



PLAN AND ZONING COMMISSION

**Meeting Agenda
Tuesday, April 21, 2026
6:30 PM**

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the April 21, 2026 Agenda

Consider MOTION to approve and accept the April 21, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the April 7, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the April 7, 2026 minutes of the Plan and Zoning Commission meeting.

2. 1600 SE Corporate Woods Drive - 2026 Baker Group Addition Site Plan

Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan; subject to City Staff approval of the Traffic Study.

3. Trailside at Trestle Ridge Plat 1 Final Plat and Site Plan

That the Plan and Zoning Commission recommend City Council approval of Trailside at Trestle

Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed \$12,737.50.

That the Plan and Zoning Commission approve Trailside at Trestle Ridge Plat 1 Site Plan subject to recordation of the Trailside at Trestle Ridge Plat 1 Final Plat and acceptance of the private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane.

4. 3708 SE Convenience Boulevard - Ankeny Regional Airport Construct Maintenance Building Site Plan

Consider MOTION to approve the site plan for 3708 SE Convenience Boulevard, Ankeny Regional Airport Construct Maintenance Building.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 -#4

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

5. Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

Consider MOTION to recommend City Council approval of the request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

6. Request by William Kimberley Development Corp. for 100% Voluntary Urbanized Annexation of property into the City of Ankeny (Moeckly)

Consider MOTION to recommend City Council approval of the Moeckly Farms Annexation 100% Voluntary Urbanized Annexation

I. REPORTS:

Director and Commissioner Reports

1. April 20, 2026 City Council Report
2. Tentative Agenda items for Tuesday, May 5, 2026
3. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 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 21, 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 21, 2026 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 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 April 7, 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 April 7, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-04-07

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, April 7, 2026

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

CALL TO ORDER

Chair Ted Rapp called the April 7, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by L. West to approve and accept the April 7, 2026 agenda without amendments. Second by R. Weisheit. 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 17, 2026 minutes of the Plan and Zoning Commission meeting.

Item #2. 2605 SW Oralabor Road – Ankeny Charter School Site Plan

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.

Item #3. 1950 NE 36th Street – Izumi Restaurant and Retail Center Site Plan

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 agreement for a westbound right-turn lane at the intersection of NE 36th St. and NE Threshold Dr.

Motion by P. Tuning to approve the recommendations for Consent Agenda Items #1 - #3. Second by J. R. Weisheit. Motion carried 6 - 0.

PUBLIC HEARINGS

Item #4. Request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, 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.

Staff Report. L. Hutzell reported that the applicant Hubbell Realty Company, on behalf of the Meridith Revocable Trust, is requesting 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. She said that the subject property consists of a single parcel located west of Interstate 35 and east of Northeast Delaware Avenue and places the site within an area that is already developing with a mix of residential uses including multifamily. Laura then described zoning to the north is R-3, multi-family residence district with conditions and contains a single-family home. To the west, across Delaware Avenue, is Fountain View Estates, which is zoned R-1, one-family residence district. To the southwest is Crestbruck Acres, zoned R-2, One-Family and Two-Family residence District. She went on to say that property to the east is Interstate right-of-way, and property to the south is zoned R-3A, Planned Multiple-Family Residence District. She then mentioned that the proposed rezoning aligns with the City's Comprehensive Plan, specifically the Ankeny Plan 2040 Future Land Use Map, which currently designates this property as Medium Density Residential and that the Medium Density category is intended to serve as a transition between low-density and higher-density residential areas. L. Hutzell then went on to say that the public notification requirements were met, including mailed notices to property owners within 250 feet, publication of a legal notice, and posting of signage on the property. She then closed her presentation by stating

that following the meeting tonight, staff will collect comments and questions from the Commission and public and then give a complete staff report, including a recommendation at the next Plan and Zoning Commission meeting on April 21, 2026.

Ryan Hardisty, Civil Design Advantage, R. Hardisty commented that he would answer any question the Commission may have regarding the request.

Wayne Goedken, 1002 NE Lake View Drive, Mr. Goedken stated he is the Treasurer of the Fountain View Estates Homeowners Association. He commented that the proposal introduces approximately 200 high-density units adjacent to a low-density neighborhood which causes many concerns for their homeowner's association. He mentioned the first concern is regarding traffic, pedestrian safety, and infrastructure capacity. Their private neighborhood is already adjacent to a high traffic area, and they are opposed to even more traffic around their homes. The private pond is also a concern for trespassing if more traffic is introduced to the area. Secondly, concerns regarding whether the roads, stormwater systems and other services have been adequately evaluated for a development of this scale. He went on to say that the development represents a significant shift in land use intensity and requested that the Board carefully consider these concerns and explore transition options that better buffer single-family neighborhoods from higher-density development.

Jim Weyer, 1017 NE Fountain View Court, Mr. Weyer expressed concerns about stormwater runoff and the situation of the ditches behind their neighborhood, particularly due to increased impervious surfaces such as rooftops, driveway, and parking lots within the proposed development. He noted the potential strain the development would have on the existing drainage system and questioned the placement of the proposed detention pond in the northeast corner of the development. He then went on to express his concerns with the 12 units per acre density and the units being rentals vs owner-occupied housing.

Marsha Olinghouse, 1013 NE Fountain View Drive – Ms. Olinghouse spoke regarding her stress level due to the increased use of the Fountain View neighborhood amenities, in particular the private pond and the walking path around it. She noted there are already concerns regarding trespassing, and introducing additional traffic to the neighborhood from across the street creates more conflicts and safety concerns for those who already live in the Fountain View neighborhood. She commented that the city should be doing more to help the homeowners association with safety and the ongoing costs for the upkeep and debris removal if a higher density development were to be constructed. She then went on to address her concerns regarding the already heavily traveled NE Delaware corridor and the impact the traffic already has on the 1st Street intersection. She is concerned this will add to even more bottlenecks within the street system around her neighborhood.

