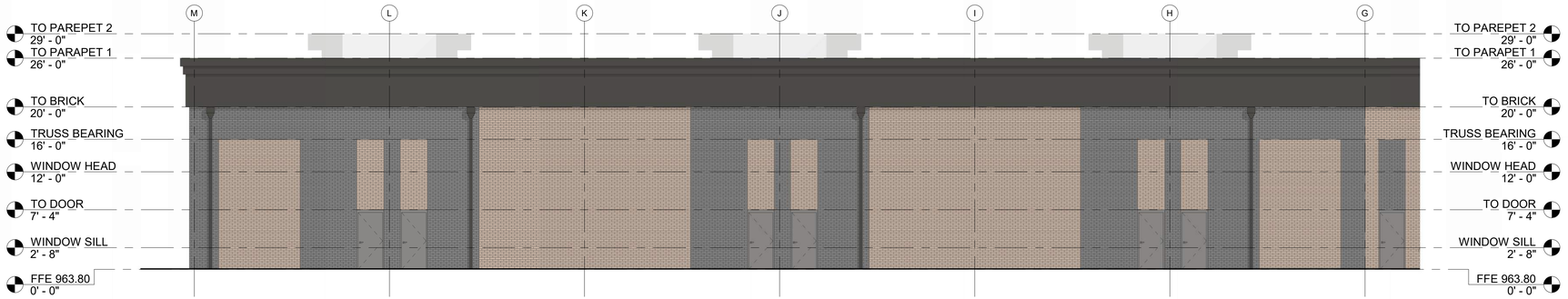
Grace A&D Job # 20250710

Project:
IZUMI RESTAURANT AND RETAIL CENTER

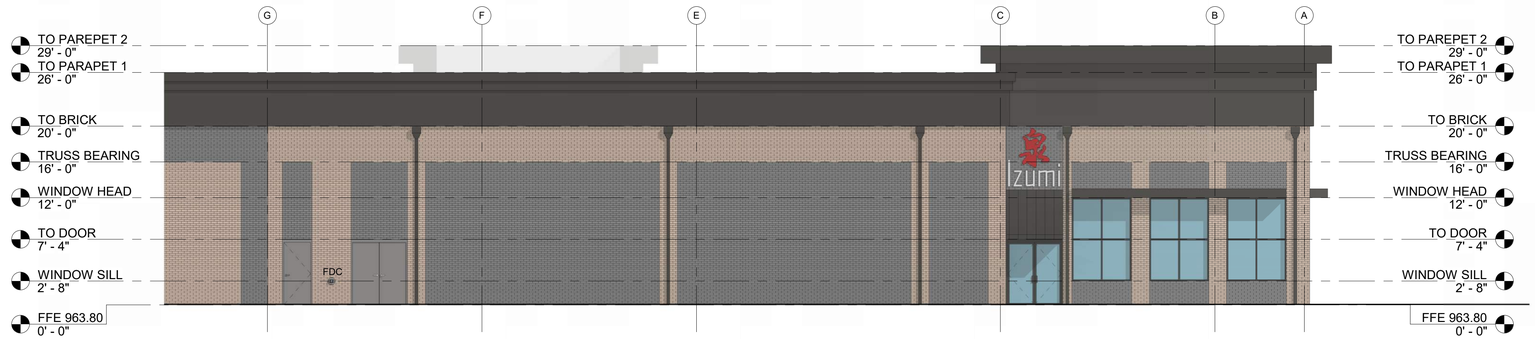
ELEVATIONS

A201

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A1 A202 NORTH (BACK) ELEVATION - RETAIL
1/8" = 1'-0"



B2 A202 NORTH (BACK) ELEVATION - RESTAURANT
1/8" = 1'-0"



A3 A202 SOUTH (FRONT) ELEVATION - RESTAURANT
1/8" = 1'-0"



B4 A202 SOUTH (FRONT) ELEVATION - RETAIL
1/8" = 1'-0"

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Grace A&D Job # 20250710

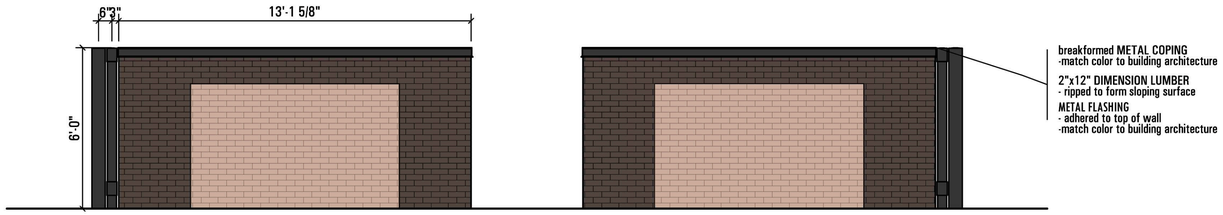
Project:

IZUMI RESTAURANT AND RETAIL CENTER

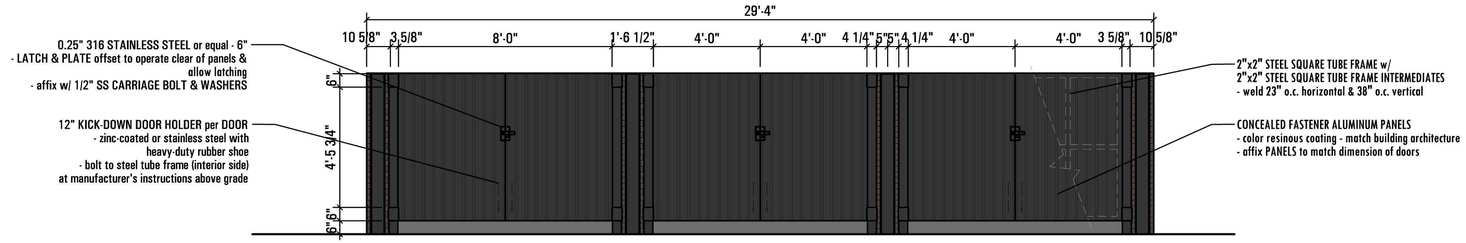
ELEVATIONS

A202

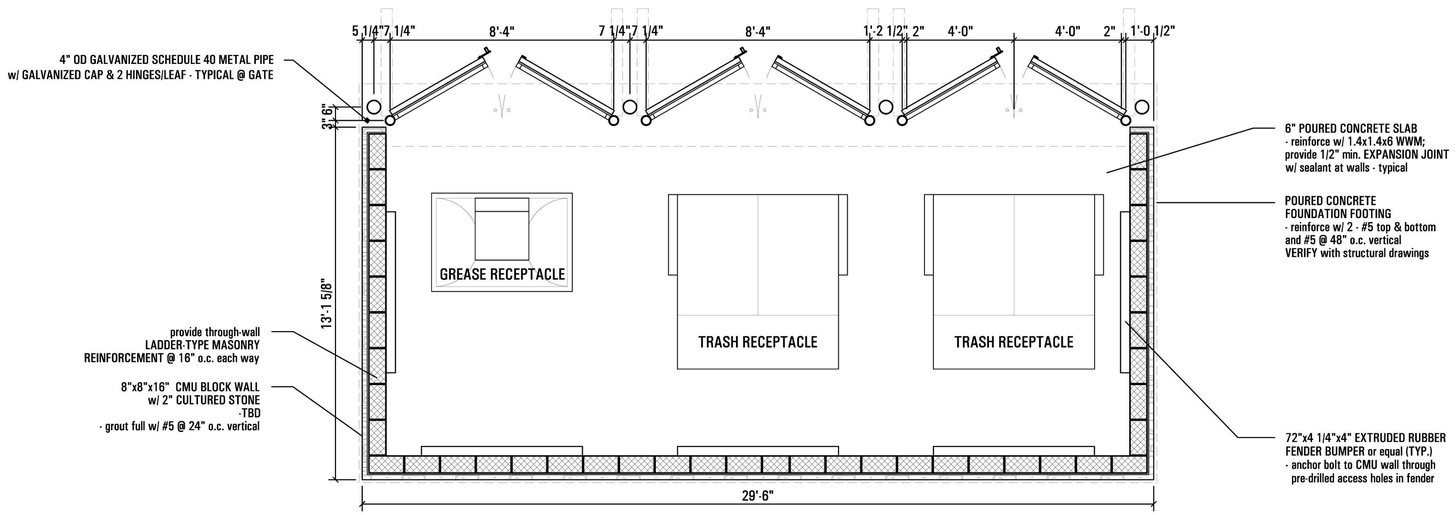
8/22/2025 2:42:11 PM



SIDE ELEVATIONS



FRONT ELEVATION



PLAN

WILLIAM J. LUDWIG & ASSOCIATES, Ltd.
ARCHITECTURE
URBAN DESIGN
TOWN PLANNING
LAND DEVELOPMENT
939 OFFICE PARK ROAD SUITE 211 WEST DES MOINES, IOWA 50265
MOBILE 515.240.5310 EMAIL ludwig@ludwigltd.com 515.272.0616 MOBILE

TRASH ENCLOSURE

IZUMI RESTAURANT & COMMERCIAL | RETAIL CENTER

IZUMI SUSHI & HIBACHI RESTAURANT - 1950 NE 36th STREET ANKENY, POLK COUNTY, IOWA

DATE
22 AUG 2025

REVISIONS

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

SHEET
A 4.10

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME

The applicant, Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, request to rezone property from R-1, One Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

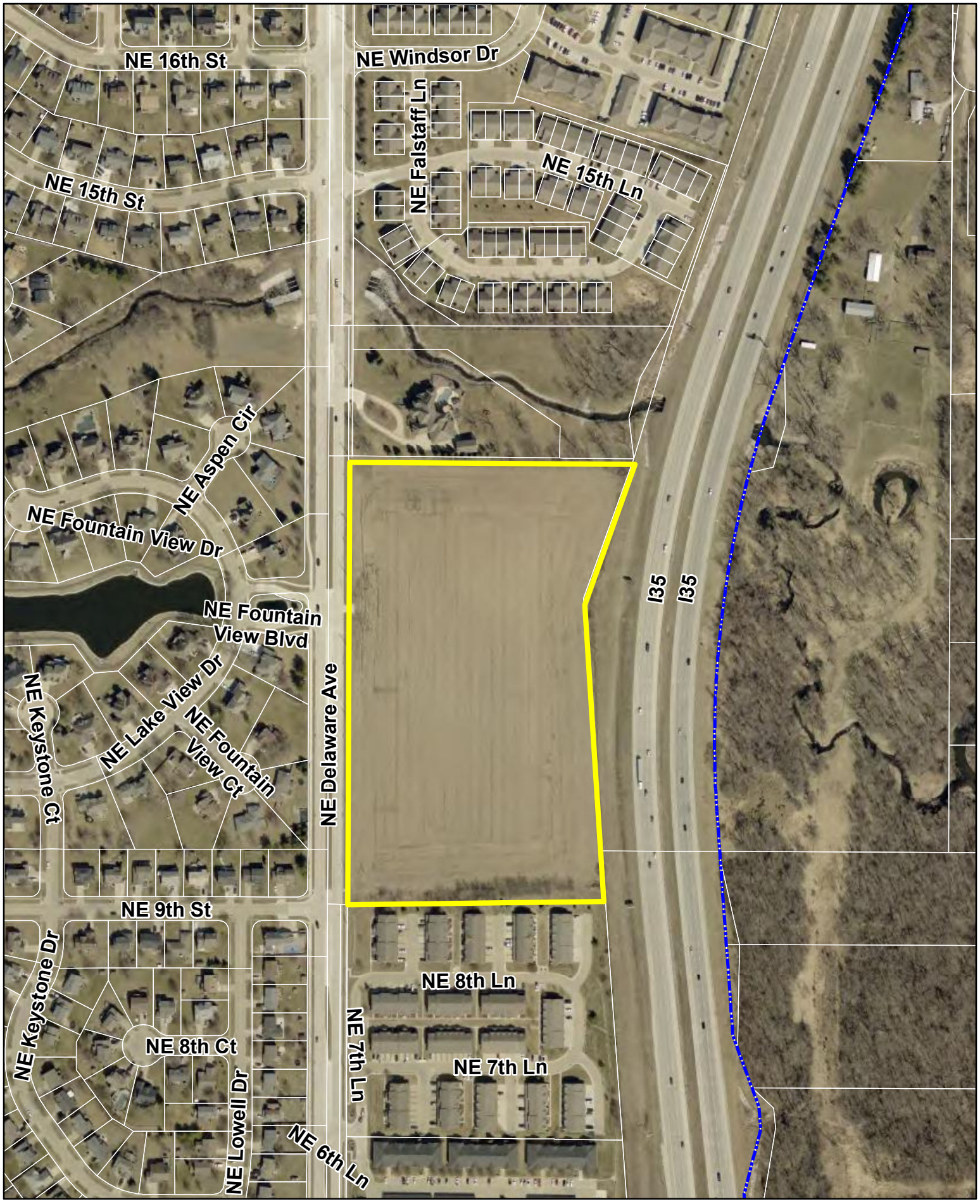
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

1. Aerial
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map



N

1 inch = 306 feet

Date: 3/25/2026

Meridith Property Rezoning
Aerial map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: April 7, 2026

Agenda Item: Meridith Property Rezoning – Public Hearing
Report Date: Aprill 1, 2026
Prepared By: Laura Hutzell
Associate Planner

EJC

Discussion:

The applicant, Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, have proposed a rezoning of approximately 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments.

The area subject to the proposed rezoning consists of one parcel and is approximately 16.62 acres in size. The parcel is located west of Interstate 35, east of NE Delaware Avenue, South of NE 15th Street, and north of NE 9th Street.

The property is currently zoned R-1, One-Family Residence District. Property to the north is zoned R-3, Multiple Family Residence District with conditions: limited to 16 units on the 6.4 - acre parcel. Property to the west across NE Delaware Avenue, known as Fountain View Estates, is zoned R-1, One-Family Residence District, property to the southwest, known as Crestbruck Acres is zoned R-2, One-Family and Two-Family Residence District, property immediately east is Interstate right-of-way, and property to the south is zoned R-3A, Planned Multiple-Family Residence District.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines the entire 16-acre parcel as being Medium Density Residential. According to Figure 12.5 in the City's Comprehensive Plan, the proposed R-3 zoning category is compatible with the Medium Density Residential Land Use.

Specifically, the Medium Density Residential land use is described in the City's Comprehensive Plan as being designed for single-family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5-12 units per acre. Land uses may also include single-family detached dwellings, "tiny home" developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

The applicant was only able to obtain 4% consenting signatures from adjacent property owners, requiring Council initiation, which took place at the March 2, 2026 Ankeny City Council Meeting.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings on March 23, 2026; and a legal notice of the proposed rezoning and amendments was published on March 20, 2026. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the appropriate signage on March 23, 2026, which exceeds the required seven days of notification for the proposed rezonings before the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on April 21, 2026.

March 09, 2026

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

RE: Meridith Property Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

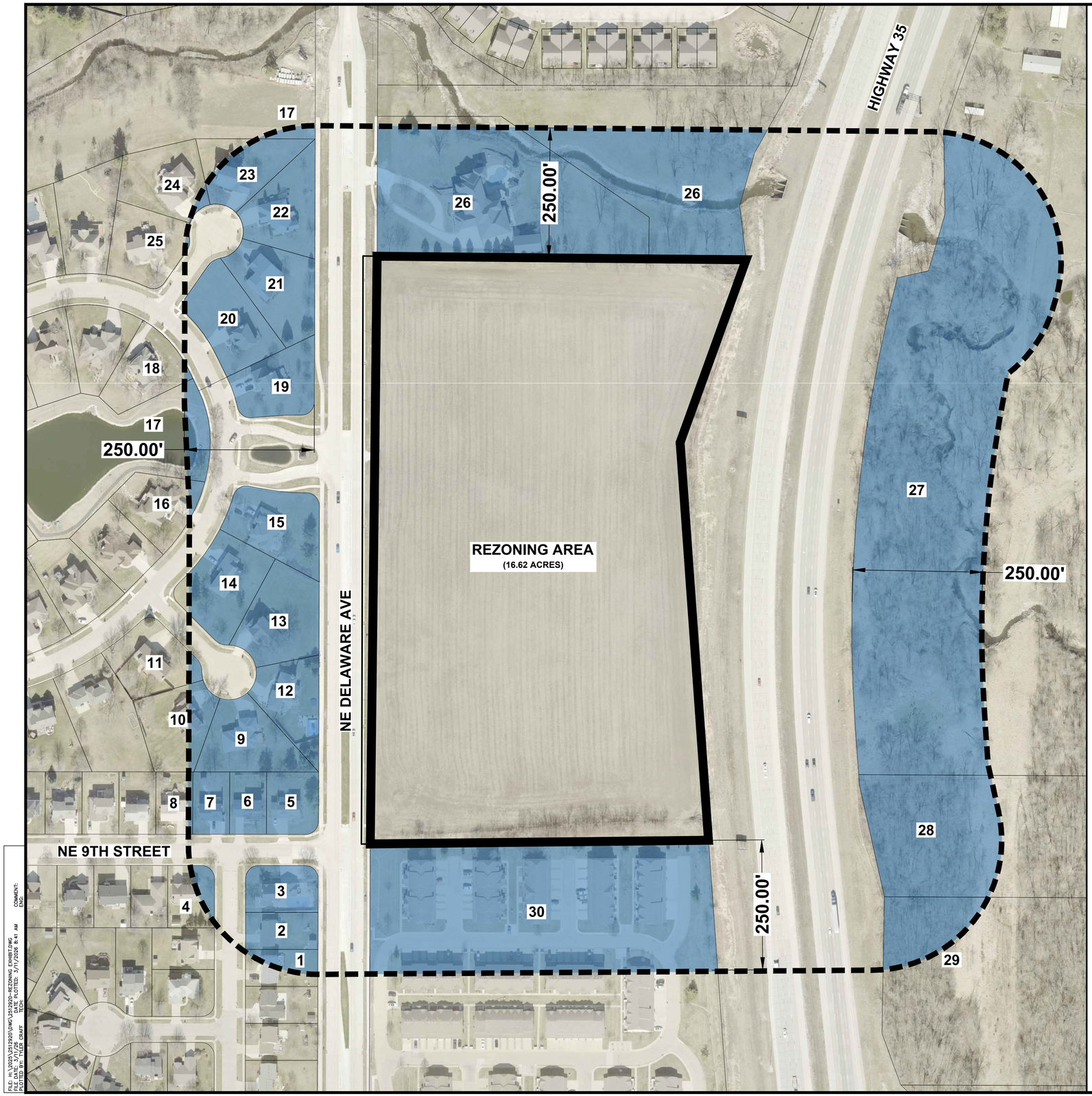
On behalf of Hubbell Realty Company, we submit herewith the following rezoning request to rezone approximately 16.62 acres located Northeast of NE Delaware Avenue/NE 9th Street, East of Interstate 35 and west of NE Delaware Avenue. The existing zoning on the property is R-1 One-Family Residential, and we are requesting to rezone 16.62 acres to R-3 Multiple-Family Residence District, restricted to 12 units per acre, no apartments. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Ryan Hardisty, P.E.

cc: Kevin Lohry, Hubbell Realty Company



OWNER

RICHARD H MERIDITH & MARTHA J MERIDITH REVOCABLE TRUST

REQUESTED BY

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: 515-280-2078
CONTACT: KEVIN LOHRY
EMAIL: KEVIN.LOHRY@HUBBELLREALTY.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM

ZONING

EXISTING: R-1 (ONE-FAMILY RESIDENCE DISTRICT)

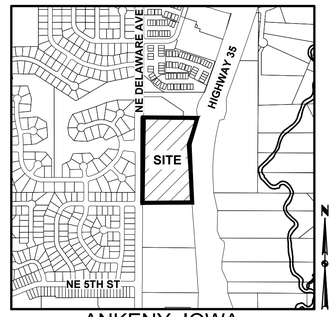
PROPOSED: R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT, RESTRICTED TO 12 UNITS PER ACRE, NO APARTMENTS)

BULK REGULATIONS

R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)

FRONT SETBACK	= 30 FEET
SIDE SETBACK	= 22 FEET TOTAL
REAR SETBACK	= 35 FEET
OPEN SPACE	= 20%

VICINITY MAP



ANKENY, IOWA

REZONING AREA DESCRIPTION

AN EX. TRACT IN THE SW¼, NW¼ & NW¼, SW¼ SEC. 18-80-23, CITY OF ANKENY, POLK CO., IOWA

AN EXISTING TRACT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK CO., IOWA, AS DESCRIBED IN A RETRACEMENT PLAT OF SURVEY FILED IN BOOK 20243, PAGE 650. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00°10'21"E, 991.04 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF LOT A IN YOUNT ESTATES; THENCE S89°16'01"E, 50.00 FEET ALONG THE SOUTH LINE OF SAID YOUNT ESTATES TO THE EAST RIGHT OF WAY LINE OF NE DELAWARE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S89°16'01"E, 718.84 FEET TO THE SOUTHEAST CORNER OF OUTLOT X IN SAID YOUNT ESTATES, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE 35; THENCE FOLLOWING SAID RIGHT OF WAY LINE S16°26'17"W, 360.31 FEET; THENCE S02°23'57"E, 768.91 FEET TO THE NORTHEAST CORNER OF LOT 26 IN DELAWARE PARK CONDOMINIUMS; THENCE S89°33'39"W, 652.55 FEET ALONG THE NORTH LINE OF SAID DELAWARE PARK CONDOMINIUMS TO THE EAST RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE FOLLOWING SAID LINE N00°13'29"E, 137.48 FEET; THENCE N00°10'21"E, 990.54 FEET TO THE POINT OF BEGINNING, CONTAINING 16.62 ACRES.