Russel Adams, 1014 NE Lake View Drive - Mr. Adams noted that the Fountain View neighborhood is a long-established, low-density community with a defined character and is sincerely worried about how a new townhome development will affect this. He noted the proposed development would be a significant and permanent change for the established neighborhoods nearby. He questioned why City Staff did not show a picture of the proposed development. He commented on the stormwater impacts brought on by a development of this size, mentioning concerns about the number of impervious areas proposed and the history of flooding, specifically Four Mile Creek. He questions whether a stormwater study has been done. He then went on to express frustration regarding there only being one access point for the development of 200 units and the traffic impacts and need for a signalized intersection. He requested that a comprehensive stormwater management plan be implemented, and that density, height limits and adequate buffering be carefully looked at for this proposed development.

Mark Olinghouse, 1013 NE Fountain View Drive, Mr. Olinghouse spoke about his experiences with confrontation regarding trespassing around the Fountain View pond. He also noted increased garbage and litter recently from people who do not live there and do not have to pay to have it cleaned up. He expressed his concern about his property value diminishing with a new townhome development adjacent to their residence. He also expressed increased worrying about safety around the lake.

Alex Orellana, 802 NE Vail Court, Mr. Orellana expressed his frustration with the fact that no site plan or rendering was shown at the public hearing regarding the proposed development. He expressed his thoughts about this process being premature, wondering how a Board could recommend a rezoning they don't know further details about yet.

Anne Dirks, 813 NE Lake View Drive, Ms. Dirks also spoke regarding their homeowners' association and the number of issues they have to handle that the City doesn't. She is concerned with the amount of debris in their pond and it is clogging up the drains around their neighborhood. She went on to explain the recent costs the HOA has had to pay including dredging the pond and rip rap. She expressed her concern about unmonitored children and their safety around their pond. She wishes the City would take more responsibility for the issues their HOA is having.

Mark Finley, 901 NE Lake View Drive, Mr. Finley spoke regarding his preference for the proposed rezoning to stay as R-1 (single family zoning) and that it be developed in a manner more compatible with surrounding neighborhoods. He then reiterated that a lower density would be much more appropriate.

Wei Su, 1009 NE Fountain View Drive, Ms. Su expressed her concern regarding the safety of her young children if a new townhome development would bring additional trespassing to their neighborhood and her private property.

T. Rapp clarified that the parcel is currently zoned R-1 because when a piece of land comes into the City, that is the automatic zoning category it goes to due to the fact it is the strictest, it is not necessarily the designation of use.

David Godin – Mr. Godin expressed his strong opposition to the rezoning with specific concerns related to traffic increases and safety risks. He is also concerned about the stormwater runoff and the sewer capacity for the development being proposed. Like others, he also mentioned his frustrations and concerns regarding the private pond and the increased impact this rezoning would have on their neighborhood privacy and safety.

A female member of the public asked for further clarification regarding the process after tonight's meeting.

T. Rapp clarified stating that the purpose of tonight's meeting was for the Board to hear from staff and members of the public regarding the request. Action will be taken at the upcoming meeting on April 21st. T. Rapp then clarified further stating that the request will ultimately move on to be heard at a public hearing at the City Council level. He clarified that the Plan and Zoning Commission is a recommending body, the final decision will be made at City Council.

Motion by R. Weisheit to close the public hearing and receive and file documents. Second by L. West. All voted aye. Motion carried 6-0.

Chair Tedd Rapp shared that the item would come back to the Commission on April 21, 2026. City staff will present their report, and the Commission will deliberate and make a recommendation to the City Council.

BUSINESS ITEMS

Item # 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.

Staff Report. L. Hutzell reported that the applicant, DRA Properties LC, is requesting approval of a Minor Amendment affecting approximately 18 acres within the southeast portion of the Pine Lake Estates PUD development. She noted the 18-acre proposed amendment area is located at the southeast corner of NE 18th Street and NE Fourmile Drive, just east of NE Spectrum. She then gave a brief history on the original PUD approved in 2024. She stated that it includes approximately 124.4 **acres** of development and consists primarily of low-density residential uses, including a mix of lot types, along with a designated multi-family area, parkland, and an outlot for educational use. She said that the 18-acre request originally included 19 Village lots with driveway access along NE Spectrum and NE 21st Street, ranging from lot widths of 65 to 79 feet. She noted 12.94 acres was designated for multi-family development at a density of roughly 12 units per acre for a total of up to 174 residential units allowed under the original PUD and Master Plan. Next, she went on to explain specifics of the amendment request starting first with the single-family area. She noted that the applicant is proposing to replace the 19 Village lots with 24 single-family Garden Lots, each with a minimum frontage width of 50 feet and a minimum lot area of 6,000 square feet and correspond only to lots 152-175. She explained that this change can be referenced in the updated PUD booklet. She went on to say that the proposed Garden Lots are now designed as rear-loaded lots with alley access, which reduces direct driveway access onto NE Spectrum Drive and improves overall street functionality and traffic flow within the development. Next, she explained the multi-family component of the amendment request. L. Hutzell said that the land area for the multi-family component is proposed to change from the original 12.94 acres to 14.56 acres and will be organized into three outlots. The maximum unit count within this multi-family area is now maxed at 149 units, resulting in a density of approximately

10.3 units per acre. She then stated the importance of the 174-unit cap, noting that this request does not exceed that and the proposed amendment does not increase the overall density. She also made sure to clarify that the buffering for this area of development has not changed and is still required. Next L. Hutzell spoke regarding the parkland dedication requirement. She noted that due to the revised layout being proposed, there will be a slight increase in the parkland requirement. Previously, it was 6.78 acres, it is now 6.99 acres. Finally, L. Hutzell explained that staff had evaluated the request in accordance with Ankeny Municipal Code Section 192.15(2)(D), which classifies PUD amendments as either major or minor. She noted that the request does not increase the total number of residential units, does not intensify land use and does not increase infrastructure demand. She then ended her presentation by stating that Staff finds that the request meets the criteria for a Minor Amendment.

Motion by T. Ripper to recommend City Council approval of the 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan. Second by R. Weisheit. Motion carried 5-0-1 (Abstain: T. Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the April 6, 2026 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 21, 2026 Plan and Zoning Commission meeting and presented the March 2026 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 7:20 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

1600 SE Corporate Woods Drive - 2026 Baker Group Addition 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

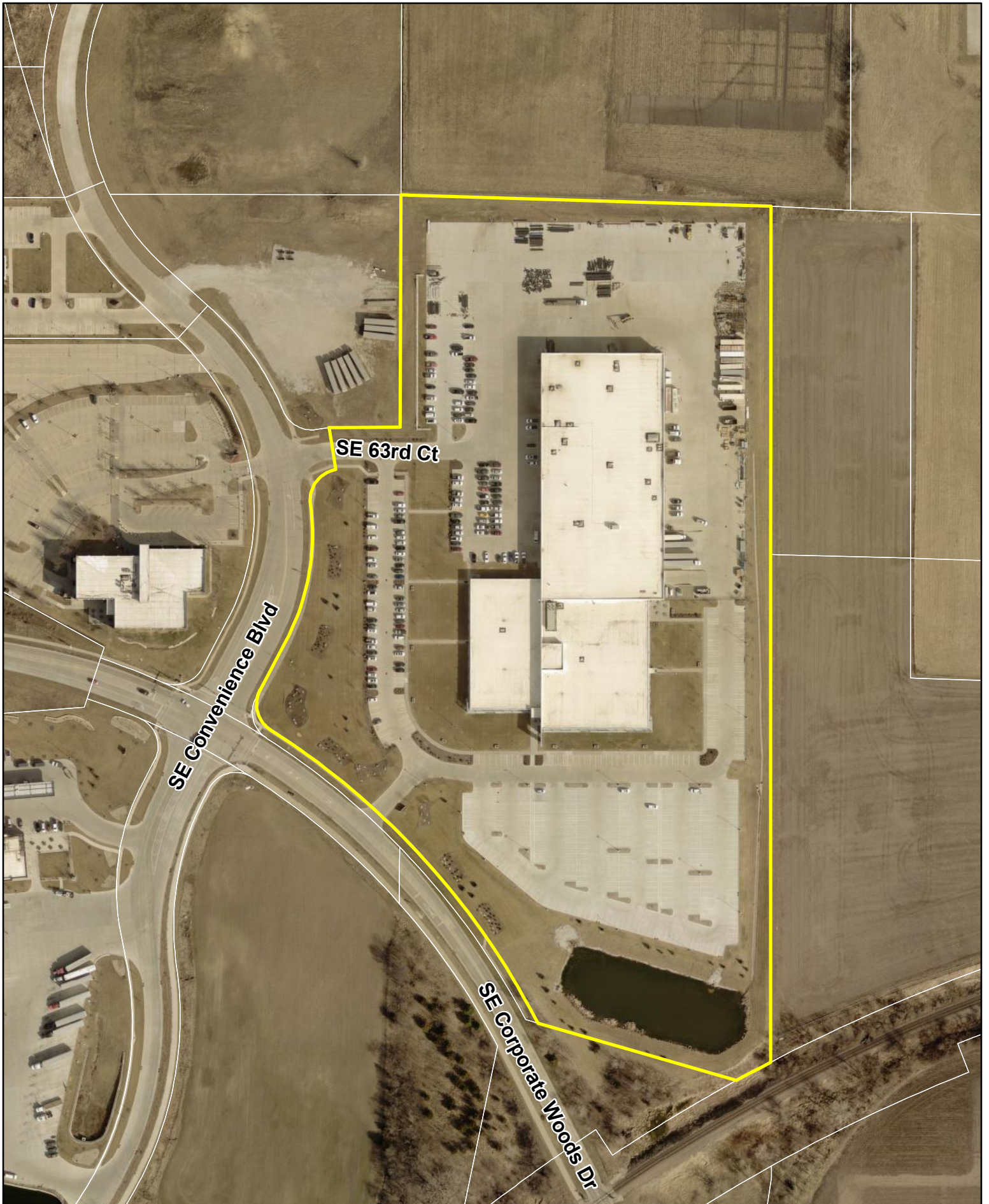
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan; subject to City Staff approval of the Traffic Study.

ATTACHMENTS

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



N



1 inch = 200 feet

Date: 4/15/2026

**1600 SE Corporate Woods Drive
2026 Baker Group Addition Site Plan
Aerial Map**

Agenda Item: 1600 SE Corporate Woods Drive – 2026 Baker Group Addition – Site Plan
Report Date: April 15, 2026
Prepared by: Jake Heil *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition; subject to City Staff approval of the required traffic impact study.

Project Summary:

The subject property is located at 1600 SE Corporate Woods Drive and is generally located north of SE Corporate Woods Drive and east of SE Convenience Boulevard. The overall site is 23.17 acres (+/-), and is zoned Corporate Woods Business Park PUD, with properties to the west and south being similarly zoned. While properties to the east are zoned R-1, One Family Residence District and properties to the north are zoned U-1, Conservation and Public Utility District. The proposed site plan facilitates a 22,600-sf office building addition along the east side of the existing building, removal of parking, revised sidewalk and access connections, landscaping, and associated site improvements.

The proposed site will still utilize its primary access points along SE Corporate Woods Drive and SE Convenience Boulevard. A traffic impact study is still being finalized to determine if any public improvements will be required for the addition. Parking for the site requires 1 space per 400 sf of office and 1 space per 2 employees for the manufacturing area. The proposed site meets the requirements with 546 total parking stalls with 12 being ADA accessible. A total of 26 parking stalls will be removed due to this expansion, but the site still exceeds the 252 minimum parking stalls required.

The proposed building will be 32' at the uppermost point and will be constructed of a variety of colored architectural precast concrete, architectural metal panels, aluminum accents and glass. The proposed building materials conform to the Crosswinds Business Park PUD and City Code and will maintain the established design of the existing building. The landscaping on the proposed site plan complies with applicable regulations. Any proposed mechanical rooftop equipment is screened by architectural metal panels. Utility connections for the site will stay the same, with some slight modifications to a storm sewer intake location and electrical lines due to the addition.