POLK COUNTY, IOWA

ADJACENT OWNERSHIP TABLE

NO.	PROPERTY OWNER	ACRES	PERCENT	CONSENT
1	ROBINSON, PHILLIP J & COLLEEN L	0.11 AC	0.47%	-
2	MCDEVITT, NICOLE L & MARTIN D	0.16 AC	0.71%	-
3	BAHR REVOCABLE TRUST	0.28 AC	1.22%	-
4	BROWN, CRAIG L & JANET M	0.07 AC	0.30%	-
5	EMRY, RHONDA S	0.27 AC	1.18%	N
6	AROKIASAMY, JAMES ALEXANDER & ANTONY, MARY HELEN	0.20 AC	0.85%	Y
7	BUENTING, DEBRA J & JEFFREY A	0.20 AC	0.85%	-
8	SANDERS, HEATHER J	0.02 AC	0.10%	-
9	WEYER, JAMES	0.49 AC	2.14%	N
10	CARROLL, ANGELA M	0.14 AC	0.62%	-
11	TERRI KETCHAM REVOCABLE TRUST	0.03 AC	0.12%	N
12	STOKKA, JORDAN & ASHLEY	0.41 AC	1.79%	N
13	BRENDELAND, MARY K	0.55 AC	2.37%	-
14	LAM, LOI	0.51 AC	2.19%	-
15	GODRON, DAVID M & KRISTL R	0.52 AC	2.25%	N
16	ADAMS, RUSSELL W & CHRISTINE	0.03 AC	0.14%	N
17	FOUNTAIN VIEW ESTS HOMEOWNERS	0.22 AC	0.95%	N
18	TERRINYE A GOETZ TRUST & THOMAS R GOETZ TRUST	0.01 AC	0.03%	N
19	KNOX, JOHN W & TERESA L	0.42 AC	1.81%	N
20	THOMPSON, KATHRYN A	0.52 AC	2.24%	-
21	BENDEZU, RICARDO E & JODI L	0.52 AC	2.26%	N
22	SIPPEL, CYNTHIA R & RICHARD A	0.47 AC	2.04%	Y
23	EARP, MARLA R & MICHAEL L	0.33 AC	1.45%	N
24	PETERSON, JAMIE D & KIMBERLEY A	0.02 AC	0.09%	-
25	BELZ, JENNIFER & KLINT	0.01 AC	0.03%	-
26	WILLEY, RONALD L & SHARON	4.09 AC	17.72%	-
27	EICHENBERGER, PAMELA J	6.92 AC	29.99%	-
28	HOGUE, KARA K & TYLER C	1.31 AC	5.68%	-
29	TRENT A MURPHY REVOCABLE TRUST & LAURA R MURPHY REVOCABLE TRUST	0.45 AC	1.93%	Y
30	THE TOWNHOUSES AT DELAWARE PARK	3.81 AC	16.50%	-
		23.09 AC	100.00%	4.82%

N

SCALE
0' 50' 100' 200'
1" = 100' (FULL SIZE)

FILE: H:\2023\2312920\DWG\2312920-REZONING EXHIBIT.DWG
LAST SAVED: 3/11/2026 8:41 AM
PLOTTED BY: TYLER CRAFF
PLOTTED: 3/11/2026 8:41 AM
TECH:
ENG:
COMMENT:

REVISIONS	DATE
	03/11/26
PREPARED	

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

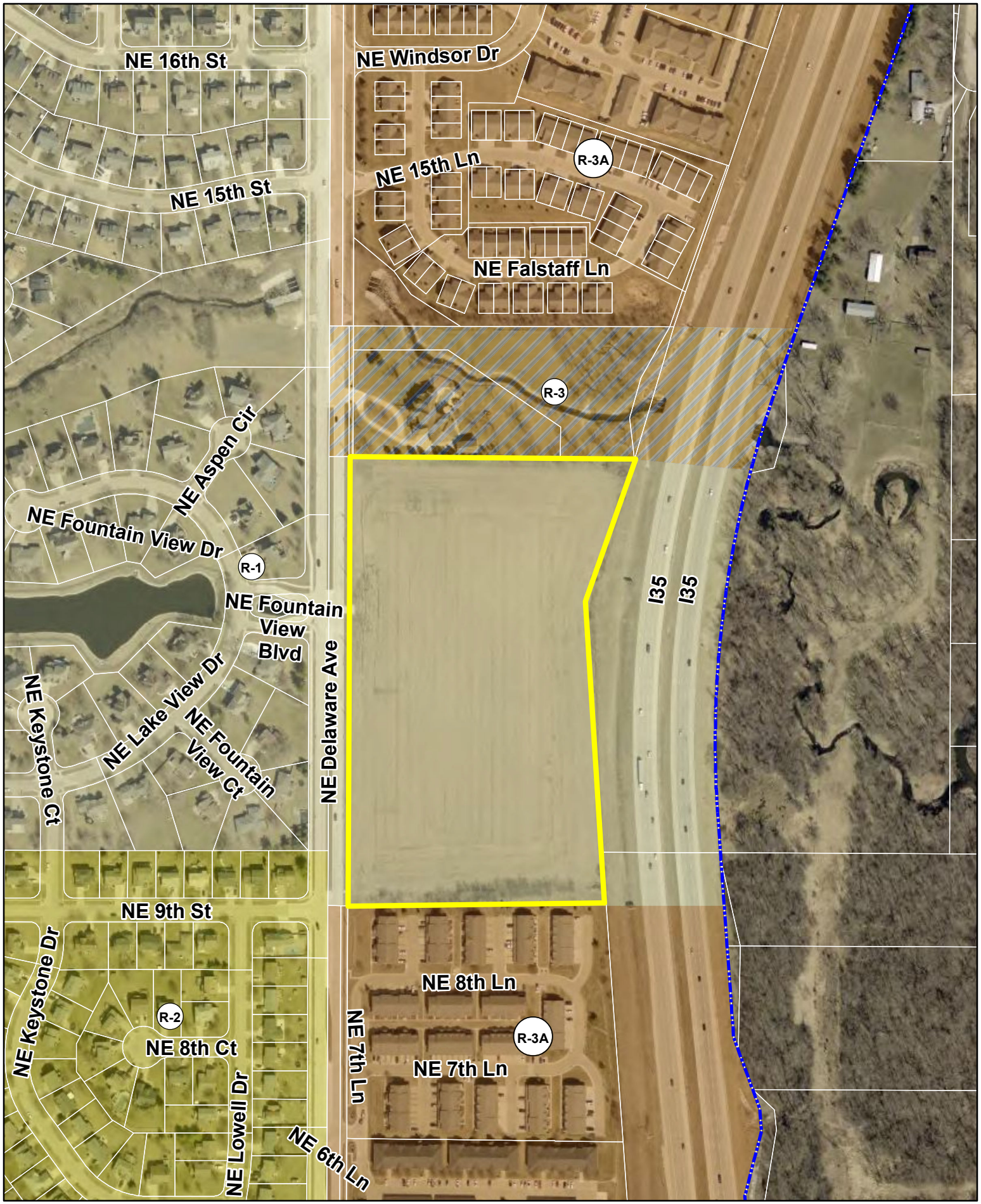
ANKENY, IOWA

MERIDITH PROPERTY REZONING

REZONING MAP

1/1

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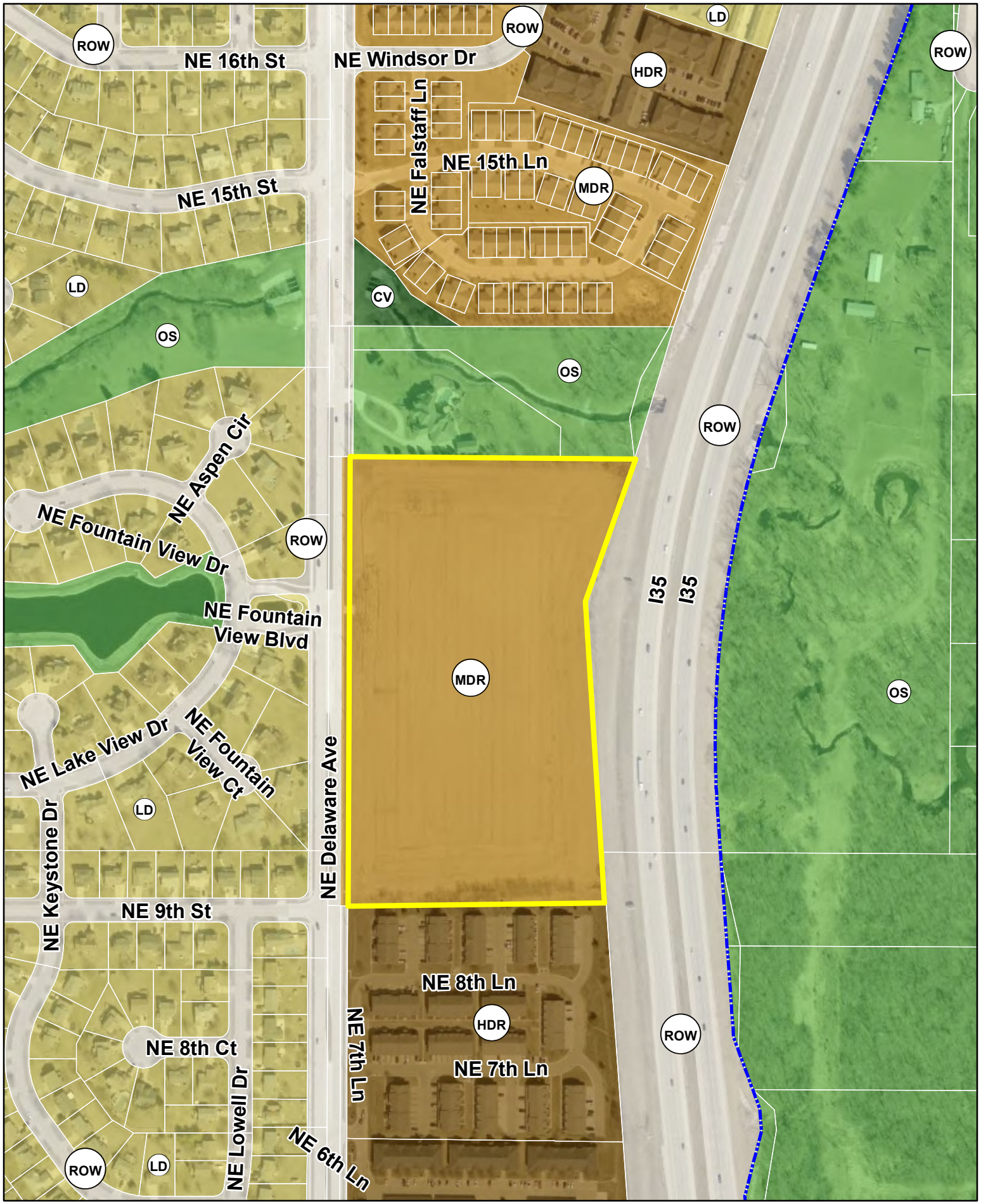
N

1 inch = 306 feet

Date: 3/25/2026

Meridith Property Rezoning
Current Zoning Map

Ankeny
bringing it all together.



N

1 inch = 306 feet

Date: 3/25/2026

Meridith Property Rezoning
Future Land Use Map

Ankeny
bringing it all together.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME

Request for a 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan for property owned by DRA Properties, LC.

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)

The Plan and Zoning Commission approved the original Pine Lake Estates PUD and Master Plan on August 20, 2024 and by City Council on October 21, 2024.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

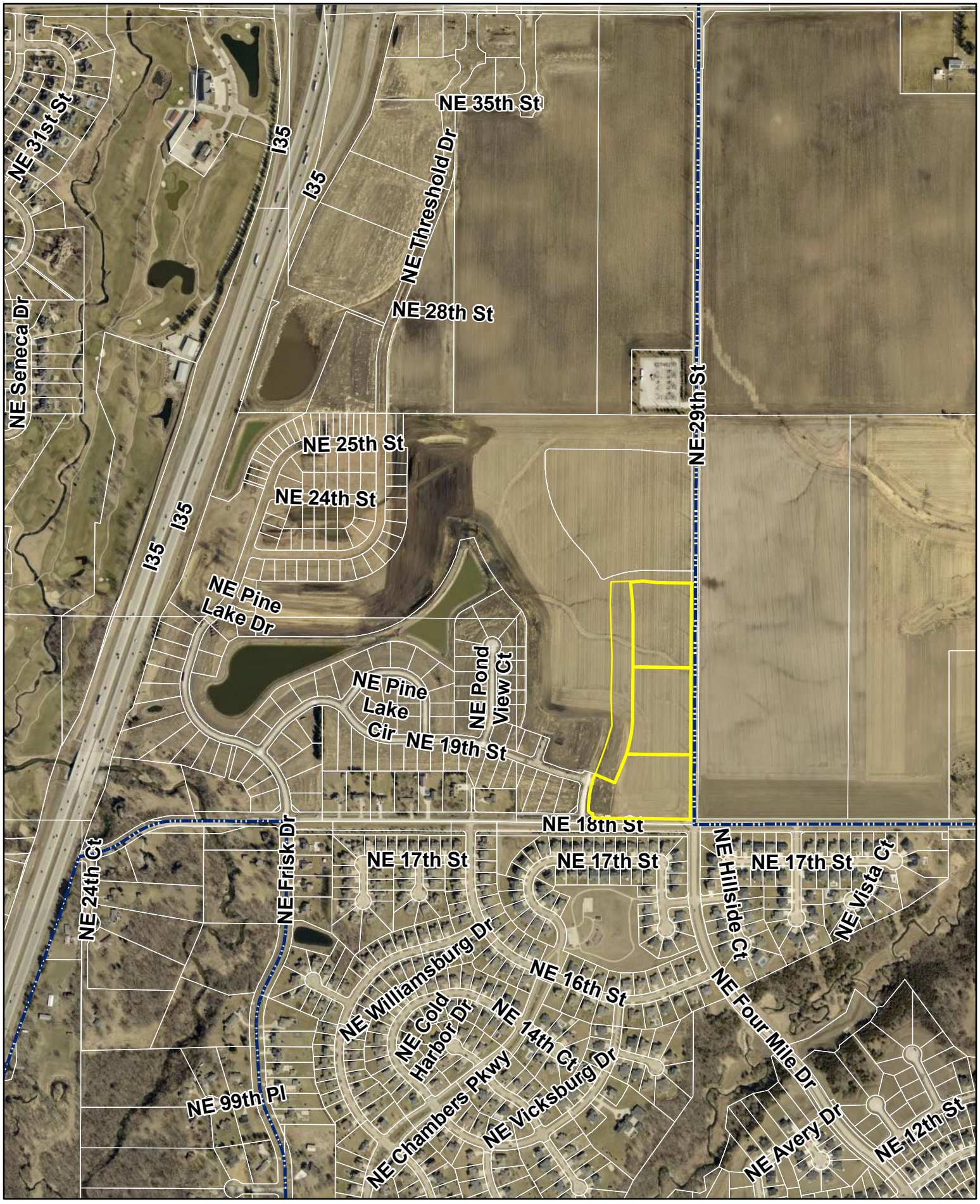
ACTION REQUESTED

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC for the 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan. The proposed revision applies to approximately 18 acres of the total 124.4-acre development area specifically, located east of

NE Spectrum Drive, south of NE 21st Street, north of NE 18th Street and west of NE Four Mile Drive.

ATTACHMENTS

1. Aerial
2. Staff Report
3. Applicant Letter
4. 2026 PUD amendments
5. Exhibit - Master Plan Amendment
6. 2026 Master Plan Amendment (2026-03-30)
7. 2024 approved Pine Lake Estates PUD
8. 2024 approved Pine Lake Estates Master Plan



N

1 inch = 785 feet

Date: 4/2/2026

Pine Lake Estates
2026 Minor Amendment
Aerial Map

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: April 7, 2026

Agenda Item: Pine Lake Estates PUD Minor Amendment
Report Date: April 1, 2026
Prepared by: Laura Hutzell
Associate Planner

EJC

That the Plan and Zoning Commission recommend City Council approval of the 2026 Minor Amendment to the Pine Lake Estates PUD and Master Plan.

Project Background

The Pine Lake Estates Planned Unit Development (PUD) is located north of Pine Lake Estates Plat 1, east of Interstate 35, west of NE Four Mile Drive, and north of NE 18th Street. The PUD was originally approved by the Plan and Zoning Commission on August 20, 2024, and by the City Council on October 21, 2024.

The originally approved PUD and Master Plan encompasses approximately 124.40 acres and includes a mix of low-density residential uses, consisting of various single-family lot types (Manor, Estate, Village, and Garden lots), as well as 12.94 acres designated for multi-family residential development at a density of 12 units per acre. The development also includes parkland and an educational use.

Parkland dedication requirements for the combined Pine Lake Estates PUD and Pine Lake Estates Plat 1 total 6.78 acres. With the approval of Pine Lake Estates Plat 2, 5.96 acres of parkland were dedicated to the City, satisfying a majority of this requirement. The remaining 0.82 acres is to be addressed through a future parkland dedication agreement or a payment in lieu, to be determined during the final phase of platting.

In February 2026, the developer, DRA Properties, LC requested a Minor Amendment to 18 of the 124.4 acres on the southeast side of the development. The previously approved 2024 PUD and accompanying Master Plan identified the southeast portion of the development as accommodating up to 174 residential units, including both single-family and multi-family components. While this minor amendment modifies the layout and lot types and adjusts the acreage and density of the multi-family area, the overall residential unit cap within this portion of the PUD remains unchanged.

The total number of residential units continues to be limited to 174, consistent with the originally approved PUD and Master Plan. Therefore, the proposed amendment does not result in an increase in overall density.

Project Description

The applicant, DRA Properties LC, is requesting a minor amendment to the Pine Lake Estates PUD affecting approximately 18 acres of the overall development. The amendment area is located east of NE Spectrum Drive, south of NE 21st Street, north of NE 18th Street, and west of NE Four Mile Drive.

Under the currently approved PUD, this area includes 19 single-family Village lots, ranging from 65 to 79 feet in width, along with 12.94 acres designated for multi-family development at a density of 12 units per acre. In total, this portion of the PUD allows up to 174 residential units.

Garden Lots:

In the previously approved PUD, Garden Lots were specific to the biattached lots located at the north end of the development. The proposed amendment now separates Garden Lots into two uses with separate bulk regulations for, biattached, which is now specific to lots 275-332, and single family, which is specific to lot 152-175.

The current PUD and Master Plan include 19 single-family Village lots, ranging from 65-79 feet in width located along NE Spectrum Drive and NE 21st Street. The proposed amendment modifies this layout by replacing the 19 Village lots with 24 single-family Garden lots, each with a minimum frontage width of 50 feet. These lots are designed as rear-loaded lots with alley access, which reduces direct driveway access onto NE Spectrum Drive and improves overall street functionality.

The PUD document has been updated to include bulk regulations for these proposed Garden lots (Lots 152–175 on the Master Plan). These lots will be subject to the following standards:

- **Minimum Lot Width:** 50 feet
- **Minimum Lot Area:** 6,000 square feet

Minimum Setbacks:

- Front Yard: 25 feet
- Rear Yard: 25 feet
- Side Yard: 5 feet
- Street Side Yard (corner lots): 15 feet

Maximum Building Height:

- Principal Structure: 35 feet
- Garage: 30 feet
- Accessory Structures: 14 feet

Maximum Number of Stories:

- Principal Structure: 2 stories
- Accessory Structures: 1 story

Accessory Structure Limitations:

- Total accessory structures may not exceed 15% of the lot area
- No single accessory structure may exceed 400 square feet

All other regulations not specifically addressed in the PUD shall default to R-3 zoning standards.

Multi-Family:

The amendment also includes adjustments to the multi-family area. The land area where the multi-family is located is proposed to increase from 12.94 acres to 14.56 acres and be organized into three outlots. The maximum unit count proposed is 149 units, resulting in a density of approximately 10.3 units per acre compared to the previous 12 units per acre.

It's important to note, the previously required 25-foot landscape buffer along NE 18th Street and NE Four Mile Drive will remain unchanged. This buffer must include a minimum three-foot berm, one overstory tree, and four shrubs per 50 linear feet.

Parkland Dedication:

Due to the revised layout, the total parkland requirement increases from 6.78 acres to 6.99 acres. With 5.96 acres already dedicated with Plat 2, the remaining obligation is now 1.03 acres. This requirement will be satisfied through a future parkland dedication agreement or payment in lieu at the current council rate at the time of platting.

Staff Findings:

In accordance with Ankeny Municipal Code Section 192.15(2)(D), PUD amendments are classified as either major or minor modifications. Major modifications typically involve increased density, intensification of use, additional land uses, significant changes to infrastructure demand, or alterations to buffering, screening, or street patterns.

The proposed amendment does not increase the total number of residential units, which remains capped at 174. Additionally, the amendment does not intensify land use, increase demand on public infrastructure, alter street patterns, or reduce required buffering and screening.

Based on these factors, the proposed amendment meets the criteria for a Minor Amendment.

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

NILLES ASSOCIATES

March 12, 2026

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Pine Lake Estates PUD Minor Amendment

Planning and Building Director, Planning and Zoning Commissioners, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, LC, we are requesting a minor amendment to the approved Planned Unit Development (PUD) for Pine Lake Estates.

The originally approved PUD consists of 124.40 acres and the proposed revision pertains to 18.00 acres. The amendment is to the area located east of NE Spectrum Drive, south of NE 21st Street, north of NE 18th Street, and west of NE Four Mile Drive.

Within this revision area, the approved PUD included 19 single-family residential village lots ranging in width from 65 to 79 feet, along with 12.94 acres of multi-family development at a density of 12 units per acre, for a total of 174 residential units. The proposed revised layout replaces the village lots with 24 single-family residential garden lots at 50' in front width and adjusts the multi-family parcel to 14.56 acres with a maximum density of 149 units. The overall residential unit count remains unchanged, resulting in no net increase in density from the originally approved PUD.