Site Plan Worksheet
1600 SE Corporate Woods Drive – 2026 Baker Group Addition – 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.**

This addition was shown on the original site plan that was approved back on July 5, 2016. The materials and layout match what was shown on the previously approved site plan and elevations.

- 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 SE Corporate Woods Drive

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

The site provides for adequate parking and circulation. Parking for the site requires 1 space per 400 sf of office and 1 space per 2 employees for the manufacturing area. The proposed site meets the requirements with 546 total parking stalls with 12 being ADA accessible. A total of 26 parking stalls will be removed due to this expansion, but the site still exceeds the 252 minimum parking stalls required.

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

The proposed site will still utilize its primary access points along SE Corporate Woods Drive and SE Convenience Boulevard. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets. A traffic impact study is still being finalized to determine if any public improvements are required.

- 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 proposed improvements to the site do not impact any parking along the perimeter of the site.

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

There are no newly proposed trash enclosures with this site plan. Any proposed mechanical rooftop equipment has been screened by architectural metal panels.

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.**

The proposed addition should not impact the existing drainage of the site.

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

There are no proposed utility connections with this site plan.

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

The 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.

B. Building Design

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

The proposed building will be 32' at the uppermost point and will be constructed of a variety of colored architectural precast concrete, architectural metal panels, aluminum accents and glass. The proposed building and materials match the existing building.

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

The exterior of the building will consist of a variety of colored architectural precast concrete, architectural metal panels, aluminum accents and glass. These proposed materials match the design standards set out in the Crosswinds Business Park PUD and City Code and will maintain the established design of the existing building.

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

Any proposed mechanical rooftop equipment is screened by architectural metal panels.

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

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

B. Signs

There is no proposed signage with this project.

D. Factors for Evaluation

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

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

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

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

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

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

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

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

The proposed building will consist of a variety of colored architectural precast concrete, architectural metal panels, aluminum accents and glass. These proposed materials match the design standards set out in the Crosswinds Business Park PUD and City Code and will maintain the established design of the existing building.

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 13, 2026

Attn: Plan and Zoning Commission Members
c/o Jake Heil
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: **2026 Baker Group Addition
Site Plan**

Dear Plan and Zoning Commission Members:

On behalf of Baker Group, we are pleased to submit herewith a site plan for 2026 Baker Group Addition. The property is located northeast of the intersection of SE Corporate Woods Dr and SE Convenience Blvd. The site improvements include a 22,600 sf office building, pavement removals, and associated utilities. Stormwater management is provided along the southern property line in a wet-bottom detention basin.

We are requesting approval of the site plan to be granted by the Plan & Zoning Commission at the next regular P&Z Meeting.

Sincerely,

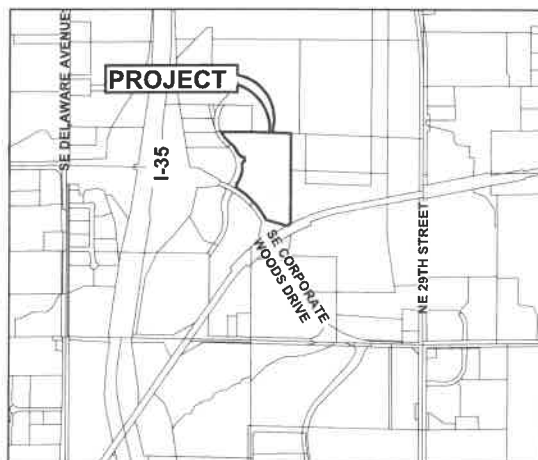
Jon McDonald,
Project Manager
Civil Design Advantage, LLC

SITE PLAN FOR: 2026 BAKER GROUP ADDITION

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER

1600 CORPORATE WOODS LLC
CONTACT: BERNARD J BAKER III
PHONE: (515) 262-4000
1600 SE CORPORATE WOODS DR
ANKENY, IA 50021

ENGINEER/SURVEYOR

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

ARCHITECT

RAINS ARCHITECTURE
8797 NW 54TH AVE, SUITE 100
JOHNSTON, IA 50131
CONTACT: JEFF RAINS
EMAIL: JEFF@RAINSARCH.COM
PH: (515) 259-8320

DATE OF SURVEY

JANUARY 21, 2026

BENCHMARKS

- HYDRANT NORTH SIDE OF BUILDING 70'± NORTH OF PAVING:
ELEVATION = 902.15
- HYDRANT ON EAST SIDE OF FOUR MILE DRIVE, NORTH OF
HOUSE #5703:
ELEVATION = 877.93

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 05/01/2025
ANTICIPATED FINISH DATE = 05/01/2026

SUBMITTAL DATES

FIRST SUBMITTAL: 02/27/2026
SECOND SUBMITTAL: 03/13/2026
THIRD SUBMITTAL: 03/24/2026
FINAL SUBMITTAL: 04/10/2026

LEGAL DESCRIPTION

LOT 1 AND OUTLOT 'Z', CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY CONTAINS 23.17 ACRES (1,009,488 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

ORDINANCE NO. 1485
CORPORATE WOODS BUSINESS PARK PUD
DATE: 19 OCTOBER, 2004

PROJECT SITE ADDRESS

1600 SE CORPORATE WOODS DR
ANKENY, IOWA 50021

EXISTING USE

OFFICE AND MANUFACTURING

DEVELOPMENT SUMMARY

AREA: 23.17 ACRES (1,009,488 SF)

ZONING: PUD (CORPORATE WOODS BUSINESS PARK)

SETBACKS:

FRONT: 50 FEET
SIDE: 25 FEET
REAR: 35 FEET

OPEN SPACE CALCULATION:

TOTAL SITE:	=	1,009,488 SF (23.17 AC.)
EXISTING OFFICE	-	61,883 SF
EXISTING MANUFACTURING	-	80,000 SF
EXISTING PAVEMENT	-	403,906 SF
PROPOSED OFFICE	-	22,600 SF
PROPOSED PAVEMENT	-	415* SF
PROPOSED OPEN SPACE	+	2,073 SF

OPEN SPACE PROVIDED = 442,757 SF (43.9% > 30%)

*THIS PROPOSED PAVEMENT CALCULATION IS THE TOTAL IMPERVIOUS AREA ADDED THAT WAS PREVIOUSLY OPEN SPACE. THE MAJORITY OF THE PROPOSED IMPERVIOUS AREA EXISTS TODAY AS IMPERVIOUS AREA

FRU CALCULATION:

1,009,488 SF - 442,757 SF = 566,731 SF (TOTAL IMPERVIOUS)
566,731 SF / 4000 SF = 142

REQUIRED PARKING OFFICE

1 SPACE PER 400 SF 212 SPACES

REQUIRED PARKING MFG

1 SPACE PER 2 EMPLOYEES
80 EMPLOYEES 40 SPACES

REQUIRED PARKING: 252 SPACES

EXISTING PARKING PROVIDED: 572 SPACES

PROPOSED PARKING PROVIDED: 546 SPACES

ACCESSIBLE PARKING

REQUIRED (2% OF TOTAL) = 11 STALLS

PROVIDED = 12 (2 VAN ACCESSIBLE) STALLS

*** NOTE ***
THE BUILDINGS
SHOWN ARE FOR REFERENCE
PURPOSES ONLY. FINAL BUILDING TYPE IS
SUBJECT TO CHANGE. REFER TO
ARCHITECTURAL DRAWINGS FOR DETAILS.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1-3.2	GRADING AND EROSION PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED (UAC)	GAS MAIN
MINIMUM PROTECTION ELEVATION (MPE)	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2601.021

THE PROJECT REQUIRES A CITY OF ANKENY COSECO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT.
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.
THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

Kullan H. Klunge 4-15-2026
DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L1.1

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.

Jonathan W. McDonald 4-15-2026
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.1-C5.1

FILE: H:\2026\2601021\2601021-SITE PLAN.DWG COMMENT: ENG
PLOT DATE: 4/10/2026 12:52 PM
PLOT BY: JONATHAN MCDONALD

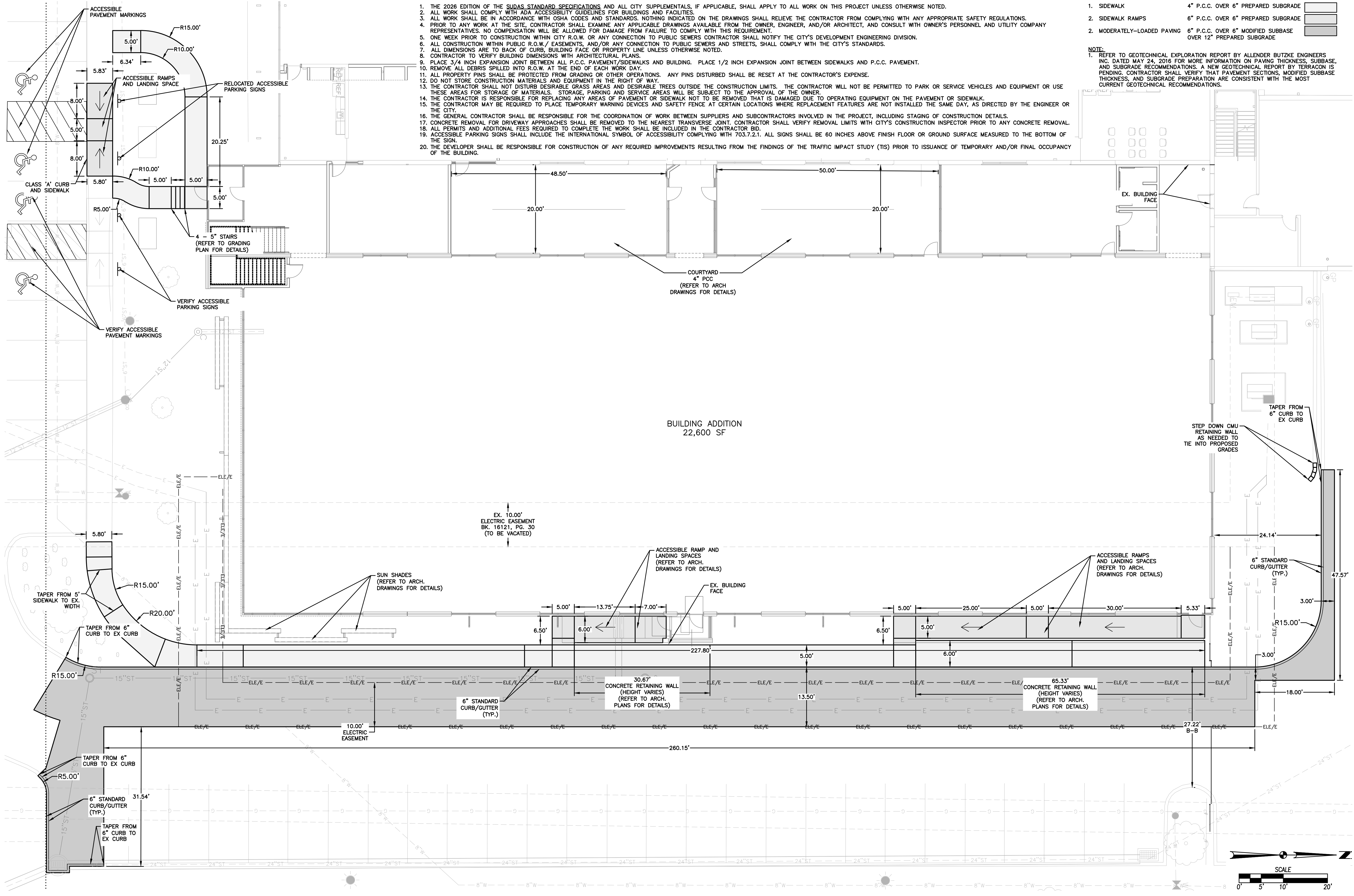
GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. ACCESSIBLE PARKING SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1. ALL SIGNS SHALL BE 60 INCHES ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ANY REQUIRED IMPROVEMENTS RESULTING FROM THE FINDINGS OF THE TRAFFIC IMPACT STUDY (TIS) PRIOR TO ISSUANCE OF TEMPORARY AND/OR FINAL OCCUPANCY OF THE BUILDING.