We respectfully ask for your approval of this PUD amendment. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam Schoeppner

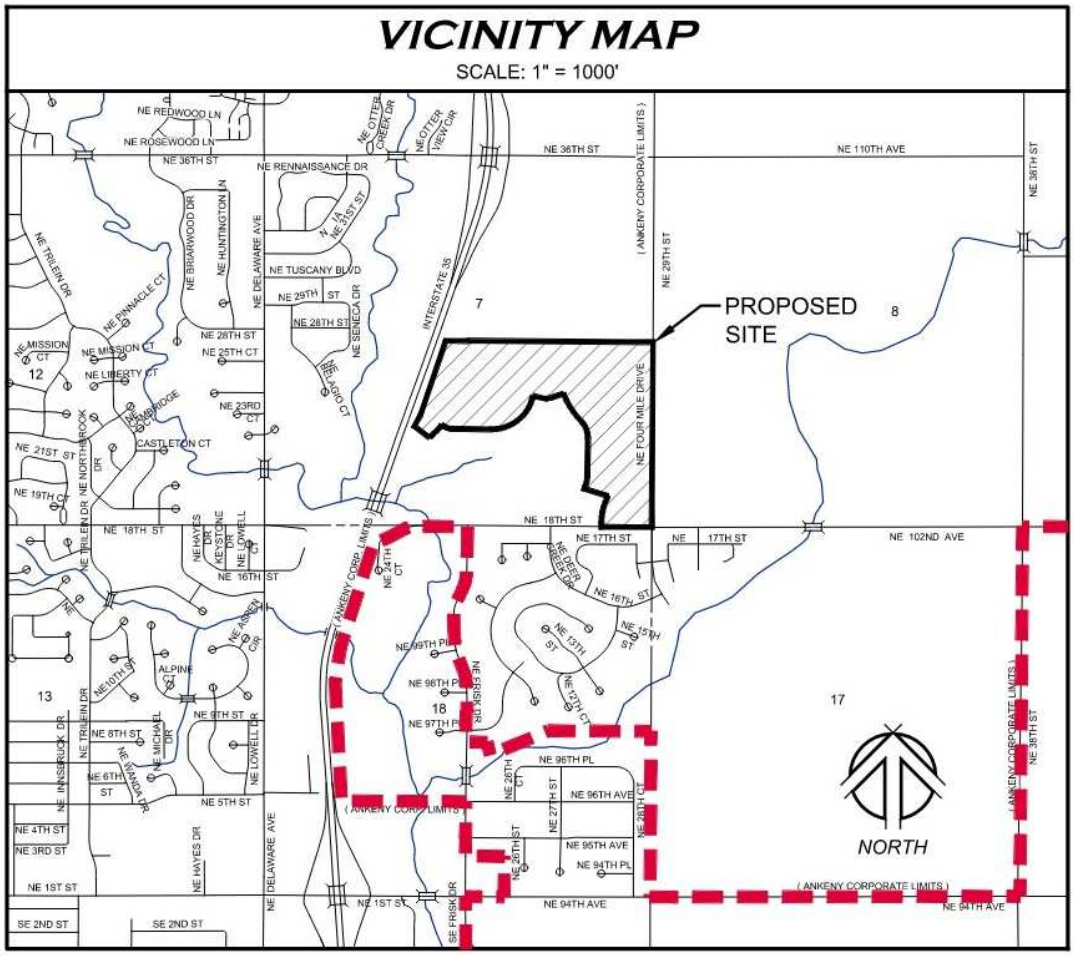
Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.

PINE LAKE ESTATES

PLANNED UNIT DEVELOPMENT

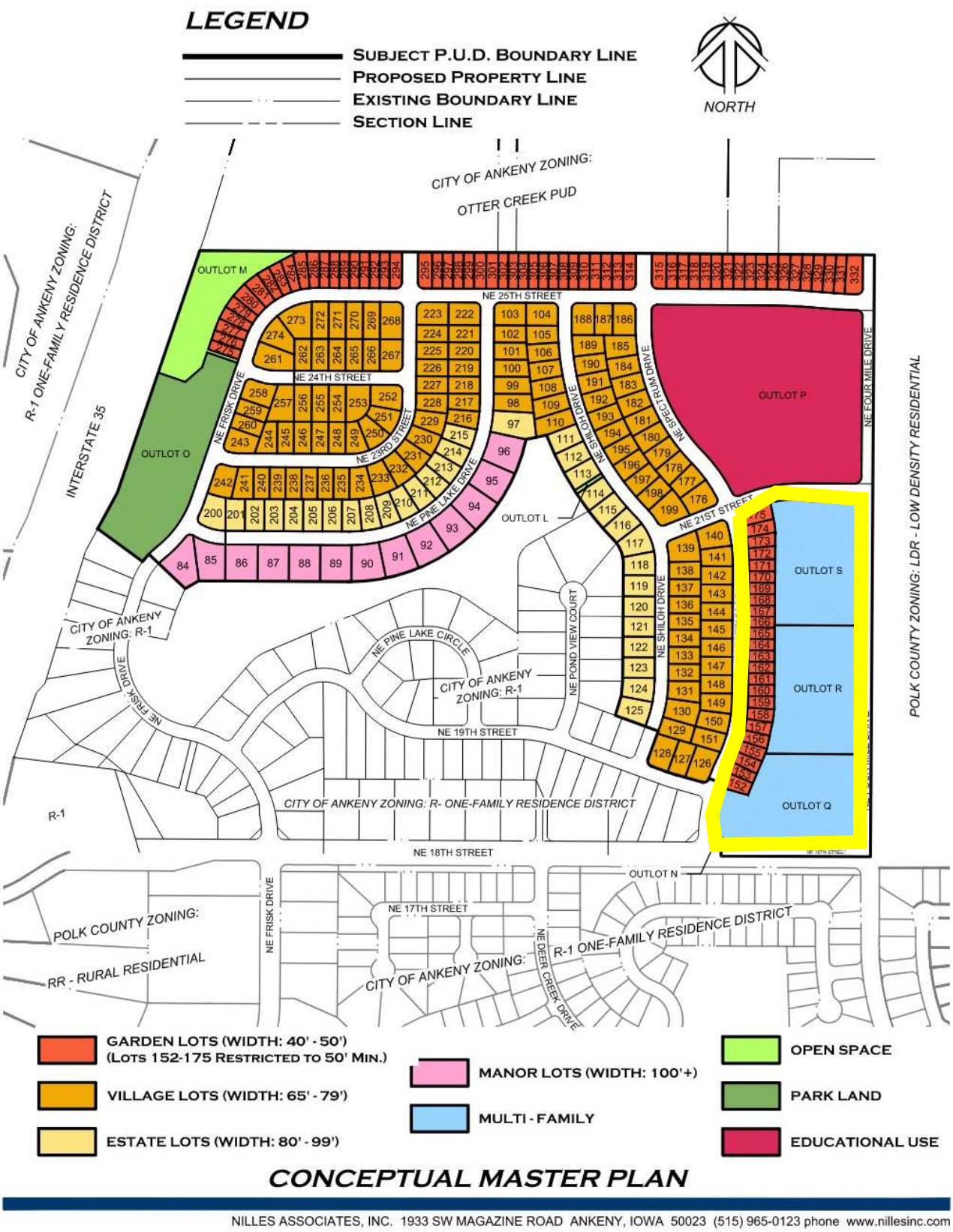
CITY OF ANKENY, IOWA

May 10, 2024 (Revised February 27, 2026)



NILLES ASSOCIATES

1933 SW Magazine Road · Ankeny, Iowa 50023 · (515) 965-0123 · (515) 965-3322 fax · nillesinc.com



CONCEPTUAL MASTER PLAN

NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 7 feet

iv. Street Side Yard Setback (corner lots only) – 15 feet

D. Maximum Height

i. Principal Building, if dwelling – 35 feet

ii. Garage – 30 feet

iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

i. Principal Building – 2 stories

ii. Accessory Building – 1 story

F. Maximum Building Area

i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-1 Zoning Regulations shall apply to any items not covered within this PUD

GARDEN LOTS (40'-50'+ LOTS)

Bi-attached residential homes with minimum two-car attached garages (Lots 275-332)

A. Minimum Lot Width at front yard setback – 40 feet

B. Minimum Lot Area – 6,000 Sq. Ft

C. Minimum Yard Requirements:

i. Front Yard Setback – 25 feet

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 5 feet on open side yard

0 feet for attached

iv. Street Side Yard Setback (corner lots only) – 15 feet

D. Maximum Height

i. Principal Building, if dwelling – 35 feet

ii. Garage – 30 feet

iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

i. Principal Building – 2 stories

ii. Accessory Building – 1 story

F. Maximum Building Area

i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

Detached single-family residential homes with minimum two-car attached garages (Lots 152-175)

A. Minimum Lot Width at front yard setback – 50 feet

B. Minimum Lot Area – 6,000 Sq. Ft

C. Minimum Yard Requirements: Ia

i. Front Yard Setback – 25 feet

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 5 feet

iv. Street Side Yard Setback (corner lots only) – 15 feet

D. Maximum Height

i. Principal Building, if dwelling – 35 feet

ii. Garage – 30 feet

iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

i. Principal Building – 2 stories

ii. Accessory Building – 1 story

F. Maximum Building Area

i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

MULTIPLE – FAMILY RESIDENTIAL

A. Detached or attached multi-family residential homes.

B. Maximum Residential Density – 149 total units or 10.3 units per acre.

C. Maximum Two-Story building height for attached units.

D. Minimum Lot Width at front yard setback

i. One-family detached dwelling – 65 feet

ii. One-family attached dwelling – 50 feet

E. Minimum Lot Area

i. One-family detached dwelling – 6,000 Sq. Ft.

ii. One-family attached dwelling – 5,000 Sq. Ft.

F. Minimum Yard Requirements:

i. Front Yard Setback – 25 feet

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 5 feet

iv. Street Side Yard Setback (corner lots only) – 15 feet

G. A minimum 25-foot landscaping and buffer easement shall be provided adjacent to the right-of-way for NE 18th Street and NE Four Mile Drive.

i. 1 overstory tree and 4 shrubs every 50 lineal feet are required to be installed along a minimum 3’ earthen berm.

H. R-3 Zoning Regulations shall apply to any items not covered within this PUD

EDUCATIONAL USE

A. R-1 Zoning Regulations shall apply.

PARKLAND

There is a planned private park area located in Pine Lake Estates Plat 1 around the perimeter of the internal storm water management water feature. Improvements will include an 8-foot trail around the entirety of the water feature that will be installed by the developer and maintained by the HOA. Additionally, approximately 6 acres of park ground adjacent to I-35 will be provided for required public park ground for the entirety of both Pine Lake Estates Plat 1 and the acres included in this PUD. The developer intends to dedicate the 5.96 acre Outlot O to the City and future parkland dedication via a parkland dedication agreement or payment in lieu of the additional 1.03 acres.

PINE LAKE ESTATES PUD

PARK LAND DEDICATION WORKSHEET

Park Land Dedication Calculation

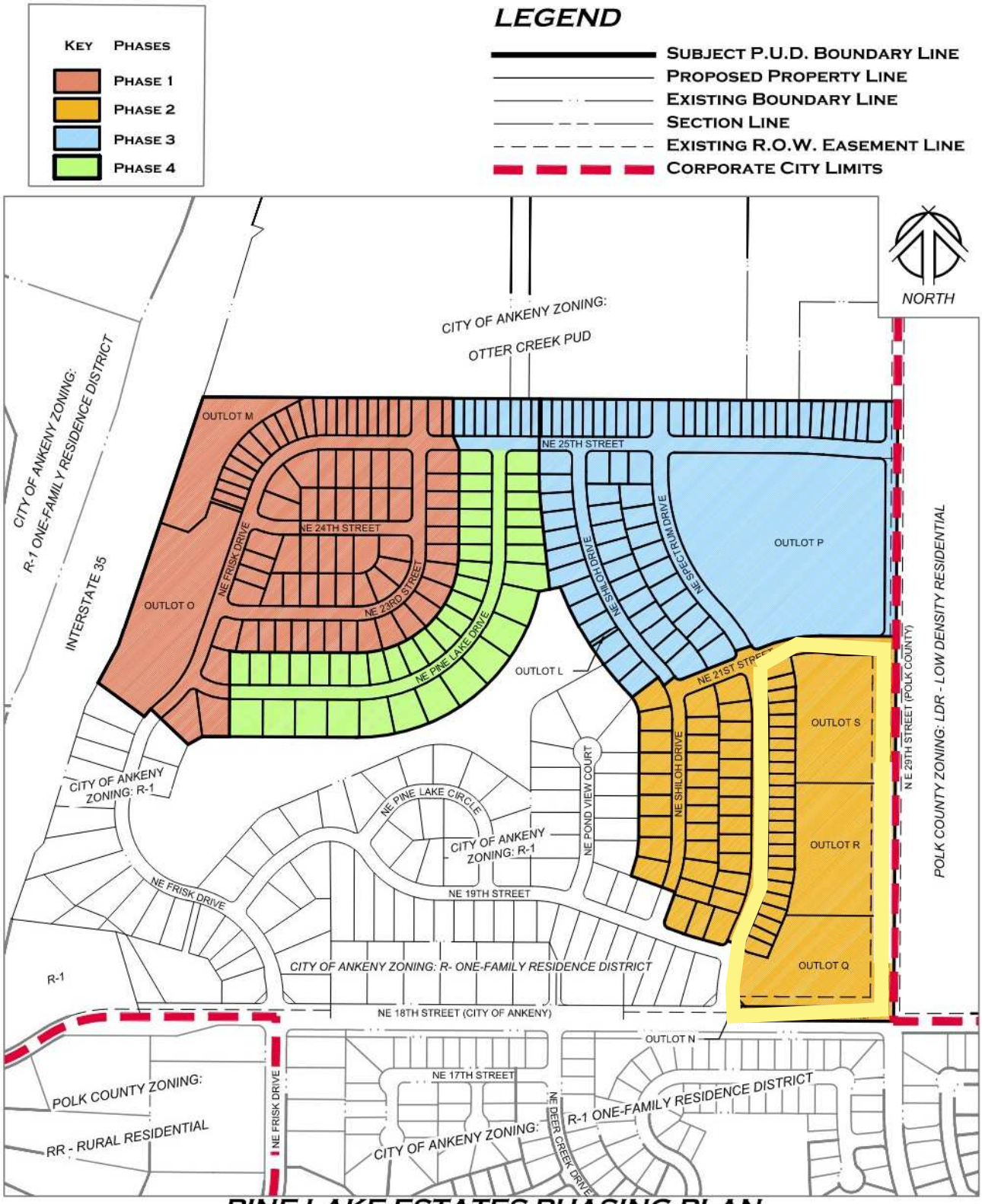
Residential Lot sizes 25,000 sq. ft. to 40,000 sq. ft. or greater = 3% of total land area

Residential Lot sizes 8,000 sq. ft. to 24,999 sq. ft. = 5% of total land area

Residential Lot sizes 2,499 sq. ft. or less to 7,999 sq. ft. = 10% of total land area

Total Number of Lots	**=**	**249**	**Lots**
Total Platted Area	**=**	**124.40**	**Acres**
Area of Open Space Outlots L,M,N,O	**=**	**8.99**	**Acres**
Area of School Outlot P	**=**	**14.80**	**Acres**
Area of R.O.W. Street Lot A	**=**	**23.41**	**Acres**
Area of Multi-Family Outlots Q, R, S	**=**	**14.56**	**Acres**
greater than 25,000 sq. ft. Lots Area	**=**	**0.00**	**Acres**
8,000 to 24,999 sq. ft. Lots Area	**=**	**51.89**	**Acres**
less than 7,999 sq. ft. Lots Area	**=**	**10.74**	**Acres**

	Lot Areas		Minimum Park Area to be dedicated	
Multi-Family Areas	14.56	=	1.46	Acres
Lots greater than 25,000 sq. ft. -	0.00	=	0.00	Acres
Lots 8,000 sq. ft. to 24,999 sq. ft. -	51.89	=	2.59	Acres
Lots less than 7,999 sq. ft. -	10.74	=	1.07	Acres
MINIMUM PARK LAND AREA		**=**	**5.12**	**Acres**
REQUIRED PARK LAND AREA FROM PINE LAKE ESTATES PLAT 1		=	1.87	Acres
TOTAL REQUIRED PARK AREA		=	6.99	Acres
PROPOSED PARK AREA (OUTLOT O)		=	5.96	Acres
PARK AREA SHORTAGE		=	1.03	Acres



PINE LAKE ESTATES PHASING PLAN

NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com

BULK REGULATIONS

TOTAL RESIDENTIAL LOTS = 249

KEY	LOT TYPES	WIDTH @ FRONT SETBACK	NUMBER OF LOTS	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	MINIMUM REAR SETBACK
	MANOR LOTS	100' +	13	35'	7'	25'	25'
	ESTATE LOTS	80' - 99'	32	30'	7'	20'	25'
	VILLAGE LOTS	65' - 79'	122	30'	7'	15'	25'
	GARDEN LOTS	40'-50'	82	25'	5'	15'	25'
	MULTI-FAMILY	20'		20'		25'	25'
	EDUCATIONAL USE			25'		25'	25'
	PRIVATE OPEN SPACE						
	PUBLIC PARK						

NOTES:
1. LOTS 152-175 ARE DESIGNATED AS GARDEN LOTS WITH SINGLE-FAMILY DETATCHED RESIDENCES WITH A 50' MINIMUM WIDTH AT FRONT SETBACK.
2. REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES

NORTH

150 0 75

SCALE

PARCEL 2023-13 OF NW FR'L 1/4 & WEST 60 ACRES OF SOUTH 1/2 OF NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST LYING E'LY AND S'LY OF I-35
ZONING: CITY OF ANKENY OTTER CREEK PUD

PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES
ZONING: CITY OF ANKENY OTTER CREEK PUD

PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C
ZONING: CITY OF ANKENY OTTER CREEK PUD

PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST
ZONING: CITY OF ANKENY OTTER CREEK PUD

PART OF NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST

ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

OUTLOT M DETENTION

OUTLOT O PUBLIC PARK

OUTLOT P EDUCATIONAL

OUTLOT L OPEN SPACE

OUTLOT S MULTI-FAMILY 207,437 Sq. Ft. 4.76 Acres

OUTLOT Q MULTI-FAMILY 212,050 Sq. Ft. 4.87 Acres

OUTLOT Q MULTI-FAMILY 212,050 Sq. Ft. 4.87 Acres

OUTLOT N OPEN SPACE

NE 25TH STREET
NE 24TH STREET
NE 21ST STREET
NE 19TH STREET
NE 18TH STREET
NE 17TH STREET

NE FRISK DRIVE
NE THRESHOLD DRIVE
NE PINE LAKE DRIVE
NE SHILOH DRIVE
NE SPECTRUM DRIVE
NE FOUR MILE DRIVE
NE 29TH STREET (POLK COUNTY)
NE POND VIEW COURT
NE PINE LAKE CIRCLE
NE 102ND AVENUE (POLK COUNTY)
NE 24TH COURT
NE PITTSBURG COURT
NE SHILOH COURT
NE DEER CREEK DRIVE
NE VICKSBURG DRIVE
NE HILLSIDE COURT

PINE LAKE ESTATES PLAT 1

NURSERY DRIVE ESTATES PLAT NO. 1

NURSERY DRIVE ESTATES PLAT NO. 2

PART OF LOT 1 ALBAUGH GOLF AND COMMERCIAL

PARCEL F OF WEST 1/2 OF SW FRL 1/4 & NW FR'L 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35
ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

INTERSTATE 35

PART OF OUTLOT X BRIAR CREEK SOUTH PLAT 2

PARCEL B OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
ZONING: POLK COUNTY
LDR: LOW DENSITY RESIDENTIAL

OUTLOT D GREENWOOD ACRES PLAT 2

PART OF LOT 2
ZONING: POLK COUNTY
RR: RURAL RESIDENTIAL DISTRICT

PART OF LOT 3
ZONING: POLK COUNTY
RR: RURAL RESIDENTIAL DISTRICT

LOT 4

LOT 1

WEST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RANGE 23 WEST
ZONING: POLK COUNTY
LDR: LOW DENSITY RESIDENTIAL

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1.) 04/26/2024 - REVISIONS PER CITY REVIEW COMMENTS
2.) 05/03/2024 - REVISIONS PER CITY REVIEW COMMENTS
3.) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.) 09/06/2024 - REVISIONS PER CITY REVIEW COMMENTS
6.) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
7.)

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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION: OVERALL EXHIBIT

NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-2
SHEET NO.:	2/9

C:\Users\adam.schoeppner\Nilles\NAI Projects - SPS - Projects\NAI Projects\Projects\23121\dwg\23121-PP.dwg

PINE LAKE ESTATES

PLANNED UNIT DEVELOPMENT - MASTER PLAN

GENERAL NOTES

1. Land area : 124.40 acres, including 23.38 acres of road right-of-way
2. The north line of the Southeast Quarter of Section 07, Township 80 North, Range 23 West is assumed to bear South 87° 37' 30" East.
3. Zoning : Pine Lake Estates P.U.D. - see bulk regulations table
4. No parcel or outlot will be allowed direct access to NE 18th Street or NE Four Mile Drive.
5. The driveways for lots 126, 140, 152, 167, 170, 171, 181, & 299 shall be located as far from the nearby intersections as possible.
6. Outlot M shall be delineated with fencing and private property signage.
7. The purpose of Outlot L is for emergency access to Outlot Y. Outlot Y to be owned and maintained by the Pine Lake Estates Homeowner's Association.
8. The purpose of Outlot M is for stormwater detention. Outlot M to be owned and maintained by the Pine Lake Estates Homeowner's Association.
9. The purpose of Outlot N is for neighborhood signage. Outlot N to be owned and maintained by the Pine Lake Estates Homeowner's Association.
10. The purpose of Outlot O is for parkland. Outlot O to be deeded to the City of Ankeny.
11. Proposed utility layouts shown are preliminary and subject to modification with the submittal of Public Improvement Drawings.
12. The Developer is responsible for street lights within the development, along NE 18th Street, and NE Four Mile Drive.
13. The Developer is responsible for improvements relating to the approved TIS.

BULK REGULATIONS

Total Residential Lots = 249

Key	Lot Types	Width @ Front Setback	Number of lots	Minimum Front Setback	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback
	Manor Lots	100' +	13	35'	7'	25'	25'
	Estate Lots	80' - 99'	32	30'	7'	20'	25'
	Village Lots	65' - 79'	122	30'	7'	15'	25'
	Garden Lots	40'-50'	82	25'	5'	15'	25'
	Multi-family	20'		20'		25'	25'
	Educational Use			25'		25'	25'
	Private Open Space						
	Public Park						

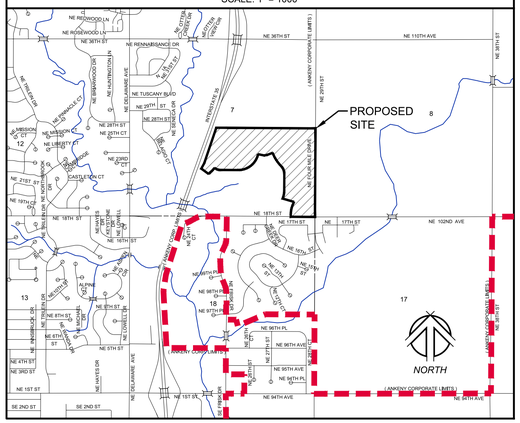
NOTES:
1. Lots 152-175 are designated as Garden lots with single-family detatched residences with a 50' minimum width at front setback.
2. Refer to the PINE LAKE ESTATES P.U.D. guidelines for additional setback restrictions for buildings and accessory structures

LEGEND

Existing / Proposed		Existing / Proposed	
PCC	Portland cement concrete	1234 / 1234	Address
ACC	Asphaltic cement concrete	x 900.0' / x 900.0'	Spot elevation
FL	Pipe flowline elevation		Sanitary sewer manhole
RCP	Reinforced concrete pipe		Cleanout
CMP	Corrugated metal pipe		Storm sewer manhole
CPP	Corrugated plastic pipe		Storm sewer intake
PVC	Polyvinyl chloride pipe		Storm sewer beehive
CIP	Cast iron pipe		Flared end section
P.U.E.	Public utility easement		Water hydrant
G.E.	Gas easement		Water valve
L.B.E.	Landscape Buffer easement	WSO / WSO	Water service shut-off
S.S.E.	Sanitary Sewer easement		Water main manhole
S.W.F.E.	Surface water flowage easement		Monitoring well
B/B	Back of curb to back of curb	YH	Yard hydrant
	Subject boundary line	WELL / WELL	Well
	Section line	GM / GM	Gas meter
	Proposed boundary line		Gas valve
	Existing boundary line	AC	Air conditioning unit
	Future boundary line		Electric manhole
	Underlying boundary line	EM / EM	Electric meter
	Proposed easement line	E	Electric pedestal
	Existing easement line	TR / TR	Electric transformer
	Setback line	HH / HH	Utility hand hole
	Barbed wire fence line		Utility pole
-S-	Chain-link fence line		Utility pole with light
SW	Straw Wattle		Light pole
SF	Silt fence		Ground up light
SS	Sanitary sewer & size		Guy wire
ST	Storm sewer and size		Traffic signal
W	Gas main & size		Traffic signal with light
OHE	Overhead electric & wires		Traffic manhole
OHC	Overhead communication	C	Communication pedestal
UGE	Underground electric	TB / TB	Telephone booth
TV	Underground television	TV	TV pedestal
UGC	Underground communication		Billboard sign
900'	Contour elevation		Street sign
	Swale flowline	DS / DS	Down spout
	Edge of water		Tree shrub
	Edge of tree dripline		Deciduous tree and trunk diameter
	Construction limits		Coniferous tree and trunk diameter
	Construction fence		

VICINITY MAP

SCALE: 1" = 1000'


PROPOSED SITE
NORTH
ANKENY CORPORATE LIMITS
NE 36TH ST
NE 110TH AVE
NE 18TH ST
NE 102ND AVE
NE 9TH ST
NE 5TH ST
NE 4TH ST
NE 1ST ST
SE 2ND ST
NE 94TH AVE
NE 84TH AVE
NE 7TH ST
NE 6TH ST
NE 3RD ST
NE 1ST ST
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NE 96TH AVE
NE 94TH PL
NE 90TH AVE
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NE 84TH PL
NE 82ND AVE
NE 80TH AVE
NE 78TH AVE
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BULK REGULATIONS

TOTAL RESIDENTIAL LOTS = 249

KEY	LOT TYPES	WIDTH @ FRONT SETBACK	NUMBER OF LOTS	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	MINIMUM REAR SETBACK
	MANOR LOTS	100' +	13	35'	7'	25'	25'
	ESTATE LOTS	80' - 99'	32	30'	7'	20'	25'
	VILLAGE LOTS	65' - 79'	122	30'	7'	15'	25'
	GARDEN LOTS	40'-50'	82	25'	5'	15'	25'
	MULTI-FAMILY	20'		20'		25'	25'
	EDUCATIONAL USE			25'		25'	25'
	PRIVATE OPEN SPACE						
	PUBLIC PARK						

NOTES:
1. LOTS 152-175 ARE DESIGNATED AS GARDEN LOTS WITH SINGLE-FAMILY DETATCHED RESIDENCES WITH A 50' MINIMUM WIDTH AT FRONT SETBACK.
2. REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES

NORTH
150 0 75
SCALE

PARCEL 2023-13 OF NW FR'L 1/4 & WEST 60 ACRES OF SOUTH 1/2 OF NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST LYING E'LY AND S'LY OF I-35
ZONING: CITY OF ANKENY OTTER CREEK PUD

PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES
ZONING: CITY OF ANKENY OTTER CREEK PUD

PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C
ZONING: CITY OF ANKENY OTTER CREEK PUD

PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST
ZONING: CITY OF ANKENY OTTER CREEK PUD

PART OF NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST
ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

OUTLOT M DETENTION

OUTLOT O PUBLIC PARK

OUTLOT P EDUCATIONAL

OUTLOT L OPEN SPACE

OUTLOT N OPEN SPACE

OUTLOT S MULTI-FAMILY
207,437 Sq. Ft.
4.76 Acres

OUTLOT Q MULTI-FAMILY
212,050 Sq. Ft.
4.87 Acres

OUTLOT Q MULTI-FAMILY
212,050 Sq. Ft.
4.87 Acres

NE 25TH STREET
NE 24TH STREET
NE 21ST STREET
NE 19TH STREET
NE 18TH STREET
NE 17TH STREET

NE FRISK DRIVE
NE THRESHOLD DRIVE
NE PINE LAKE DRIVE
NE SHILOH DRIVE
NE SPECTRUM DRIVE
NE POND VIEW COURT
NE PINE LAKE CIRCLE
NE FOUR MILE DRIVE
NE 29TH STREET (POLK COUNTY)
NE 102ND AVENUE (POLK COUNTY)
NE 24TH COURT
NE PITTSBURG COURT
NE SHILOH COURT
NE DEER CREEK DRIVE
NE VICKSBURG DRIVE
NE HILLSIDE COURT

PINE LAKE ESTATES PLAT 1
NURSERY DRIVE ESTATES PLAT NO. 1
NURSERY DRIVE ESTATES PLAT NO. 2

PART OF LOT 1 ALBAUGH GOLF AND COMMERCIAL
ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

PARCEL F OF WEST 1/2 OF SW FRL 1/4 & NW FR'L 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

INTERSTATE 35

PART OF OUTLOT X BRIAR CREEK SOUTH PLAT 2

PARCEL B OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
ZONING: POLK COUNTY
LDR: LOW DENSITY RESIDENTIAL

WEST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RANGE 23 WEST
ZONING: POLK COUNTY
LDR: LOW DENSITY RESIDENTIAL

OUTLOT D GREENWOOD ACRES PLAT 2

PART OF LOT 2
ZONING: POLK COUNTY
RR: RURAL RESIDENTIAL DISTRICT

PART OF LOT 3
ZONING: POLK COUNTY
RR: RURAL RESIDENTIAL DISTRICT

LOT 4

LOT 1

OUTLOT X
OUTLOT Y
OUTLOT Z

ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1.) 04/26/2024 - REVISIONS PER CITY REVIEW COMMENTS
2.) 05/03/2024 - REVISIONS PER CITY REVIEW COMMENTS
3.) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.) 09/30/2025 - REVISIONS PER CITY REVIEW COMMENTS
6.) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
7.)

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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION: OVERALL EXHIBIT

NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-2
SHEET NO.:	2/9

C:\Users\adam.schoeppner\Nilles\NAI Projects - SPS - Projects\NAI Projects\Projects\23121\dwg\23121-PP.dwg

PARCEL 2023-13 OF NW FR'L 1/4 & WEST 60 ACRES OF SOUTH 1/2 OF
NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST LYING E'LY AND S'LY OF I-35

PART OF THE EAST 100 ACRES OF THE NE 1/4
OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST
EXCEPT PARCEL A & THE EAST 39 ACRES

PART OF THE EAST 39 ACRES OF THE NE 1/4 OF
SECTION 07 - TWP 80 NORTH - RGE 23 WEST
EXCEPT PARCEL C

PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF
SECTION 07 - TWP 80 NORTH - RGE 23 WEST

PART OF NW 1/4 OF
SECTION 08 - TWP 80
NORTH - RGE 23 WEST

OWNER(S):
DRA PROPERTIES LC

OWNER(S):
OTTER CREEK LAND & CATTLE LC

OWNER(S):
NDA FARMS LLC

OWNER(S):
MIDAMERICAN
ENERGY COMPANY

NORTH

SCALE 150' 0 75'

WEST LINE OF NE 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

CENTER CORNER OF SECTION 07-TWP 80 NORTH-RGE 23 WEST FOUND CHISELED "X" ON POINTED STONE (BOOK 9268 PAGE 356)

NORTH LINE OF SW FR'L 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

S89°44'00"E 318.79'

S89°37'30"E 2638.38'

EAST 1/4 CORNER OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST FOUND STUBBY NAIL (BOOK 15614 PAGE 44)

R.O.W. VARIES

PARCEL G
OF SECTION 07
- TWP 80 NORTH
- RANGE 23 WEST
(PATENT DEED -
BOOK 14770
PAGE 301)

N18°48'09"E 1220.01'

PART OF
LOT 1
ALBAUGH
GOLF
AND
COMMERCIAL

OWNER(S):
DRA PROPERTIES LC

WEST R.O.W. LINE OF INTERSTATE 35

INTERSTATE 35

EAST R.O.W. LINE OF INTERSTATE 35

N29°30'36"E 197.06'

243.84'
N53°50'50"W

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35

PARCEL F OF WEST 1/2 OF SW FRL 1/4 & NW FR'L 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35

PART OF NE 1/4
OF THE FR'L SW 1/4
OF SECTION 07
- TWP 80 NORTH
- RANGE 23 WEST
LYING EAST OF I-35

NORTH 1/2 OF SE 1/4 OF
SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

PARCEL 2023-120
OWNER(S):
ANKENY COMMUNITY SCHOOL DISTRICT

EXISTING 58' M.E.C. ELECTRIC LINE EASEMENT (BOOK 10536 PAGE 945)

NE FOUR MILE DRIVE

NE 29TH STREET (POLK COUNTY)

EXISTING 50' R.O.W. EASEMENT (BOOK 3 PAGE 75)

25'

58'

91.49'
S78°26'41"W

C7

NORTH LINE OF PINE LAKE ESTATES PLAT 1

OUTLOT Y
NURSERY DRIVE ESTATES
PLAT NO. 1

C8

PINE LAKE ESTATES PLAT 1

EAST LINE OF PINE LAKE ESTATES PLAT 1

S00°22'34"W 2640.75'

EAST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RANGE 23 WEST

OWNER(S):
MICHAEL P CORY
THOMAS P CORY
ELIZABETH A MITCHELL
JOSEPH C CORY

EXISTING 10' P.U.E.

EXISTING 10' ELECTRIC EASEMENT (BOOK 3931 PAGE 169)

EXISTING 10' C.E. EASEMENT 171 PAGE 169)

PART OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07-80-23 LYING EAST OF I-35
EXCEPT PARCEL B

PART OF WEST 45 ACRES OF SOUTH 1/2 OF SE 1/4 OF SECTION 07
EXCEPT NURSERY DRIVE ESTATES PLATS 1 & 2

C3
219.38'
N16°25'01"W

69.22'
S60°35'03"W

EXISTING 10' P.U.E.

N89°39'53"W 657.22'

NORTH LINE OF PINE LAKE ESTATES PLAT 1

OUTLOT Y

PINE LAKE ESTATES PLAT 1

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
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LOT 15
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LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83

NE 19TH STREET
NE FRISK DRIVE
NE PINE LAKE CIRCLE
NE POND VIEW COURT

EXISTING 15' S.T.S.E. & D.E.

N00°20'07"E 502.13'

N04°53'25"E 80.90'

N16°42'04"E 88.04'

199.94'
N69°58'01"W

N20°01'59"E
100.00'

C2
66.96'
N69°58'01"W

C4
117.77'
N74°19'22"W

C3

N70°39'21"W 70.00'

C2

C1

N00°20'36"E 60.00'

EAST LINE OF PINE LAKE ESTATES PLAT 1

EXISTING 33' R.O.W. EASEMENT (BOOK 2 PAGE 526)

SOUTH LINE OF SE 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

50' R.O.W.

33'

NE 18TH STREET

N89°39'24"W 654.98'

POINT OF BEGINNING
SE CORNER OF SE 1/4 OF
SECTION 07-TWP 80 NORTH-RGE 23 WEST
FOUND STUBBY NAIL (BOOK 18970 PAGE 911)

EAST 35 ACRES OF SE 1/4 OF SE 1/4 OF
SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

EXISTING 58' M.E.C. ELECTRIC LINE EASEMENT (BOOK 10536 PAGE 945)

EAST LINE OF T, OF SECTION 07-TWP 8

EXISTING 50' R.O.W. EASEMENT (BOOK 3 PAGE 75)

OUTLOT X
BRIAR
CREEK
SOUTH
PLAT 2

OUTLOT Y
NURSERY DRIVE ESTATES PLAT NO. 1

NURSERY DRIVE ESTATES PLAT NO. 2

NURSERY DRIVE ESTATES PLAT NO. 1

OUTLOT 1

OUTLOT 2

OWNER(S):
SCOTT G CAMPBELL
SUZANNE CAMPBELL

PARCEL B OF
EAST 44 ACRES OF
SOUTH 1/2 OF SW FRL 1/4
OF SECTION 07
- TWP 80 NORTH -
RANGE 23 WEST

SOUTH LINE OF SW FR'L 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

NE 18TH STREET

NE 102ND AVENUE
(POLK COUNTY)

OWNER(S):
PART OF LDEWAYNE EHLER

PART OF LOT 2

NE FRISK DRIVE

NE 18TH STREET

OUTLOT X

OUTLOT Z

OUTLOT Y

NE DEER CREEK DRIVE

NE 17TH STREET

OUTLOT Z

OUTLOT Y

SOUTH LINE OF SE 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

NE 18TH STREET

NE 17TH STREET

FOUR MILE DRIVE

NE 17TH STREET

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C3	37.67'	25.00'	86°20'00"	34.21'	S62°30'39"W

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
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2) 06/14/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5) 09/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
6) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
7.)

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PROJECT NAME:
PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION:
OVERALL BOUNDARY

NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-3
SHEET NO.:	3/9

C:\Users\adam.schoeppner\Nilles\NAI Projects - SPS - Projects\NAI Projects\Projects\23121\dwg\23121-PP.dwg

PARCEL 2023-13 OF NW FR'L 1/4 & WEST 60 ACRES OF SOUTH 1/2 OF NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST LYING E'LY AND S'LY OF I-35

PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES

PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C

PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST

PART OF NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST

PART OF LOT 1 ALBAUGH GOLF AND COMMERCIAL

PARCEL F OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

PART OF OUTLOT X BRIAR CREEK SOUTH PLAT 2

PARCEL B OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

PART OF LOT 2

OWNER(S): DRA PROPERTIES LC

OWNER(S): DRA PROPERTIES, LC

OWNER(S): OTTER CREEK LAND & CATTLE LC

OWNER(S): NDA FARMS LLC

OWNER(S): MIDAMERICAN ENERGY COMPANY

OWNER(S): SCOTT G CAMPBELL, SUZANNE CAMPBELL

OWNER(S): PART OF LDEWAYNE EHLER

OWNER(S): MICHAEL P CORY, THOMAS P CORY, LAURA L MITCHELL, JOSEPH C CORY

NORTH

SCALE 150' 0 75'

DETENTION OUTLOT M
128,712 Sq. Ft.
2.95 Acres

STORMWATER MANAGEMENT EASEMENT OVER ALL OF OUTLOT M

PUBLIC PARK OUTLOT O
PUBLIC PARK
259,427 Sq. Ft.
5.96 Acres

EDUCATIONAL OUTLOT P
644,775 Sq. Ft.
14.80 Acres

MULTI-FAMILY OUTLOT S
207,437 Sq. Ft.
4.76 Acres

MULTI-FAMILY OUTLOT R
214,800 Sq. Ft.
4.93 Acres

MULTI-FAMILY OUTLOT Q
212,050 Sq. Ft.
4.87 Acres

NE 25TH STREET
NE 24TH STREET
NE 21ST STREET
NE 19TH STREET
NE 18TH STREET
NE 17TH STREET
NE 102ND AVENUE (POLK COUNTY)
NE 29TH STREET (POLK COUNTY)

NE FRISK DRIVE
NE THRESHOLD DRIVE
NE PINE LAKE DRIVE
NE STILLPOINT DRIVE
NE SPECTRUM DRIVE
NE FOUR MILE DRIVE
NE POND VIEW COURT
NE PINE LAKE CIRCLE
SHILOH DRIVE
NE DEER CREEK DRIVE

PINE LAKE ESTATES PLAT 1
NURSERY DRIVE ESTATES PLAT NO. 1
NURSERY DRIVE ESTATES PLAT NO. 2

INTERSTATE 35

EAST 1/4 CORNER OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST FOUND STUBBY NAIL (BOOK 15614 PAGE 44)

CENTER CORNER OF SECTION 07-TWP 80 NORTH-RGE 23 WEST FOUND CHISELED "X" ON POINTED STONE (BOOK 9268 PAGE 356)

NORTH LINE OF SW FR'L 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

WEST LINE OF NE 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

EAST LINE OF PINE LAKE ESTATES PLAT 1

NORTH LINE OF PINE LAKE ESTATES PLAT 1

SOUTH LINE OF SW FRL 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

SOUTH LINE OF SE 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

EAST LINE OF SW FRL 1/4 & NW FR'L 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35

WEST R.O.W. LINE OF INTERSTATE 35

EAST R.O.W. LINE OF INTERSTATE 35

EXISTING 50' R.O.W. EASEMENT (BOOK 3 PAGE 75)

EXISTING 66' M.E.C. ELECTRIC LINE EASEMENT (BOOK 10538 PAGE 945)

EXISTING 55' M.E.C. ELECTRIC LINE EASEMENT (BOOK 10538 PAGE 945)

EXISTING 33' R.O.W. EASEMENT (BOOK 2 PAGE 526)

POINT OF BEGINNING SE CORNER OF SEC 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST FOUND ST/OBBY NAIL (BOOK 18970 PAGE 911)

EAST LINE OF T. M.E. ELECTRIC LINE EASEMENT OF SECTION 07-TWP 8

EXISTING 10' ELECTRIC EASEMENT (BOOK 3837 PAGE 169)

EXISTING 10' ELECTRIC EASEMENT (BOOK 3837 PAGE 169)

EXISTING 10' ELECTRIC EASEMENT (BOOK 3837 PAGE 169)

EXISTING 10' C.A.T.V. EASEMENT (BOOK 3837 PAGE 169)

EXISTING 15' S.T.S.E. & D.E.

EXISTING 10' P.U.E.