PAVEMENT THICKNESS

1. SIDEWALK	4" P.C.C. OVER 6" PREPARED SUBGRADE	
2. SIDEWALK RAMPS	6" P.C.C. OVER 6" PREPARED SUBGRADE	
3. MODERATELY-LOADED PAVING	6" P.C.C. OVER 6" MODIFIED SUBBASE OVER 12" PREPARED SUBGRADE	

NOTE:
 1. REFER TO GEOTECHNICAL EXPLORATION REPORT BY ALLENDER BUTZKE ENGINEERS INC. DATED MAY 24, 2016 FOR MORE INFORMATION ON PAVING THICKNESS, SUBBASE, AND SUBGRADE RECOMMENDATIONS. A NEW GEOTECHNICAL REPORT BY TERRACON IS PENDING. CONTRACTOR SHALL VERIFY THAT PAVEMENT SECTIONS, MODIFIED SUBBASE THICKNESS, AND SUBGRADE PREPARATION ARE CONSISTENT WITH THE MOST CURRENT GEOTECHNICAL RECOMMENDATIONS.



DATE	04/10/2026
FINAL SUBMITTAL	03/24/2026
THIRD SUBMITTAL	03/13/2026
SECOND SUBMITTAL	03/13/2026
FIRST SUBMITTAL	02/27/2026

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

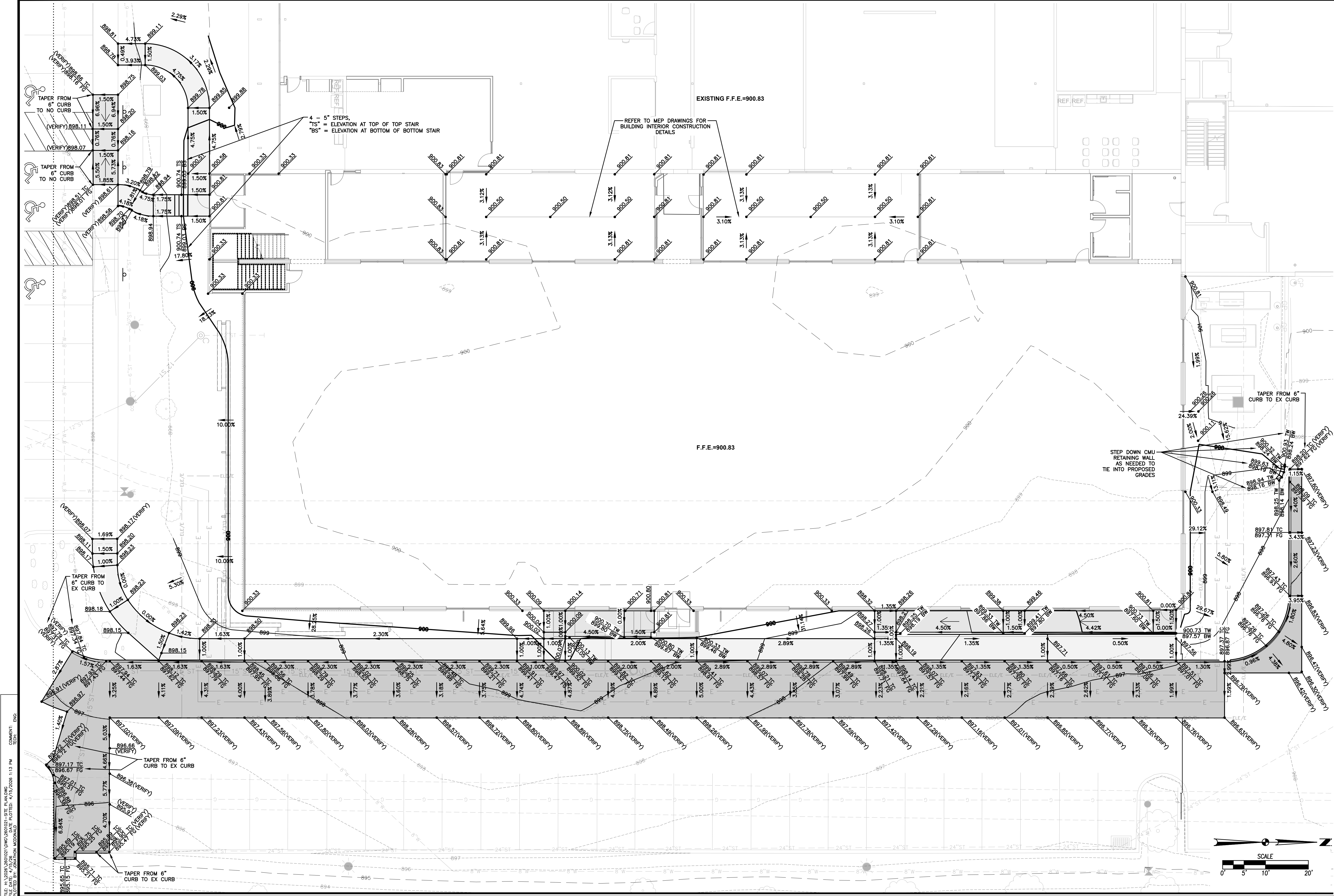
TECH: JWM
ENGINEER: JWM

2026 BAKER GROUP ADDITION
DIMENSION PLAN

C2.1
 2601.021

ANKENY, IOWA
 CIVIL DESIGN ADVANTAGE

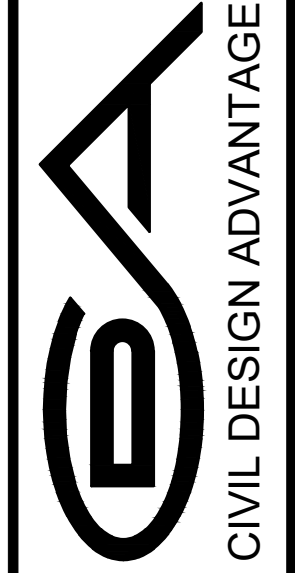
FILE: H:\2026\2601021\2601021-SITE PLAN.DWG
 PLOTTED BY: ANTHONY MCDONALD
 COMMENT: ENGS
 DATE: 4/15/2026 1:13 PM