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	219.56'	250.01'	50°18'41"	212.61'	N65°25'01"W
C2	117.77'	300.00'	22°29'22"	117.02'	N74°19'22"W
C3	88.96'	300.00'	16°59'17"	88.64'	N69°58'01"W
C4	196.94'	300.00'	37°36'39"	193.41'	N69°58'01"W
C5	91.49'	300.00'	17°28'41"	91.14'	S78°26'41"W
C6	243.84'	250.01'	55°52'50"	234.27'	N53°36'50"W
C7	69.22'	250.01'	15°51'37"	69.00'	S60°35'03"W
C8	1,220.01'	5,779.58'	12°05'46"	1,217.70'	N18°48'09"E
C9	2,840.75'	5,779.58'	28°10'00"	2,812.39'	S00°22'34"W
C10	136.81'	5,779.58'	1°21'19"	136.81'	S85°33'37"E
C11	34.30'	5,779.58'	0°20'24"	34.30'	S89°37'26"E
C12	1,985.53'	5,779.58'	19°51'53"	1,976.31'	S89°39'53"E
C13	592.79'	5,779.58'	5°52'46"	592.53'	N89°39'53"W
C14	487.20'	5,779.58'	4°49'54"	487.05'	N89°39'53"W
C15	541.98'	5,779.58'	5°22'24"	541.78'	N89°39'53"W
C16	657.22'	5,779.58'	6°30'59"	656.85'	N89°39'53"W
C17	467.57'	300.00'	89°18'19"	421.49'	S01°20'07"W
C18	307.63'	300.00'	58°45'19"	294.34'	S01°20'07"W
C19	585.69'	300.00'	111°51'38"	495.00'	S01°20'07"W
C20	512.46'	300.00'	97°53'13"	452.61'	N00°20'07"E
C21	602.13'	300.00'	115°01'59"	507.00'	N00°20'07"E
C22	321.88'	5,779.58'	3°11'36"	321.84'	N89°37'26"W
C23	2,640.75'	5,779.58'	26°10'00"	2,617.70'	S00°22'34"W
C24	429.46'	5,779.58'	4°15'36"	429.36'	S66°26'04"W
C25	654.98'	5,779.58'	6°29'48"	654.64'	N89°39'24"W
C26	321.88'	5,779.58'	3°11'36"	321.84'	N89°37'26"W
C27	60.00'	300.00'	11°27'44"	59.89'	N00°20'36"E
C28	70.00'	300.00'	13°22'00"	69.82'	N70°39'21"W

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 04/26/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 05/03/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5) 09/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
6) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
7)

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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

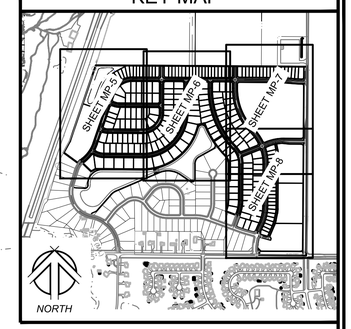
DESCRIPTION: PRELIMINARY PLAT

NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-4
SHEET NO.:	4/9

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KEY MAP



1933 SW MAGAZINE ROAD
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NILLES ASSOCIATES

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3) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5) 09/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
6) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
7)

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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION: MASTER PLAN

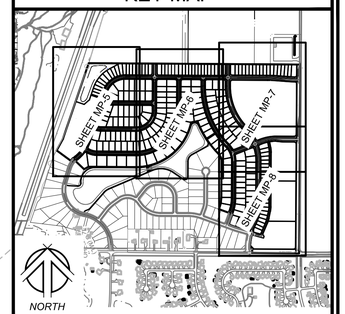
NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-5
SHEET NO.:	5/9

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NORTH

SCALE 60 0 30

KEY MAP



PART OF PARCEL A OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST

PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES

WEST LINE OF PARCEL A

NE 24TH STREET

NE THRESHOLD DRIVE

NE PINE LAKE DRIVE

NE SHILOH DRIVE

NE 25TH STREET

STORMWATER OVERFLOW

NORMAL POOL ELEV - 916.50'

100-YEAR ELEV - 921.70'

NILLES ASSOCIATES

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1.) 04/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
2.) 05/07/2024 - REVISIONS PER CITY REVIEW COMMENTS
3.) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.) 09/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
6.) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
7.)

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PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

PROJECT NAME:

DESCRIPTION: MASTER PLAN

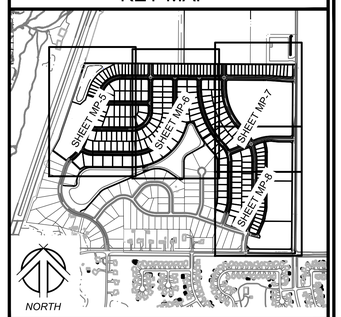
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DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-6
SHEET NO.:	6 / 9

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NORTH

SCALE 60 0 30

KEY MAP



PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES

PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C

EDUCATIONAL OUTLOT P
644,775 Sq. Ft.
14.80 Acres

OUTLOT S
207,437 Sq. Ft.
4.76 Acres

NE SHILOH DRIVE

NE 21ST STREET

NE SPECTRUM DRIVE

NE 24TH STREET

NE FOUR MILE DRIVE

WEST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RANGE 23 WEST

S00°22'34"W 2640.75'

EXISTING 58' M.E.C. ELECTRIC LINE EASEMENT (BOOK 10536 PAGE 945)

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
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2) 05/03/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5) 09/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
6) 03/30/2026 - REVISIONS PER CITY REVIEW COMMENTS
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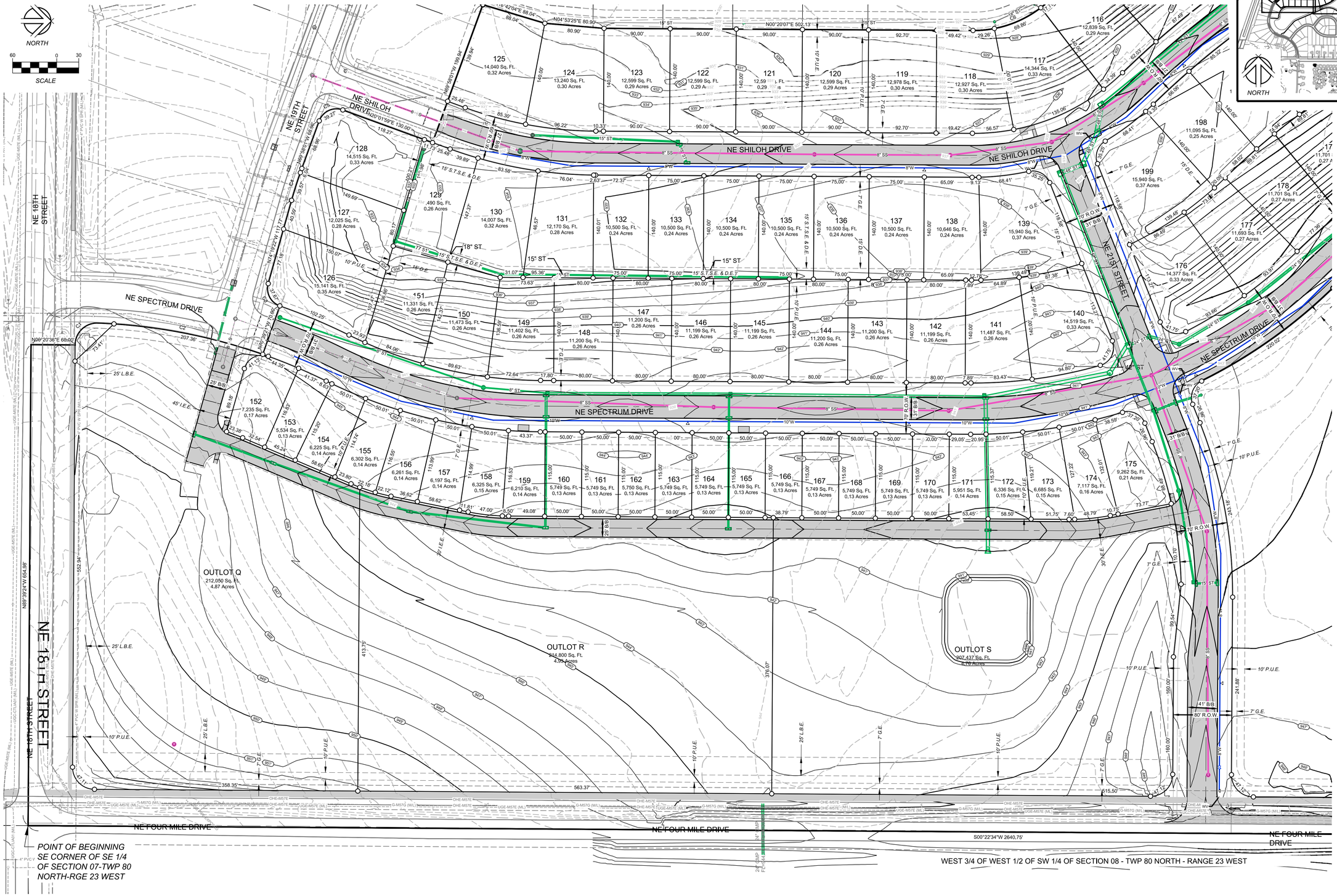
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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

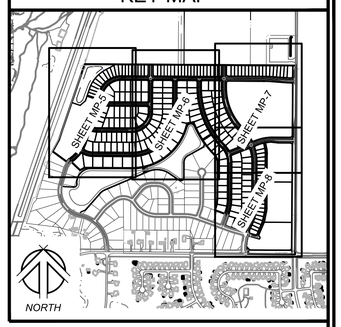
DESCRIPTION: MASTER PLAN

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DATE:	3/30/2026
DRAWN BY:	JCT
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SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-7
SHEET NO.:	7/9

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KEY MAP



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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION: MASTER PLAN

NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
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SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-8
SHEET NO.:	8/9

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PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME
STREET TREES		
CO	59	Celtis occidentalis / Common Hackberry
CK	52	Cladrastis kentukea / American Yellowwood
GP	50	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
GI	48	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust
GD	54	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree
LE	37	Larix decidua / European Larch
LT	46	Liriodendron tulipifera / Tulip Poplar
NS	40	Nyssa sylvatica / Tupelo
QB	46	Quercus bicolor / Swamp White Oak
QM	57	Quercus muehlenbergii / Chinkapin Oak
TA	47	Tilia americana 'Boulevard' / Boulevard American Linden
UP	45	Ulmus americana 'Princeton' / Princeton American Elm
	581	SUBTOTAL:
SHRUBS		
OS	184	ORNAMENTAL SHRUB / ORNAMENTAL SHRUB
	184	SUBTOTAL:

TAGGED NOTES

A. BLACK WROUGHT IRON FENCE - 6' TALL

SCALE 150' 0 75'

NORTH

RESIDENCE DISTRICT

ZONING: CITY OF ANKENY
OTTER CREEK PUD

ZONING: CITY OF ANKENY
OTTER CREEK PUD
OWNER(S):
NDA FARMS LLC

ZONING: CITY OF ANKENY
OTTER CREEK PUD
OWNER(S):
MIDAMERICAN
ENERGY COMPANY

VARIES

A

NE FOUR MILE DRIVE

NE 29TH STREET (POLK COUNTY)

PINE LAKE ESTATES PLAT 1

NE PINE LAKE CIRCLE

NE POND VIEW COURT

NE 19TH STREET

NE FRISK DRIVE

OUTLOT Y

OUTLOT Z

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

INTERSTATE 35

TRANS.

ZONING: CITY OF ANKENY
R-1: ONE-FAMILY RESIDENCE DISTRICT

OWNER(S):
SCOTT G CAMPBELL
SUZANNE CAMPBELL

PARCEL B OF
EAST 44 ACRES OF
SOUTH 1/2 OF SW FRL 1/4
OF SECTION 07
- TWP 80 NORTH -
RANGE 23 WEST
ZONING: POLK COUNTY
LDR: LOW DENSITY RESIDENTIAL

OUTLOT D
GREENWOOD
ACRES
PLAT 2

NE 102ND AVENUE
(POLK COUNTY)

OWNER(S):
PART OF LOT 2 DEWAYNE EHLER
ZONING: POLK COUNTY
RR: RURAL RESIDENTIAL DISTRICT

PART OF LOT 2
ZONING: POLK COUNTY
RR: RURAL RESIDENTIAL DISTRICT

NURSERY DRIVE ESTATES PLAT NO. 2

NURSERY DRIVE ESTATES PLAT NO. 1

NE 18TH STREET

NE 17TH STREET

OUTLOT X

OUTLOT Y

OUTLOT Z

NE DEER CREEK DRIVE

NE FRISK DRIVE

NE 24TH COURT

NE PITTSBURG COURT

NE SHILOH COURT

NE VICKSBURG DRIVE

50' R.O.W.

ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT

DEER CREEK ESTATES PLAT 6

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PROJECT NAME:
PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION:
LANDSCAPE MASTERPLAN & 250' HYDRANT RADIUS

NAI NO.:	23121
DATE:	3/30/2026
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-9
SHEET NO.:	9/9

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PINE LAKE ESTATES

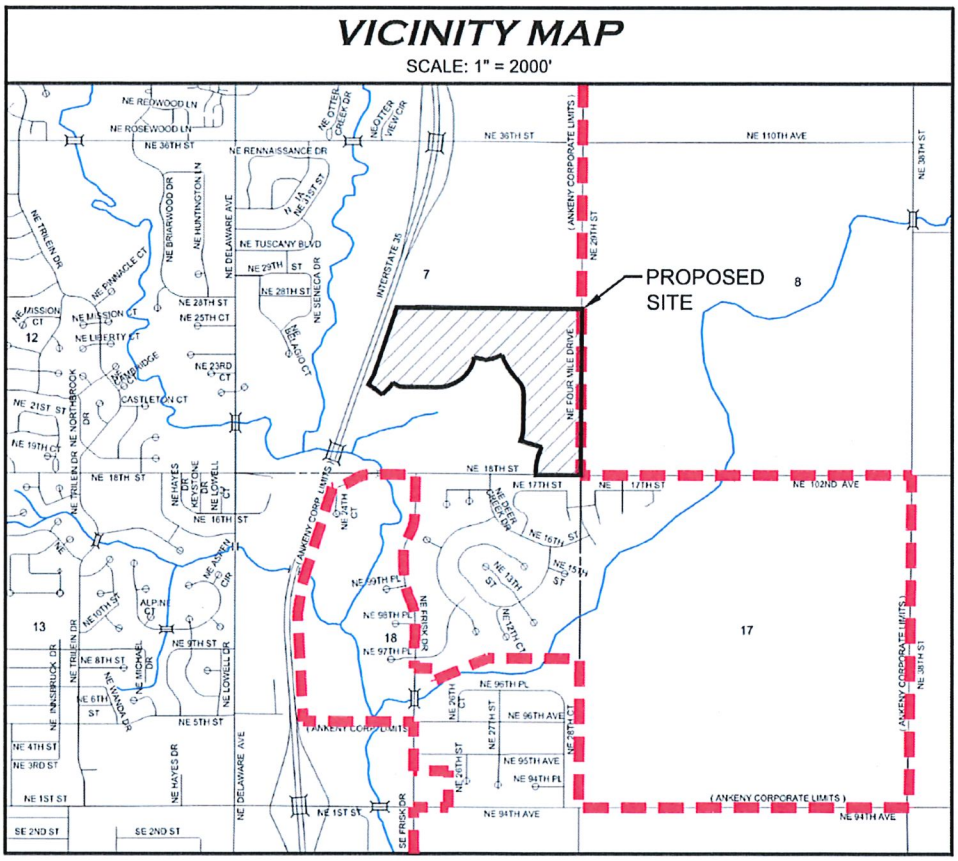
PLANNED UNIT DEVELOPMENT

CITY OF ANKENY, IOWA

May 10, 2024

VICINITY MAP

SCALE: 1" = 2000'



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 20, 2024
Ayes 6 Nays 0 Abstain 1 Absent 0
APPROVED
T. Rapp Chairperson
B. Lighbourne Secretary

APPROVED
ANKENY CITY COUNCIL
Date: 10.21.24
Res./Ord. No. 2181
Michelle Yuska, City Clerk

NILLES ASSOCIATES

1933 SW Magazine Road · Ankeny, Iowa 50023 · (515) 965-0123 · (515) 965-3322 fax · nillesinc.com

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SECTION 1

PROJECT PLAN

PINE LAKE ESTATES – ANKENY

PROJECT OVERVIEW

PINE LAKE ESTATES Planned Unit Development (PUD) encompasses 125 acres situated east of Interstate 35, west of NE Four Mile Drive, south of the undeveloped Otter Creek PUD, north of NE 18th Street and north and east of the existing Pine Lake Estates Plat 1. The area south of NE 18th Street and east of NE Frisk Drive are the multiple plats of Deer Creek Estates, predominantly zoned R-2.

The uses proposed in this PUD are a variety of single-family residential product types and sizes, a 12-acre node of multi-family residential and an educational component.

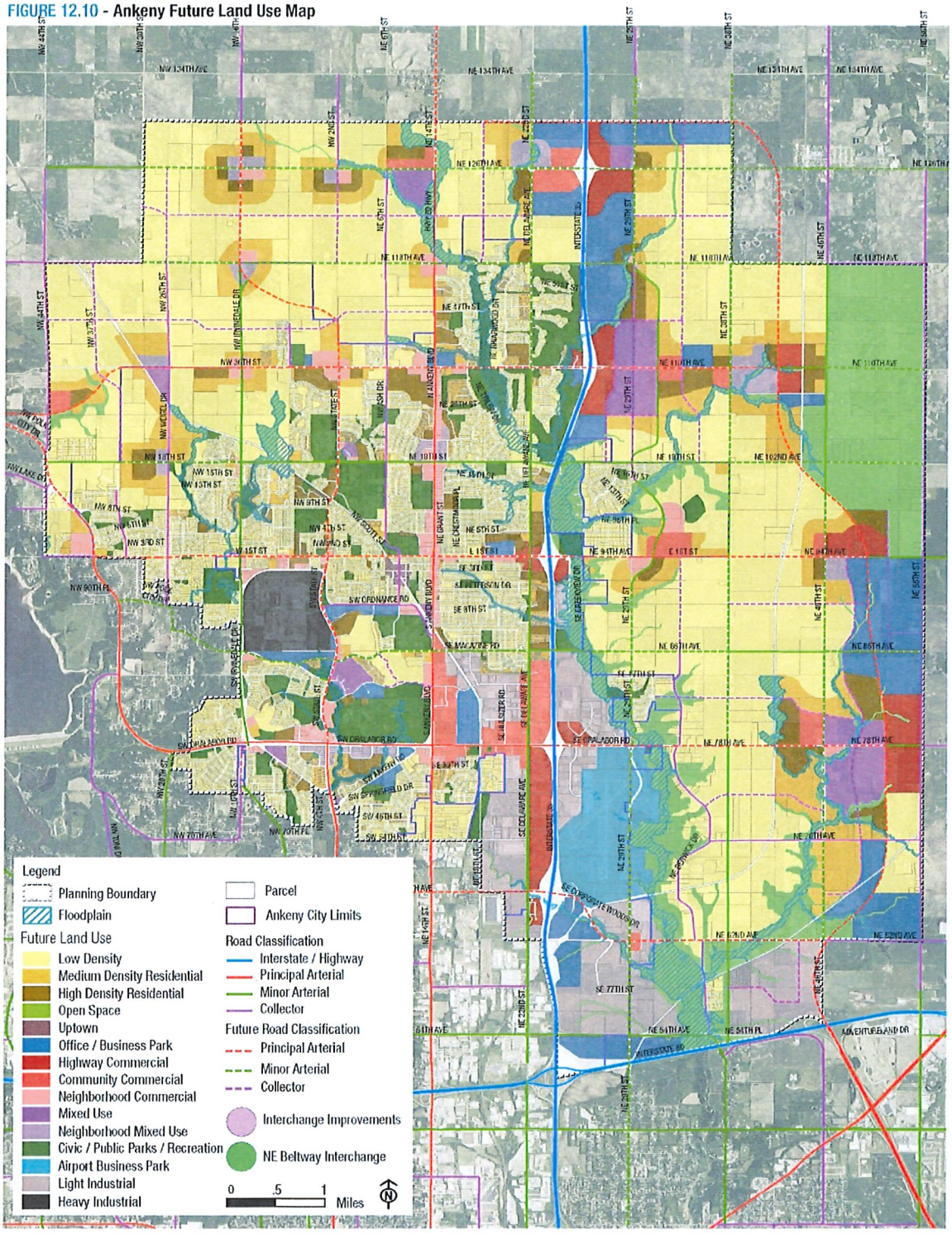
This property was annexed into the incorporated city limits of Ankeny in 2006 and currently holds the standard R-1 One-Family Residence District zoning classification. The Ankeny Plan 2040, adopted in April of 2018, establishes the community's vision for future land use. The future land use map shows low and medium density residential land use on the property, as well as a block of proposed office park use adjacent to Interstate 35. Understanding the current atmosphere of large office users, and the fact that the NE 36th corridor, a quarter of a mile to the north, is targeting large and small retail, commercial and office uses, the area governed by this PUD will not include any office designation at this time.

The PINE LAKE ESTATES PUD will include the following: the design of this region's storm water management to flow into either a small basin in the NW quadrant or, for the most part, to flow into the larger permanent pool dual basin developed within Pine Lake Estates Plat 1 and maintained by its HOA; pedestrian walkways throughout the development; a 6-acre public park situated immediately east of Interstate 35 and south of the aforementioned storm water management basin in the northwest quadrant of the development. Public infrastructure will be incrementally developed in a multi-phased scenario. The single-family residential lots and homes will vary in size, floor plans, and front elevations to offer numerous product types and meet current demand from the marketplace while maintaining a consistent theme throughout the development. The lot sizes will vary from roughly 9,000 square feet to more than an acre.

This proposed PUD establishes bulk regulations and provides supporting evidence for the development. The Conceptual Master Plan illustrates the proposed land use areas. The

lot types are color coordinated with the proposed land use shown in the legend. These can be cross-referenced with the bulk regulations.

FIGURE 12.10 - Ankeny Future Land Use Map



PINE LAKE ESTATES – ANKENY

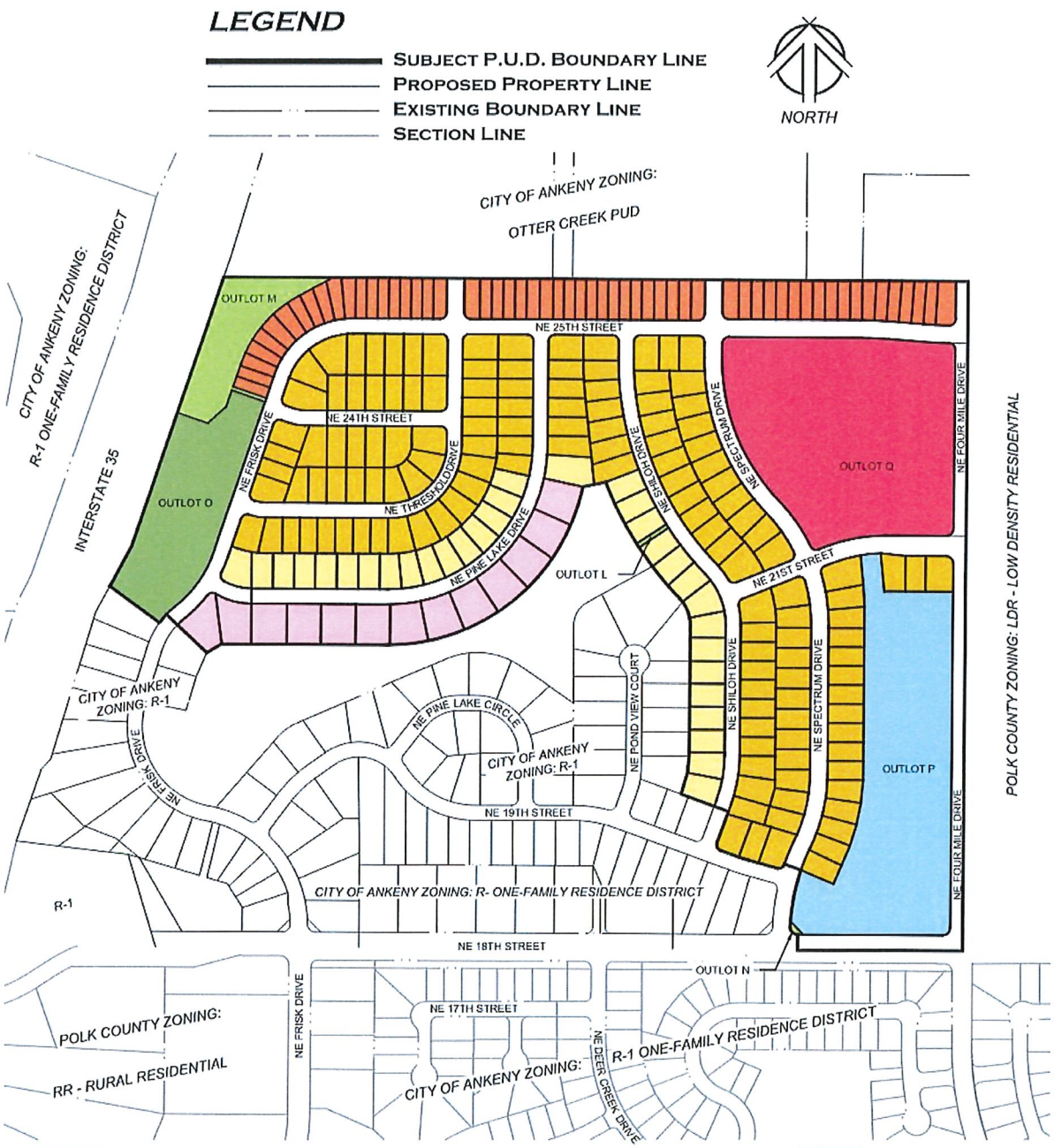
LAND USE SUMMARY

CITY OF ANKENY LAND USE MAP – APRIL 2, 2018

- 52% LOW DENSITY RESIDENTIAL
- 13% MEDIUM DENSITY RESIDENTIAL
- 35% OFFICE / BUSINESS PARK

CONCEPTUAL MASTERPLAN – DECEMBER 8, 2023

- 5% MANOR LOT SINGLE-FAMILY RESIDENTIAL
- 7% ESTATE LOT SINGLE-FAMILY RESIDENTIAL
- 31% VILLAGE LOT SINGLE-FAMILY RESIDENTIAL
- 8% GARDEN LOT SINGLE-FAMILY RESIDENTIAL
- 10% MULTI-FAMILY RESIDENTIAL/MIXED USE
- 5% PUBLIC PARK
- 12% EDUCATIONAL USE
- 22% PUBLIC RIGHT OF WAY



CONCEPTUAL MASTER PLAN

NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com

PINE LAKE ESTATES – ANKENY
PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MANOR LOTS (100'+ LOTS at front setback)

A. Detached single-family residential homes with minimum three-car attached garages
B. Minimum Lot Width at front yard setback – 100 feet
C. Minimum Lot Area – 20,000 Sq. Ft.
D. Minimum Yard Requirements:
    i. Front Yard Setback – 35 feet
    ii. Rear Yard Setback – 25 feet
    iii. Side Yard Setback – 7 feet
    iv. Street Side Yard Setback (corner lots only) – 25 feet
E. Maximum Height
    i. Principal Building, if dwelling – 35 feet
    ii. Garage – 30 feet
    iii. Accessory Building, other than garage – 30 feet
F. Maximum number of stories
    i. Principal Building – 2 stories
    ii. Accessory Building – 2 stories
G. Maximum Building Area
    i. Accessory Building – structures cannot exceed 15% of the lot area
H. R-1 Zoning Regulations shall apply to any items not covered within this PUD

ESTATE LOTS (80'+ LOTS)

Detached single-family residential homes with minimum three-car attached garages

A. Minimum Lot Width at front yard setback – 80 feet

B. Minimum Lot Area – 11,000 Sq. Ft.

C. Minimum Yard Requirements:

   i. Front Yard Setback – 30 feet

   ii. Rear Yard Setback – 25 feet

   iii. Side Yard Setback – 7 feet

   iv. Street Side Yard Setback (corner lots only) – 20 feet

D. Maximum Height

   i. Principal Building, if dwelling – 35 feet

   ii. Garage – 30 feet

   iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

   i. Principal Building – 2 stories

   ii. Accessory Building – 1 story

F. Maximum Building Area

   i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-1 Zoning Regulations shall apply to any items not covered within this PUD

VILLAGE LOTS (65'+ LOTS)

Detached single-family residential homes with minimum two-car attached garages

A. Minimum Lot Width at front yard setback – 65 feet

B. Minimum Lot Area – 9,000 Sq. Ft.

C. Minimum Yard Requirements:

   i. Front Yard Setback – 30 feet

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 7 feet

iv. Street Side Yard Setback (corner lots only) – 15 feet

D. Maximum Height

i. Principal Building, if dwelling – 35 feet

ii. Garage – 30 feet

iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

i. Principal Building – 2 stories

ii. Accessory Building – 1 story

F. Maximum Building Area

i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-1 Zoning Regulations shall apply to any items not covered within this PUD

GARDEN LOTS (40'-50'+ LOTS)

Bi-attached residential homes with minimum two-car attached garages

A. Minimum Lot Width at front yard setback – 40 feet

B. Minimum Lot Area – 6,000 Sq. Ft

C. Minimum Yard Requirements:

i. Front Yard Setback – 25 feet

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 5 feet on open side yard

0 feet for attached

iv. Street Side Yard Setback (corner lots only) – 15 feet

D. Maximum Height

i. Principal Building, if dwelling – 35 feet

ii. Garage – 30 feet

iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

i. Principal Building – 2 stories

ii. Accessory Building – 1 story

F. Maximum Building Area

i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

MULTIPLE – FAMILY RESIDENTIAL

A. Detached or attached multi-family residential homes.

B. Maximum Residential Density – 12 units per acre.

C. Maximum Two Story building height for attached units.

D. Minimum Lot Width at front yard setback

i. One-family detached dwelling – 65 feet

ii. One-family attached dwelling – 50 feet

E. Minimum Lot Area

i. One-family detached dwelling – 6,000 Sq. Ft.

ii. One-family attached dwelling – 5,000 Sq. Ft.

F. Minimum Yard Requirements:

i. Front Yard Setback – 25 feet

ii. Rear Yard Setback – 25 feet

iii. Side Yard Setback – 5 feet

iv. Street Side Yard Setback (corner lots only) – 15 feet

G. A minimum 25 foot landscaping and buffer easement shall be provided adjacent to the right-of-way for NE 18th Street and NE Four Mile Drive.

i. 1 overstory tree and 4 shrubs every 50 lineal feet are required to be installed along a minimum 3' earthen berm.

H. R-3 Zoning Regulations shall apply to any items not covered within this PUD

EDUCATIONAL USE

A. R-1 Zoning Regulations shall apply.

SECTION 2

SUPPORTING EVIDENCE

PINE LAKE ESTATES – ANKENY

EXISTING CONDITIONS

The proposed property was annexed into the incorporated city limits of Ankeny in 2006. The area included in this PUD has historically been agricultural farmland. Upon annexation, the property automatically holds the standard R-1 One-Family Residence District zoning classification. The Ankeny Plan 2040, adopted by Council in 2018, establishes the community's vision for future land use. The future land use map shows low and medium density residential land use on the property along with a node of Business Park in the southwest quadrant.

The use of the area included in Pine Lake Estates PUD has predominantly been agricultural in nature for the past decades.

VEHICULAR CIRCULATION

There will be multiple access points to PINE LAKE ESTATES PUD, two from the south off NE 18th Street, extended through Pine Lake Estates Plat 1, two from the east off NE Four Mile Drive, and two from the north once that portion of the Otter Creek PUD is developed. All internal streets are local in character with on-street parking. There is a planned collector with a north/south orientation that will be an extension of NE Spectrum Drive from the signalized intersection at NE 36th Street, through that portion of the Otter Creek PUD yet to be developed, connecting to NE 18th Street in Pine Lake Estates Plat 1.

PEDESTRIAN CIRCULATION

Five-foot-wide public sidewalks on both sides of the public streets will be constructed by the builder in front of residential areas. Portions of public sidewalk adjacent to outlots will be constructed by the builder at this time as well. The sidewalk system will provide access for all residents to the future 8' wide sidewalk within the NE Spectrum Drive corridor. An additional 8' sidewalk will be constructed by the developer along the western R.O.W. of NE Four Mile Drive. Detectable warnings will be required at all pedestrian crossings of public streets.

PARKLAND

There is a planned private park area located in Pine Lake Estates Plat 1 around the perimeter of the internal storm water management water feature. Improvements will include an 8-foot trail around the entirety of the water feature that will be installed by the developer and maintained by the HOA. Additionally, approximately 6 acres of park ground adjacent to I-35 will be provided for required public park ground for the entirety of both Pine Lake Estates Plat 1 and the acres included in this PUD. The developer intends to dedicate the 5.96 acre Outlot O to the City and future parkland dedication via a parkland dedication agreement or payment in lieu of the additional 0.82 acres.

PINE LAKE ESTATES PUD

PARK LAND DEDICATION WORKSHEET

Park Land Dedication Calculation

Residential Lot sizes 25,000 sq. ft. to 40,000 sq. ft. or greater = 3% of total land area

Residential Lot sizes 8,000 sq. ft. to 24,999 sq. ft. = 5% of total land area

Residential Lot sizes 2,499 sq. ft. or less to 7,999 sq. ft. = 10% of total land area

Total Number of Lots	**=**	**246**	**Lots**
Total Platted Area	**=**	**124.40**	**Acres**
Area of Open Space Outlots L,M,N,O	**=**	**8.99**	**Acres**
Area of School Outlot Q	**=**	**14.80**	**Acres**
Area of R.O.W. Street Lot A	**=**	**23.41**	**Acres**
Area of Multi-Family Outlot P	**=**	**12.94**	**Acres**
greater than 25,000 sq. ft. Lots Area	**=**	**0.00**	**Acres**
8,000 to 24,999 sq. ft. Lots Area	**=**	**56.15**	**Acres**
less than 7,999 sq. ft. Lots Area	**=**	**8.10**	**Acres**

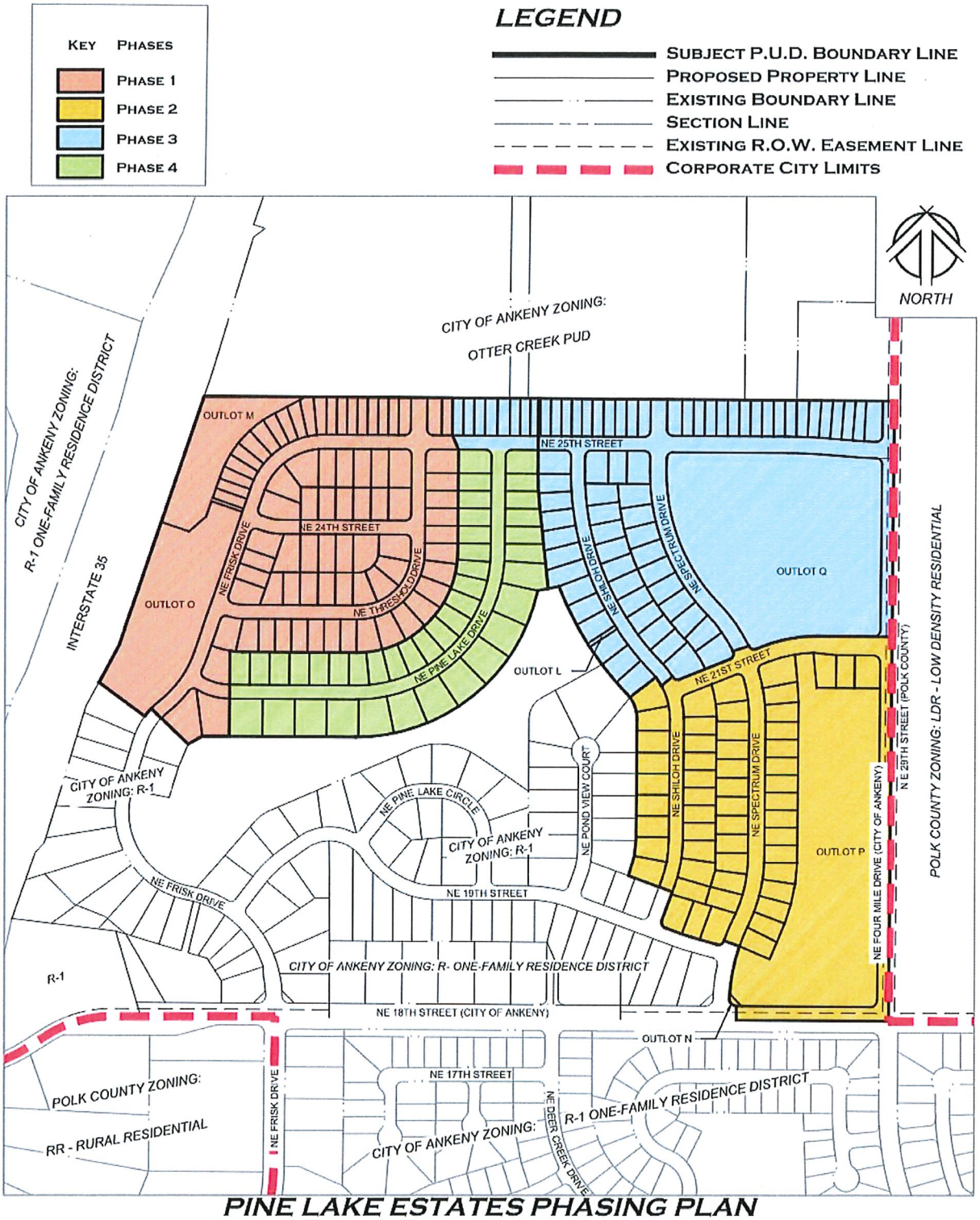
	Lot Areas		Minimum Park Area to be dedicated	
Multi-Family Areas	12.94	=	1.29	Acres
Lots greater than 25,000 sq. ft. -	0.00	=	0.00	Acres
Lots 8,000 sq. ft. to 24,999 sq. ft. -	56.15	=	2.81	Acres
Lots less than 7,999 sq. ft. -	8.10	=	0.81	Acres
MINIMUM PARK LAND AREA		**=**	**4.91**	**Acres**
REQUIRED PARK LAND AREA FROM PINE LAKE ESTATES PLAT 1		=	1.87	Acres
TOTAL REQUIRED PARK AREA		=	6.78	Acres
PROPOSED PARK AREA (OUTLOT O)		=	5.96	Acres
PARK AREA SHORTAGE		=	0.82	Acres

LANDSCAPING

Each single-family residence will be required to install street trees as part of their initial landscaping plan. Village and Estate lots will require two street trees per lot. Garden lots will require one street tree per lot. Manor lots will require three street trees per lot. Multi-family/civic/educational uses will be required to install street trees within public rights of way as part of their landscaping plans. All landscaping installations shall meet or exceed the requirements of the City's code. Multi-family lots shall include buffer landscaping to meet landscape requirements of the City of Ankeny Code. All street tree installations shall be selected from the City's approved street tree list. Permanent entrance signs into the development will be installed along NE 18th street at NE Frisk Drive and NE Spectrum Drive. Signs will be of stone or brick material and surrounded by landscaping that will be maintained by the association.

ARCHITECTURE

All dwellings in Pine Lake Estates shall be professionally designed with uniform architecture. The use of natural materials such as stained wood, stone, brick, and warm toned shingles is encouraged. Each dwelling is required on the street facing side to install a minimum of 75% of the following materials: stone, brick, stucco, shake, and board and batten. No metal or vinyl siding is allowed to be installed and roof materials are limited to asphalt or fiberglass architectural shingles with minimum 25-year lifespan. All exposed concrete block or tile foundations must be brick, stone, veneered or stucco textured. Building material requirements apply to all single family and multi-family construction and shall at a minimum comply with Ankeny City Code.



PINE LAKE ESTATES PHASING PLAN

NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com

PINE LAKE ESTATES

PLANNED UNIT DEVELOPMENT - MASTER PLAN

GENERAL NOTES

1. Land area : 124.40 acres, including 23.38 acres of road right-of-way
2. The north line of the Southeast Quarter of Section 07, Township 80 North, Range 23 West is assumed to bear South 87° 37' 30" East.
3. Zoning : Pine Lake Estates P.U.D. - see bulk regulations table
4. No parcel or outlot will be allowed direct access to NE 18th Street or NE Four Mile Drive.
5. The driveways for lots 126, 140, 152, 167, 170, 171, 181, & 299 shall be located as far from the nearby intersections as possible.
6. Outlot M shall be delineated with fencing and private property signage.
7. The purpose of Outlot L is for emergency access to Outlot Y. Outlot Y to be owned and maintained by the Pine Lake Estates Homeowner's Association.
8. The purpose of Outlot M is for stormwater detention. Outlot M to be owned and maintained by the Pine Lake Estates Homeowner's Association.
9. The purpose of Outlot N is for neighborhood signage. Outlot N to be owned and maintained by the Pine Lake Estates Homeowner's Association.
10. The purpose of Outlot O is for parkland. Outlot O to be deeded to the City of Ankeny.
11. Proposed utility layouts shown are preliminary and subject to modification with the submittal of Public Improvement Drawings.
12. The Developer is responsible for street lights within the development, along NE 18th Street, and NE Four Mile Drive.
13. The Developer is responsible for improvements relating to the approved TIS.

BULK REGULATIONS

TOTAL RESIDENTIAL LOTS = 244

KEY	LOT TYPES	WIDTH @ FRONT SETBACK	NUMBER OF LOTS	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	MINIMUM REAR SETBACK
	MANOR LOTS	100' +	13	35'	7'	25'	25'
	ESTATE LOTS	80' - 99'	32	30'	7'	20'	25'
	VILLAGE LOTS	65' - 79'	141	30'	7'	15'	25'
	GARDEN LOTS	40'-50'	58	25'	5'	15'	25'
	MULTI-FAMILY	20'		20'		25'	25'
	EDUCATIONAL USE			25'		25'	25'
	PRIVATE OPEN SPACE						
	PUBLIC PARK						

NOTES:
1. REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES

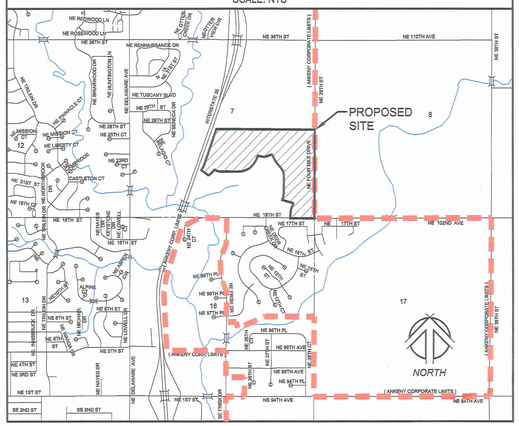
LEGEND

Existing / Proposed		Existing / Proposed	
PCC	Portland cement concrete	1234 1234	Address
ACC	Asphaltic cement concrete	x 900.0' x 900.0'	Spot elevation
FL	Pipe flowline elevation	S	Sanitary sewer manhole
RCP	Reinforced concrete pipe	CO	Cleanout
CMP	Corrugated metal pipe	S	Storm sewer manhole
CPP	Corrugated plastic pipe		Storm sewer intake
PVC	Polyvinyl chloride pipe		Storm sewer beehive
CIP	Cast iron pipe		Flared end section
P.U.E.	Public utility easement		Water hydrant
G.E.	Gas easement		Water valve
L.B.E.	Landscape Buffer easement	WSO WSO	Water service shut-off
S.S.E.	Sanitary Sewer easement	MH	Water main manhole
S.W.F.E.	Surface water flowage easement	MW	Monitoring well
B/B	Back of curb to back of curb	HY HY	Yard hydrant
	Subject boundary line	WELL WELL	Well
	Section line	GM GM	Gas meter
	Proposed boundary line		Gas valve
	Existing boundary line	AC	Air conditioning unit
	Future boundary line	E	Electric manhole
	Underlying boundary line	EM	Electric meter
	Proposed easement line	E	Electric pedestal
	Existing easement line	TR TR	Electric transformer
	Setback line	HH	Utility hand hole
	Barbed wire fence line		Utility pole
	Chain-link fence line		Utility pole with light
MT	Straw Wattle		Light pole
SF	Silt fence		Ground up light
SS	Sanitary sewer & size		Guy wire
ST	Storm sewer and size		Traffic signal
W	Water main and size		Traffic signal with light
G	Gas main & size		Traffic manhole
OHE	Overhead electric & wires		Communication pedestal
OHC	Overhead communication	TB TB	Telephone booth
UGE	Underground electric	TV	TV pedestal
TV	Underground television		Billboard sign
UGC	Underground communication		Street sign
900'	Contour elevation	DS	Down spout
	Swale flowline		Tree shrub
	Edge of water		Deciduous tree and trunk diameter
	Edge of tree dripline		Coniferous tree and trunk diameter
	Construction limits		
	Construction fence		

RECEIVED
AUG 19 2024
CITY OF ANKENY

VICINITY MAP

SCALE: NTS



UTILITY CONTACTS

(NN8) NORTHERN NATURAL GAS
Contact Name: Jennifer Sweney
Contact Phone : 651-402-1776
Contact Email: Jennifer.Sweney@nngco.com

(AKY) CITY OF ANKENY STORMWATER COORDINATOR
Contact Name: Jared Bright
Contact Phone: 515-963-3534
Contact Email: JBright@ankenyiowa.gov

(AKY) CITY OF ANKENY WASTEWATER SUPERINTENDENT
Contact Name: Roger McFarland
Contact Phone: 515-965-6483
Contact Email: RMcFarland@ankenyiowa.gov

(AKY) CITY OF ANKENY WATER SUPERINTENDENT
Contact Name: Shawn Buckner
Contact Phone: 515-963-3524
Contact Email: SBuckner@ankenyiowa.GOV

(AKY) CITY OF ANKENY FIBER OPTIC
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MEDIACOM
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Contact Email: ARoberts@mediacomcc.com

(US4) CTLQL-CENTURYLINK
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Contact Email: Raymond.Montoya@CenturyLink.com

(M57) MIDAMERICAN ENERGY - ELECTRIC
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Contact Email: matthew.davitt@midamerican.com

(M57) MIDAMERICAN ENERGY- GAS
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Contact Phone: 515-242-4289
Contact Email: matthew.davitt@midamerican.com

WINDSTREAM
Contact Name: Michael Ferm
Contact Phone: 515-309-0316
Contact Email: Michael.J.Ferm@windstream.com

(ACSD) ANKENY COMMUNITY SCHOOL DISTRICT
Contact Name: Hannah Leidal
Contact Phone: 515-965-9604
Contact Email: hannah.leidal@ankenyschools.org

DEVELOPMENT SCHEDULE

FINAL PLAT AND CONSTRUCTION DRAWINGS	SUMMER 2024
GRADING AND CONSTRUCTION	FALL 2024

CERTIFICATIONS

LICENSED PROFESSIONAL LAND SURVEYOR
ADAM D. SCHOEPPNER
26306
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.