FILE: H:\2026\202601\202601-01-SITE PLAN.DWG
 DRAWN BY: J. W. MCDONALD
 PLOTTED BY: J. W. MCDONALD
 DATE: 4/15/2026 1:13 PM
 SCALE: AS SHOWN
 REVISIONS:

REVISIONS	DATE
FINAL SUBMITTAL	04/10/2026
THIRD SUBMITTAL	03/24/2026
SECOND SUBMITTAL	03/13/2026
FIRST SUBMITTAL	02/27/2026

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

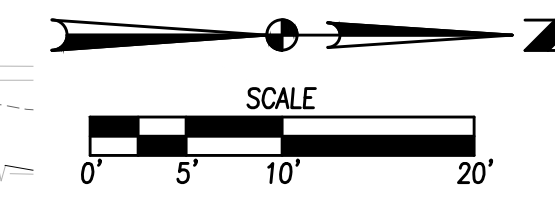


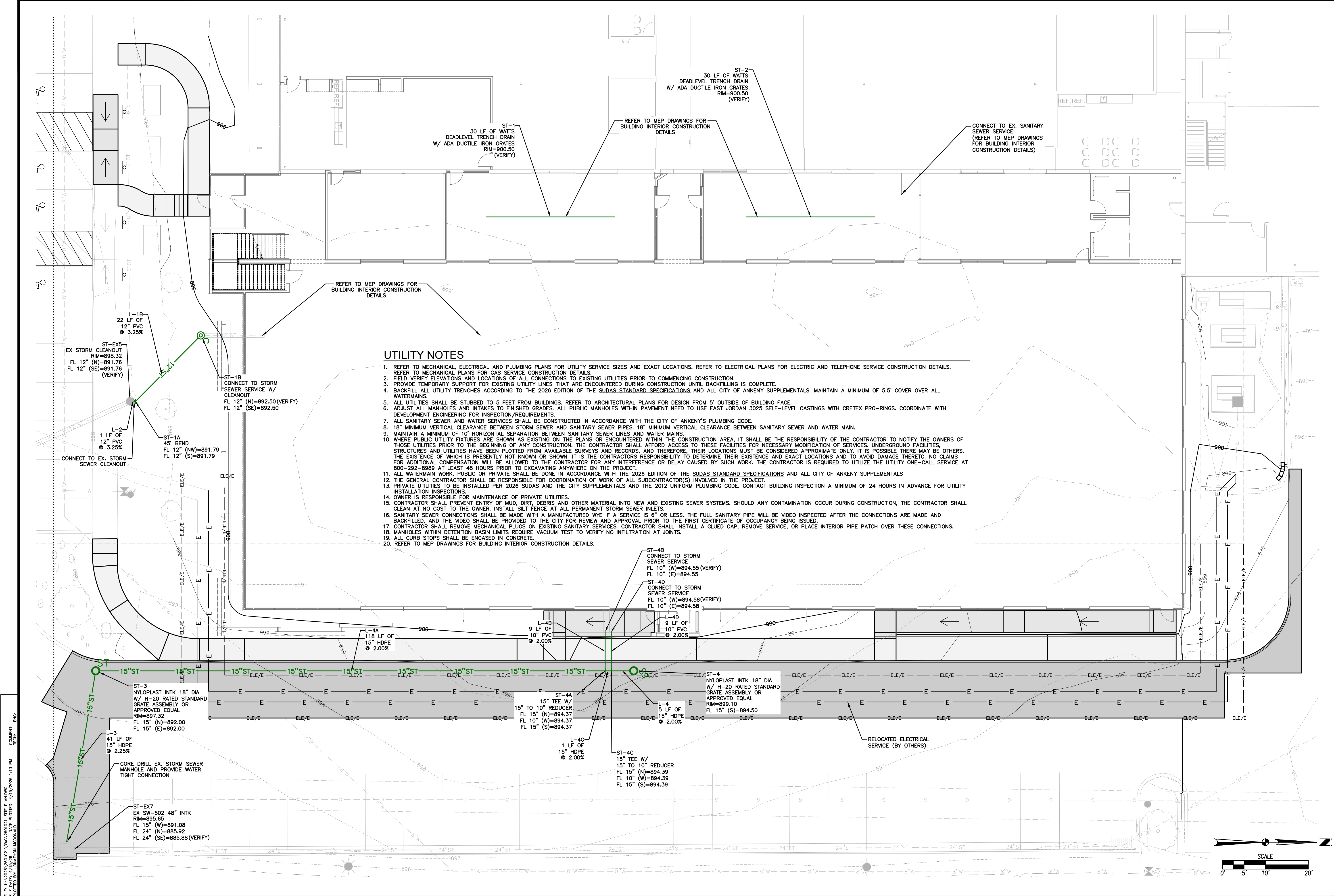
ANKENY, IOWA

2026 BAKER GROUP ADDITION

GRADING PLAN

C3.2
 2601.021

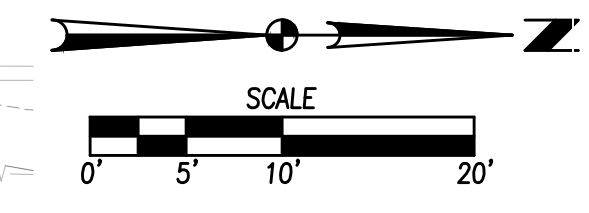




UTILITY NOTES

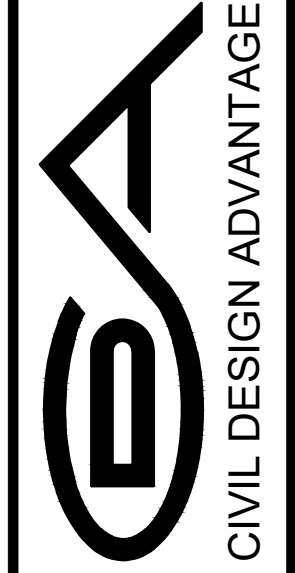
- REFER TO MECHANICAL ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. ALL PUBLIC MANHOLES WITHIN PAVEMENT NEED TO USE EAST JORDAN 3025 SELF-LEVEL CASTINGS WITH CRETEX PRO-RINGS. COORDINATE WITH DEVELOPMENT ENGINEERING FOR INSPECTION/REQUIREMENTS.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANKENY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER 2026 SUDAS AND THE CITY