Signature:
Name: Adam D. Schoeppner, P.L.S. No. 26306 Date
My license renewal date is December 31, 2025 Date of survey:
Pages or sheets covered by this seal: All Sheets

LICENSED PROFESSIONAL ENGINEER
JACOB T. NILLES
26369
IOWA

I hereby certify that this engineering document 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.

Signature:
Name: Jacob T. Nilles, P.E. No. 26369 Date
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: All sheets

LEGAL DESCRIPTION

That part of the North Half of the Southeast Quarter of the East 35 acres of the Southeast Quarter of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa;

AND that part of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, EXCEPT Parcel A as shown on the plat of survey recorded in Book 10265, Page 844;

AND that part of the West 45 acres of the South Half of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, EXCEPT NURSERY DRIVE ESTATES PLAT NOS. 1 & 2, official plats, located in Polk County, Iowa;

AND that part of the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35, EXCEPT Parcel B of said the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, as shown on the plat of survey recorded in Book 7242, Page 378; AND the Northeast Quarter of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35;

AND Parcel G of the Southeast Quarter of the Northwest Fractional Quarter and the Northeast Quarter of the Fractional Southwest Quarter of said Section 07, as shown on the Patent Deed recorded in Book 14770, Page 301 with the Polk County Recorder's Office; all of which is located in the City of Ankeny, Polk County, Iowa, and more particularly described as follows:

Beginning at the southeast corner of the Southeast Quarter of said Section 07; thence N 89° 39' 24" W, along the south line of said Southeast Quarter of Section 07, distance of 654.98 feet, to the east line of PINE LAKE ESTATES PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa thence N 00° 20' 36" E, along said east line of PINE LAKE ESTATES PLAT 1, a distance of 60.00 feet; thence northwesterly 48.09 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 30.00 feet, a delta angle of 91° 50' 17" and a chord distance of 43.10 feet which bears N 43° 44' 16" W; thence northeasterly 229.15 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described curve, having a radius of 765.00 feet, a delta angle of 17° 09' 46" and a chord distance of 228.30 feet which bears N 10° 45' 46" E; thence N 70° 39' 21" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 70.00 feet; thence southwesterly 37.67 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 86° 20' 00" and a chord distance of 34.21 feet which bears S 62° 30' 39" W; thence N 74° 19' 22" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 117.77 feet; thence northwesterly 45.61 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 600.00 feet, a delta angle of 04° 21' 21" and a chord distance of 45.60 feet which bears N 72° 08' 41" W; thence N 69° 58' 01" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 68.96 feet; thence northwesterly 39.27 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90° 00' 00" and a chord distance of 35.36 feet which bears N 24° 58' 01" W; thence N 20° 01' 59" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 130.00 feet; thence N 69° 58' 01" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 199.94 feet; thence N 16° 42' 04" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 88.04 feet; thence N 04° 53' 25" E, continuing along said east line of PINE LAKE ESTATES PLAT 1 a distance of 80.90 feet; thence N 00° 20' 07" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 502.13 feet; thence northwesterly 116.91 feet along a curve to the left, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 150.00 feet, a delta angle of 44° 39' 23" and a chord distance of 113.97 feet which bears N 21° 59' 35" W; thence northwesterly 548.59 feet along a reverse curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described curve, having a radius of 1350.00 feet, a delta angle of 23° 16' 58" and a chord distance of 544.82 feet which bears N 32° 40' 48" W, to the north line of said PINE LAKE ESTATES PLAT 1; thence S 78° 26' 41" W, along said north line of PINE LAKE ESTATES PLAT 1, a distance of 91.49 feet; thence southwesterly 1078.31 feet along a curve to the right, continuing along said north line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 790.00 feet, a delta angle of 78° 12' 20" and a chord distance of 996.53 feet which bears S 51° 13' 57" W; thence N 89° 39' 53" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 657.22 feet; thence S 60° 35' 03" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 69.22 feet; thence N 46° 25' 01" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 219.58 feet;
Thence southwesterly 42.80 feet along a curve to the left, continuing along said north line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 330.00 feet, a delta angle of 07° 25' 49" and a chord distance of 42.77 feet which bears S 39° 52' 04" W; thence N 53° 50' 50" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 243.84 feet, to the east right-of-way line of Interstate 35; thence N 28° 30' 36" E, along said east right-of-way line of Interstate 35, a distance of 181.06 feet; thence N 18° 48' 09" E, continuing along said east right-of-way line of Interstate 35, a distance of 1120.01 feet, to the north line of the Southwest Fractional Quarter of said Section 07; thence S 89° 44' 00" E, along said north line of the Southwest Quarter of Section 07, a distance of 318.79 feet, to the west line of the Southwest Fractional Quarter of said Section 07; thence S 89° 37' 30" E, along the north line of said Southeast Quarter of Section 07, a distance of 2638.38 feet, to the east line of said Southeast Quarter of Section 07; thence S 00° 22' 34" W, along said east line of the Southeast Quarter of Section 07, a distance of 2640.75 feet, to said south line of the Southeast Quarter of Section 07, and the Point of Beginning.

Containing 124.40 Acres, more or less.

Subject to easements, covenants and restrictions of record.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 20, 2024
Ayes 6 Nays 0 Abstain 1 Absent 0
APPROVED
Chairperson
Secretary

APPROVED
ANKENY CITY COUNCIL
Date: 10-21-24
Res./Ord. No. 2181
City Clerk

NILLES ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1) 01/08/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 03/19/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5)
6)
7)

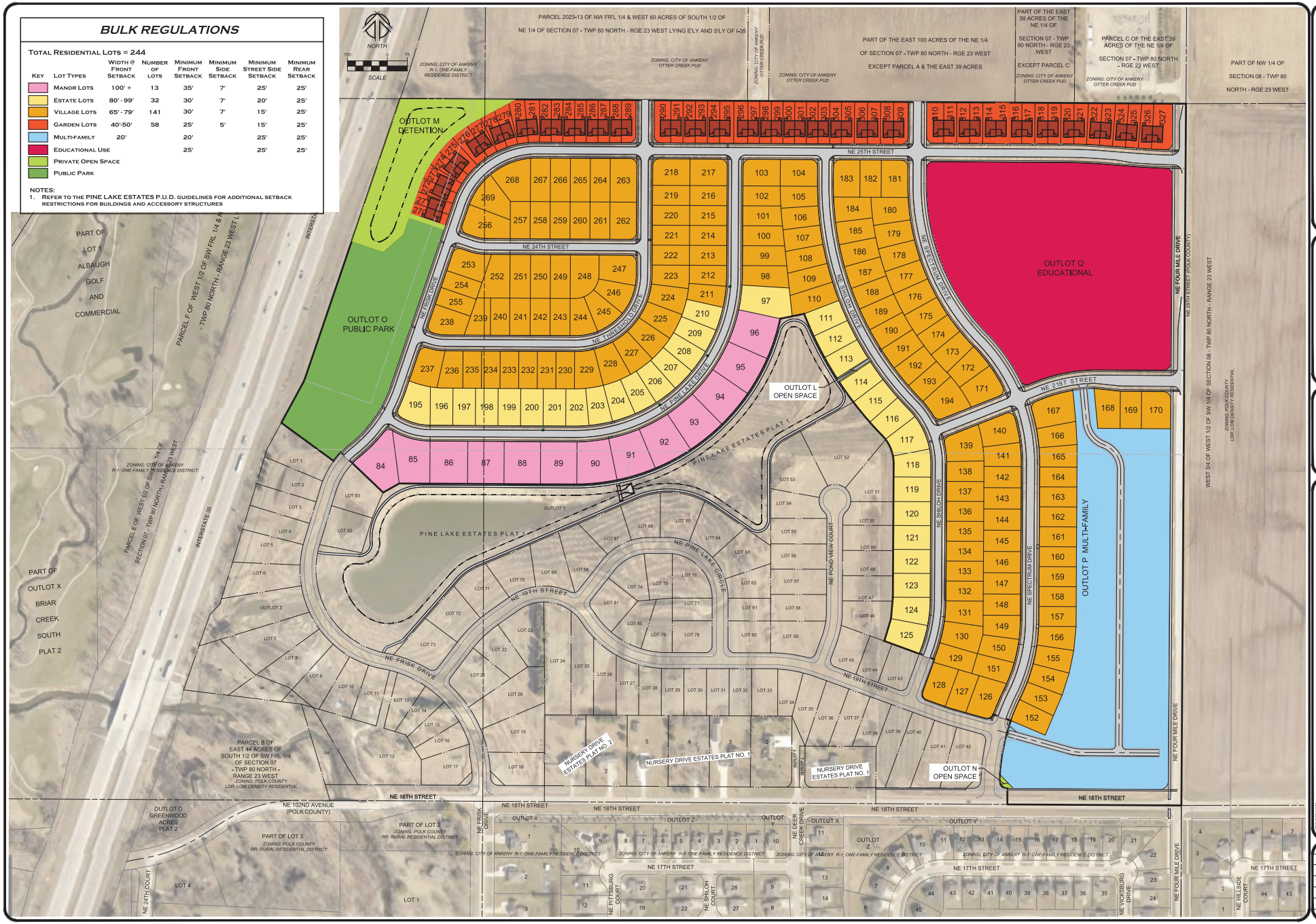
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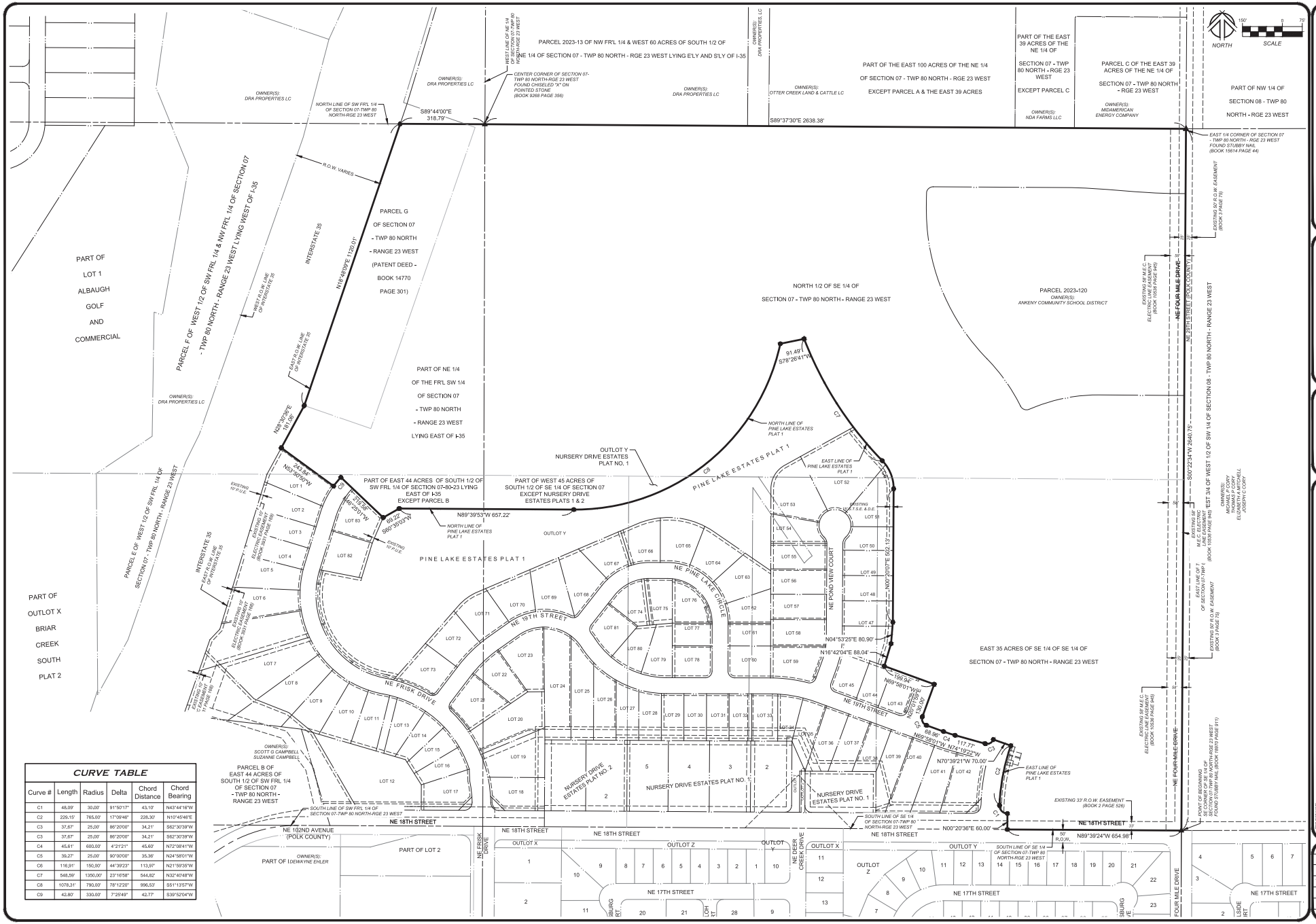
PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

DESCRIPTION: MASTER PLAN

NAI NO.:	23121
DATE:	08/12/2024
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-1
SHEET NO.:	1/9

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BULK REGULATIONS
TOTAL RESIDENTIAL LOTS = 244
KEY | LOT TYPES | WIDTH @ FRONT SETBACK | NUMBER OF LOTS | MINIMUM FRONT SETBACK | MINIMUM SIDE SETBACK | MINIMUM STREET SIDE SETBACK | MINIMUM REAR SETBACK
MANOR LOTS | 100' + | 13 | 35' | 7' | 25' | 25'
ESTATE LOTS | 80' - 99' | 32 | 30' | 7' | 20' | 25'
VILLAGE LOTS | 65' - 79' | 141 | 30' | 7' | 15' | 25'
GARDEN LOTS | 40'-50' | 58 | 25' | 5' | 15' | 25'
MULTI-FAMILY | 20' | | 20' | | 25' | 25'
EDUCATIONAL USE | | | 25' | | 25' | 25'
PRIVATE OPEN SPACE
PUBLIC PARK
NOTES:
1. REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES
NORTH
SCALE
OUTLOT M DETENTION
OUTLOT O PUBLIC PARK
OUTLOT Q EDUCATIONAL
OUTLOT L OPEN SPACE
OUTLOT P MULTI-FAMILY
OUTLOT N OPEN SPACE
PINE LAKE ESTATES PLAT 1
NURSERY DRIVE ESTATES PLAT NO. 1
NURSERY DRIVE ESTATES PLAT NO. 2
NE 25TH STREET
NE 24TH STREET
NE 21ST STREET
NE 19TH STREET
NE 18TH STREET
NE 17TH STREET
NE FRISK DRIVE
NE TURNSTONE DRIVE
NE GOLF LAKE DRIVE
NE SHILOH DRIVE
NE SPECTRUM DRIVE
NE POND VIEW COURT
NE PINE LAKE CIRCLE
NE FOUR MILE DRIVE
NE 102ND AVENUE (POLK COUNTY)
NE 25TH STREET (POLK COUNTY)
NE 24TH COURT
NE PITTSBURG COURT
NE SHILOH COURT
NE DEER CREEK DRIVE
NE VICKSBURG DRIVE
NE HILLSIDE COURT
PART OF LOT 1 ALBAUGH GOLF AND COMMERCIAL
PARCEL F OF WEST 1/2 OF SW FRL 1/4 & N - TWP 80 NORTH - RANGE 23 WEST
PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
PART OF OUTLOT X BRIAR CREEK SOUTH PLAT 2
INTERSTATE 35
PARCEL B OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
OUTLOT D GREENWOOD ACRES PLAT 2
PART OF LOT 2
PART OF LOT 3
PARCEL 2023-13 OF NW FR'L 1/4 & WEST 60 ACRES OF SOUTH 1/2 OF NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST LYING E'LY AND S'LY OF I-35
PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES
PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C
PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST
PART OF NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST
WEST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RANGE 23 WEST
ZONING: CITY OF ANKENY R-1: ONE-FAMILY RESIDENCE DISTRICT
ZONING: CITY OF ANKENY OTTER CREEK PUD
ZONING: POLK COUNTY RR: RURAL RESIDENTIAL DISTRICT
ZONING: POLK COUNTY LDR: LOW DENSITY RESIDENTIAL
NILLES ASSOCIATES
1903 SW MAGAZINE ROAD ANKENY, IOWA 50023
(515) 965-6120 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
REVISIONS
1.) 04/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
2.) 05/24/2024 - REVISIONS PER CITY REVIEW COMMENTS
3.) 05/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.)
6.)
PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA
OVERALL EXHIBIT
PROJECT NAME
DESCRIPTION
NAN NO. 23121
DATE 08/12/2024
DRAWN BY JCT
CHECKED BY ADS
SHEET SIZE 24" X 36"
SHEET TITLE MP-2
SHEET NO. 2/9
V:\NAI 2017\Projects 2017\23121\dwg\23121-PP.dwg



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	48.09'	30.00'	91°50'17"	43.10'	N43°44'16"W
C2	229.19'	765.00'	17°09'46"	228.30'	N10°45'48"E
C3	37.67'	25.00'	86°20'00"	34.21'	S62°30'38"W
C3	37.67'	25.00'	86°20'00"	34.21'	S62°30'38"W
C4	45.61'	600.00'	4°21'21"	45.60'	N72°08'41"W
C5	39.27'	25.00'	90°00'00"	35.36'	N24°58'01"W
C6	116.91'	150.00'	44°39'23"	113.97'	N21°59'35"W
C7	548.59'	1350.00'	23°16'58"	544.82'	N32°40'48"W
C8	1078.31'	790.00'	78°12'26"	996.53'	S51°13'57"W
C9	42.80'	330.00'	7°25'49"	42.77'	S39°52'04"W

1903 SW MAGAZINE ROAD
ANKENY, IOWA 50023
(515) 964-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture
NILLES ASSOCIATES

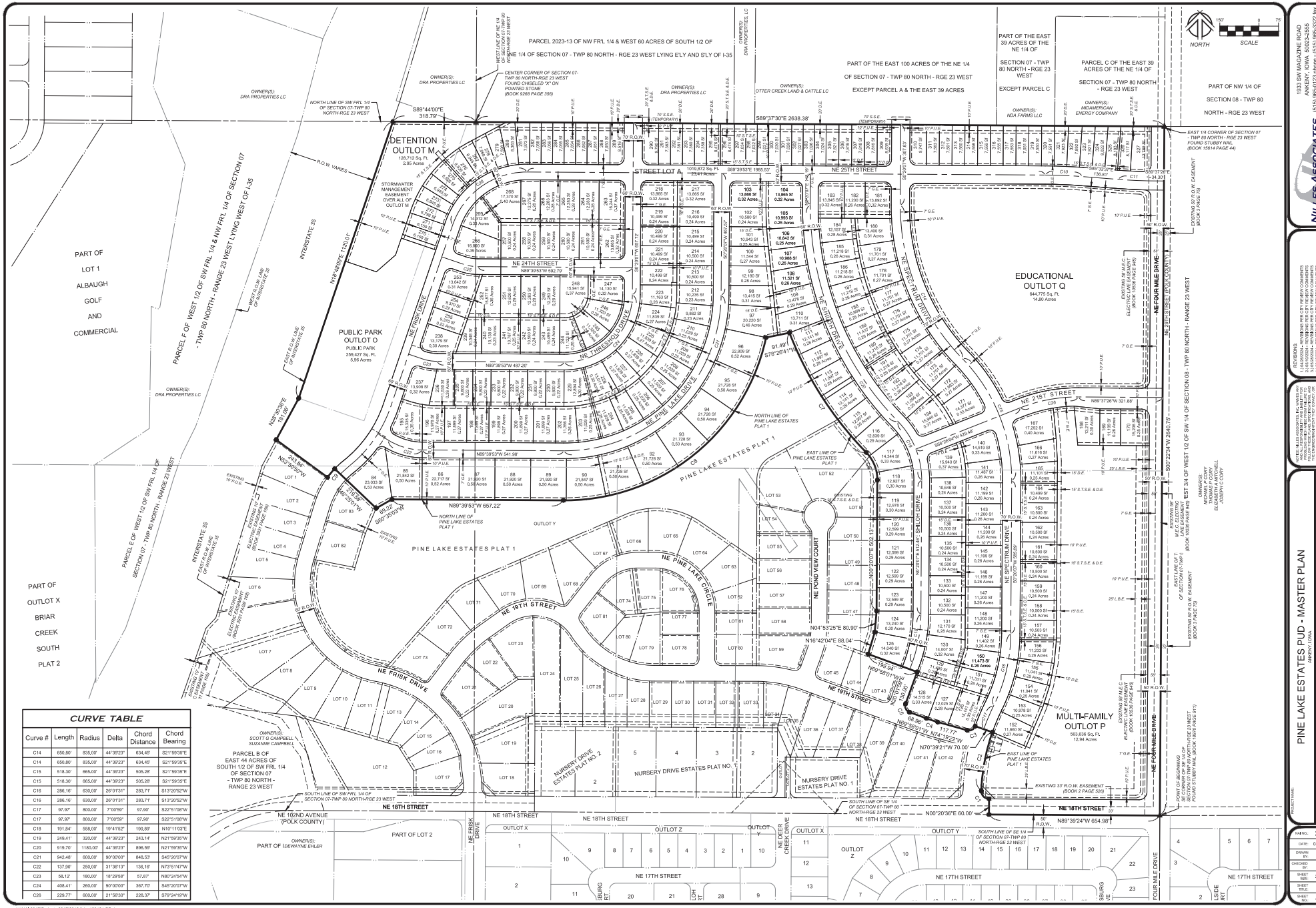
REVISIONS
1) 04/03/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 05/03/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5)
6)

NOTICE: N.I.S. ASSOCIATES, P.C. HEREBY GIVES NOTICE THAT THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF N.I.S. ASSOCIATES, P.C. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF N.I.S. ASSOCIATES, P.C. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE USER.

PROJECT NAME
PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA
DESCRIPTION
OVERALL BOUNDARY

NAS NO.	23121
DATE	08/12/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	MP-3
SHEET NO.	3/9

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PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA
PRELIMINARY PLAT
NILLES ASSOCIATES
1903 SW MAGAZINE ROAD
ANKENY, IOWA 50023
(515) 965-4122 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
REVISIONS
1) 04/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 06/07/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 08/08/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
JOB NO. 23121
DATE 08/12/2024
DRAWN BY JCT
CHECKED BY ADS
SHEET SIZE 24" X 36"
SHEET TITLE MP-4
SHEET NO. 4/9
DETENTION OUTLOT M
128,712 Sq. Ft.
2.95 Acres
PUBLIC PARK OUTLOT O
PUBLIC PARK
259,427 Sq. Ft.
5.96 Acres
EDUCATIONAL OUTLOT Q
644,775 Sq. Ft.
14.80 Acres
MULTI-FAMILY OUTLOT P
563,636 Sq. Ft.
12.94 Acres
NE 25TH STREET
NE 24TH STREET
NE 21ST STREET
NE 19TH STREET
NE 18TH STREET
NE 17TH STREET
NE FRISK DRIVE
NE PINE LAKE DRIVE
NE THRESHOLD DRIVE
NE PRIMUM DRIVE
NE SPECTRUM DRIVE
NE SHILOH DRIVE
NE POND VIEW COURT
NE PINE LAKE CIRCLE
NE FOUR MILE DRIVE
NE DEER CREEK DRIVE
PINE LAKE ESTATES PLAT 1
NURSERY DRIVE ESTATES PLAT NO. 1
NURSERY DRIVE ESTATES PLAT NO. 2
INTERSTATE 35
NE 102ND AVENUE (POLK COUNTY)
PART OF LOT 2
PART OF OUTLOT X BRIAR CREEK SOUTH PLAT 2
PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
PARCEL OF WEST 1/2 OF SW FRL 1/4 & NW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35
PART OF LOT 1 ALBAUGH GOLF AND COMMERCIAL
PARCEL B OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST
PARCEL 2023-13 OF NW FR'L 1/4 & WEST 60 ACRES OF SOUTH 1/2 OF NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST LYING E'LY AND S'LY OF I-35
PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES
PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C
PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST
PART OF NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST
OWNER(S): DRA PROPERTIES LC
OWNER(S): OTTER CREEK LAND & CATTLE LC
OWNER(S): NDA FARMS LLC
OWNER(S): MIDAMERICAN ENERGY COMPANY
OWNER(S): SCOTT G CAMPBELL SUZANNE CAMPBELL
OWNER(S): PART OF I DEWAYNE EHLER
OWNER(S): MICHAEL P CORY ELIZABETH A MITCHELL JASON L CORY
CENTER CORNER OF SECTION 07-TWP 80 NORTH-RGE 23 WEST FOUND CHISELED "X" ON POINTED STONE (BOOK 9268 PAGE 356)
EAST 1/4 CORNER OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST FOUND STUBBY NAIL (BOOK 15614 PAGE 44)
POINT OF BEGINNING NORTHWEST CORNER OF SECTION 07-TWP 80 NORTH-RGE 23 WEST FOUND 5/16IRON PIN (BOOK 15970 PAGE 911)
CURVE TABLE
Curve # | Length | Radius | Delta | Chord Distance | Chord Bearing
C14 | 650.80' | 835.00' | 44°39'23" | 634.45' | S21°59'35"E
C14 | 650.80' | 835.00' | 44°39'23" | 634.45' | S21°59'35"E
C15 | 518.30' | 665.00' | 44°39'23" | 505.28' | S21°59'35"E
C15 | 518.30' | 665.00' | 44°39'23" | 505.28' | S21°59'35"E
C16 | 286.16' | 630.00' | 26°01'31" | 283.71' | S13°20'52"W
C16 | 286.16' | 630.00' | 26°01'31" | 283.71' | S13°20'52"W
C17 | 97.97' | 800.00' | 7°00'59" | 97.90' | S22°51'08"W
C17 | 97.97' | 800.00' | 7°00'59" | 97.90' | S22°51'08"W
C18 | 191.84' | 558.00' | 19°41'52" | 190.89' | N10°11'03"E
C19 | 249.41' | 320.00' | 44°39'23" | 243.14' | N21°59'35"W
C20 | 919.70' | 1180.00' | 44°39'23" | 896.59' | N21°59'35"W
C21 | 942.48' | 600.00' | 90°00'00" | 848.53' | S45°20'07"W
C22 | 137.90' | 250.00' | 31°36'13" | 136.16' | N73°51'47"W
C23 | 58.12' | 180.00' | 18°29'58" | 57.87' | N80°24'54"W
C24 | 408.41' | 260.00' | 90°00'00" | 367.70' | S45°20'07"W
C26 | 229.77' | 600.00' | 21°56'30" | 228.37' | S79°24'19"W
NORTH
SCALE
150' 0 75'
V:\NAI 2017\Projects 2017\23121\dwg\23121-PP.dwg



1903 SW MAGAZINE ROAD
ANKENY, IOWA 50023
(515) 965-4132 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS
1) 04/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 06/07/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 08/08/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 09/10/2024 - REVISIONS PER CITY REVIEW COMMENTS
5) [illegible]

PROJECT NAME
PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

SHEET TITLE
MASTER PLAN

NAS NO.	23121
DATE	08/12/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	MP-5
SHEET NO.	5/9

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1903 SW MAGAZINE ROAD
ANKENY, IOWA 50023
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Landscape Architecture
NILES ASSOCIATES

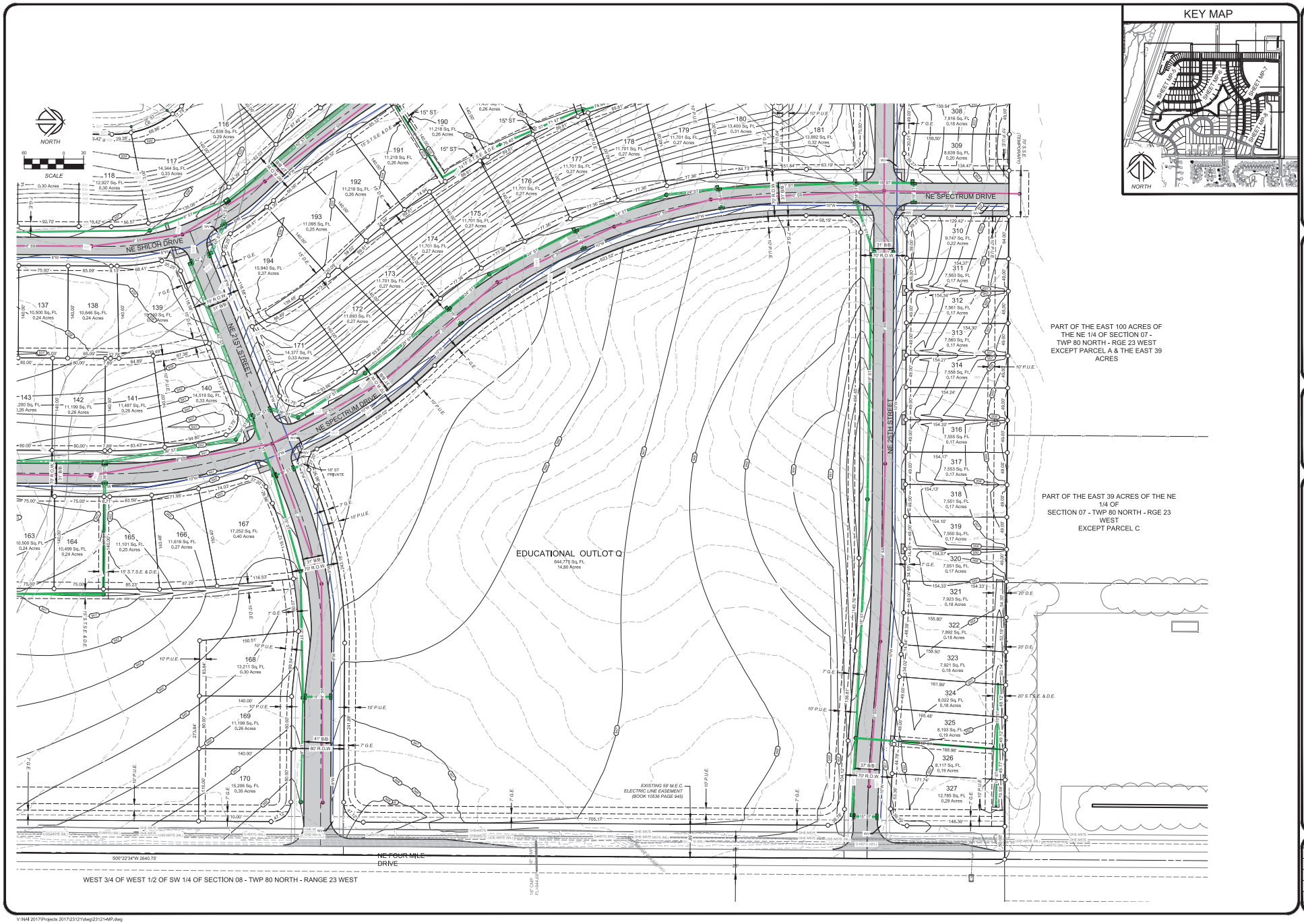
REVISIONS
1) 04/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 05/16/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 05/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5)
6)

PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

MASTER PLAN

PROJECT NAME	
DESCRIPTION	
NAN NO.	23121
DATE	08/12/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	MP-6
SHEET NO.	6/9

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1903 SW MAGAZINE ROAD
ANKENY, IOWA 50023
(515) 965-4122 phone - (515) 965-3322 fax
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Landscape Architecture
NILES ASSOCIATES

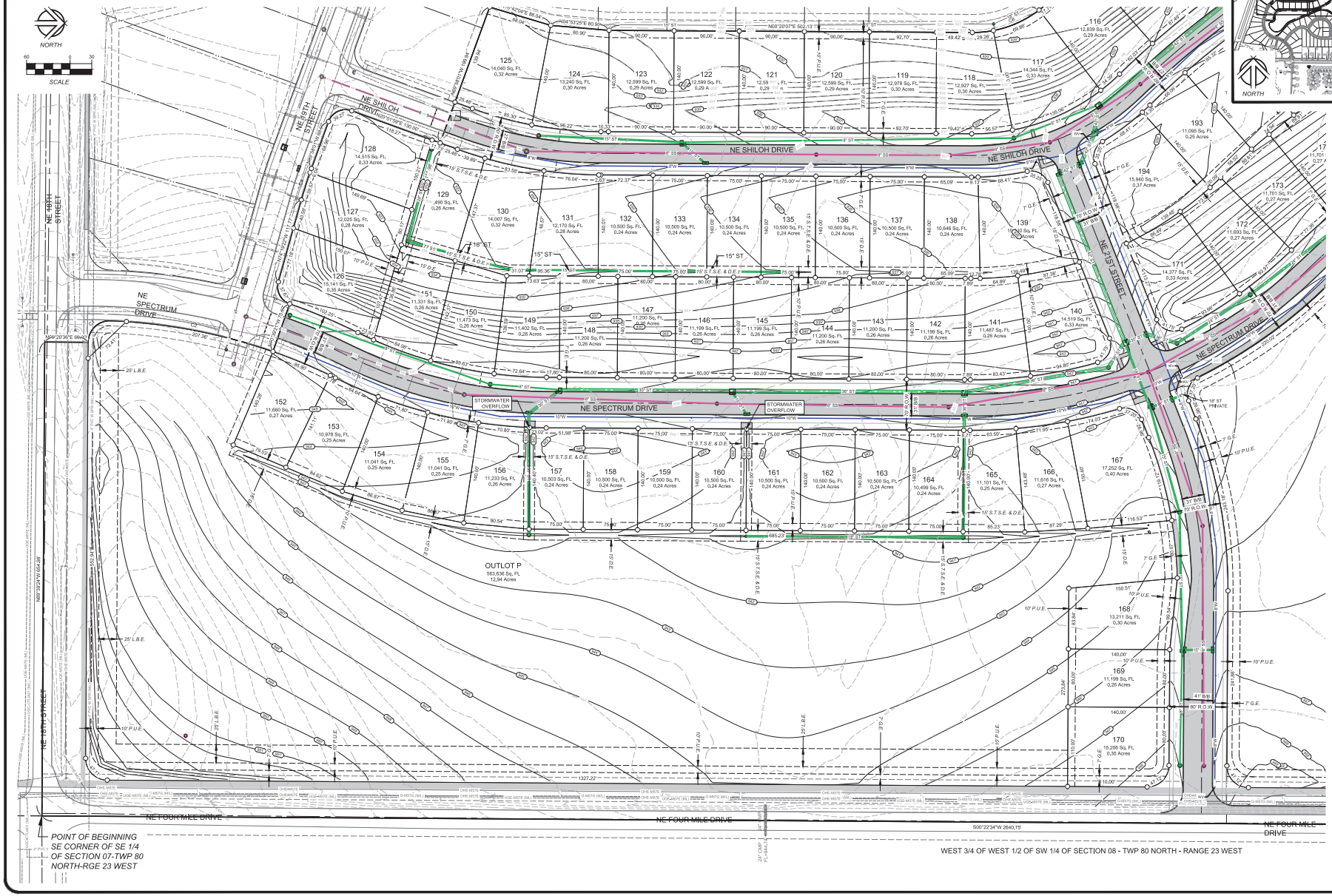
REVISIONS
1) 04/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
2) 08/09/2024 - REVISIONS PER CITY REVIEW COMMENTS
3) 09/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
4) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS

PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

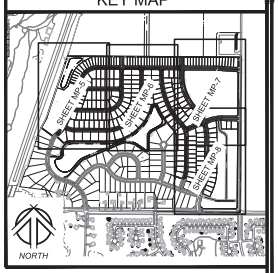
DESCRIPTION: MASTER PLAN

NAR NO.	23121
DATE	08/12/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	MP-7
SHEET NO.	7/9

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KEY MAP



1903 SW MAGAZINE ROAD
ANKENY, IOWA 50023
(515) 965-4122 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS:
1.) 04/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
2.) 05/16/2024 - REVISIONS PER CITY REVIEW COMMENTS
3.) 05/30/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.) 08/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.)
6.)

NOTE: N.I.E. ASSOCIATES, P.C. SHALL NOT BE HELD LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY N.I.E. ASSOCIATES, P.C. N.I.E. ASSOCIATES, P.C. SHALL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY N.I.E. ASSOCIATES, P.C.

PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA
DESCRIPTION: MASTER PLAN

NAS NO.	23121
DATE	08/12/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	MP-8
SHEET NO.	8/9

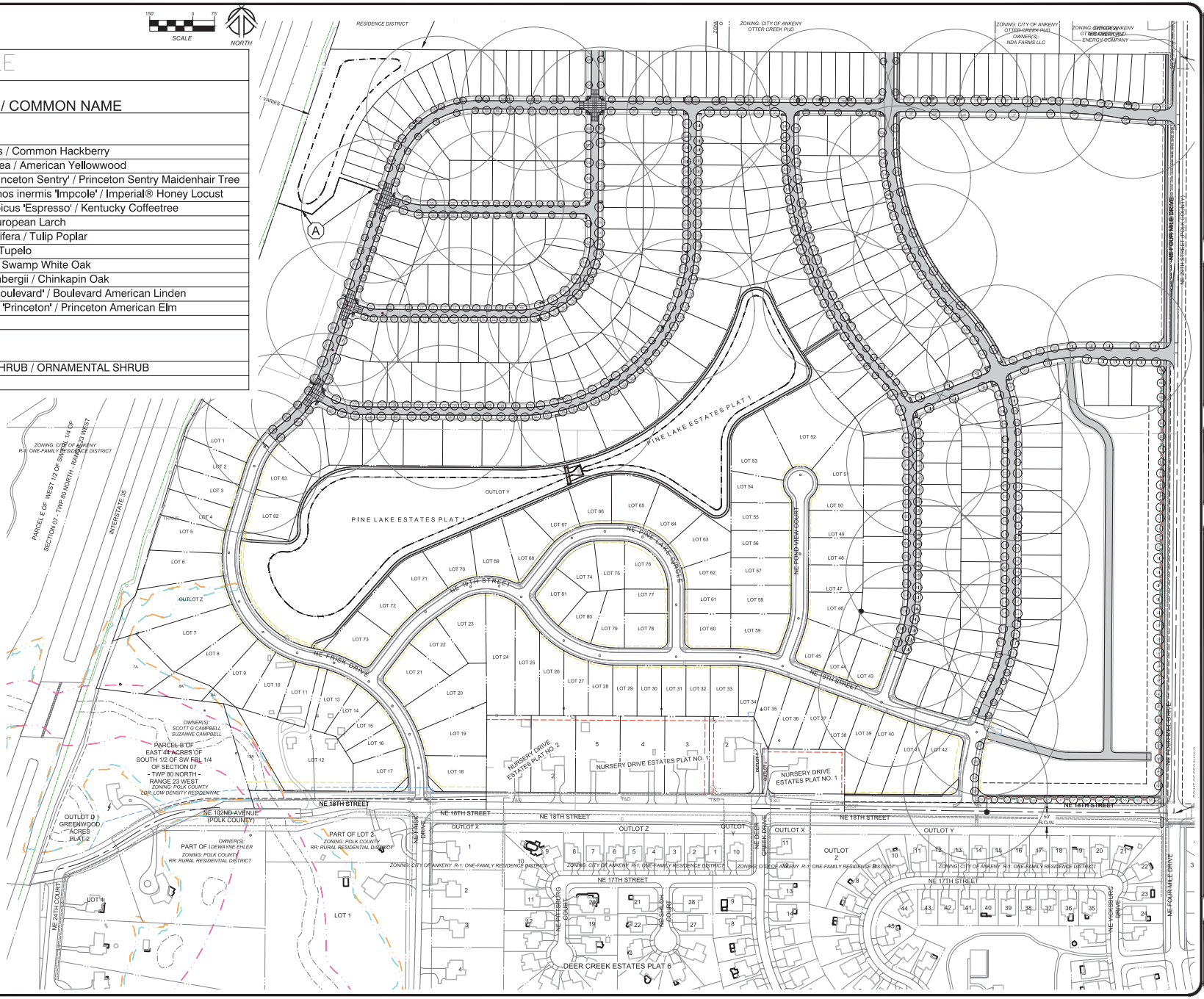
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PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME
STREET TREES		
CO	59	Celtis occidentalis / Common Hackberry
CK	52	Cladrastis kentukea / American Yellowwood
GP	50	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
GI	48	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust
GD	54	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree
LE	37	Larix decidua / European Larch
LT	46	Liriodendron tulipifera / Tulip Poplar
NS	40	Nyssa sylvatica / Tupelo
QB	46	Quercus bicolor / Swamp White Oak
QM	57	Quercus muehlenbergii / Chinkapin Oak
TA	47	Tilia americana 'Boulevard' / Boulevard American Linden
UP	45	Ulmus americana 'Princeton' / Princeton American Elm
	581	SUBTOTAL:
SHRUBS		
OS	184	ORNAMENTAL SHRUB / ORNAMENTAL SHRUB
	184	SUBTOTAL:

TAGGED NOTES

A. BLACK WROUGHT IRON FENCE - 6' TALL



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ANKENY, IOWA 50023
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3.) 08/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.) 09/10/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.)
6.)

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PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA
DESCRIPTION: LANDSCAPE MASTERPLAN & 250' HYDRANT RADIUS

NAS NO.	23121
DATE	08/12/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	MP-9
SHEET NO.	9/9

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. April 6, 2026 City Council Report
2. Tentative Agenda items for Tuesday, April 21, 2026
3. March 2026 Building Permit Report
4. Commissioner's Reports

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None