SUPPLEMENTALS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- SANITARY SEWER CONNECTIONS SHALL BE MADE WITH A MANUFACTURED WYE IF A SERVICE IS 6" OR LESS. THE FULL SANITARY PIPE WILL BE VIDEO INSPECTED AFTER THE CONNECTIONS ARE MADE AND BACKFILLED, AND THE VIDEO SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED.
- CONTRACTOR SHALL REMOVE MECHANICAL PLUGS ON EXISTING SANITARY SERVICES. CONTRACTOR SHALL INSTALL A GLUED INTERIOR PIPE PATCH OVER THESE CONNECTIONS.
- MANHOLES WITHIN DETENTION BASIN LIMITS REQUIRE VACUUM TEST TO VERIFY NO INFILTRATION AT JOINTS.
- ALL CURB STOPS SHALL BE ENCASED IN CONCRETE.
- REFER TO MEP DRAWINGS FOR BUILDING INTERIOR CONSTRUCTION DETAILS.

COMMENT: ENCS
 FILE: H:\2026\26010261\26010261-SITE PLAN.DWG
 PLOTTED BY: ADOPTION MCDONALD
 PLOTTED: 4/15/2026 1:13 PM



DATE	REVISIONS
04/10/2026	FINAL SUBMITTAL
03/24/2026	THIRD SUBMITTAL
03/13/2026	SECOND SUBMITTAL
02/27/2026	FIRST SUBMITTAL

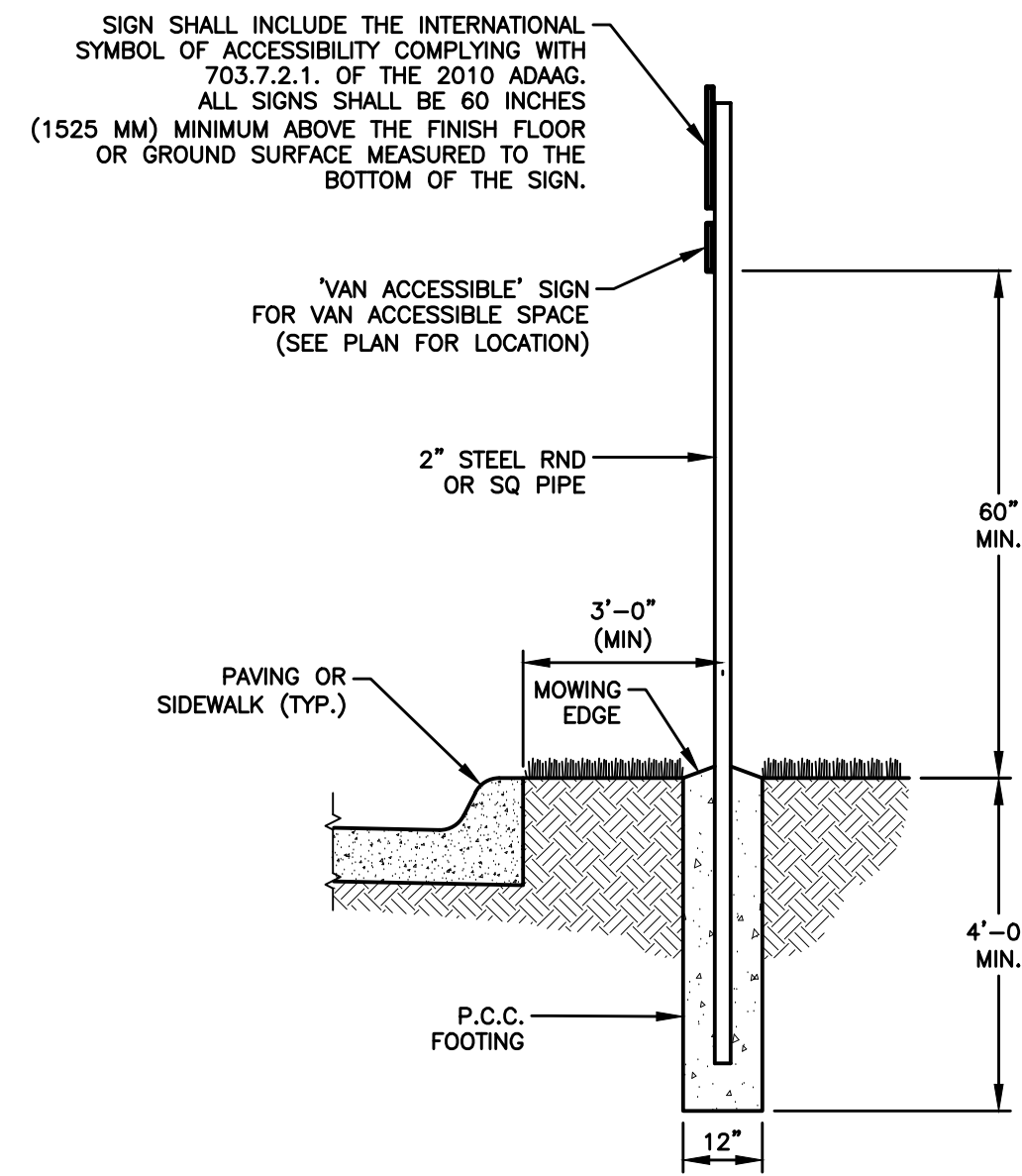
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



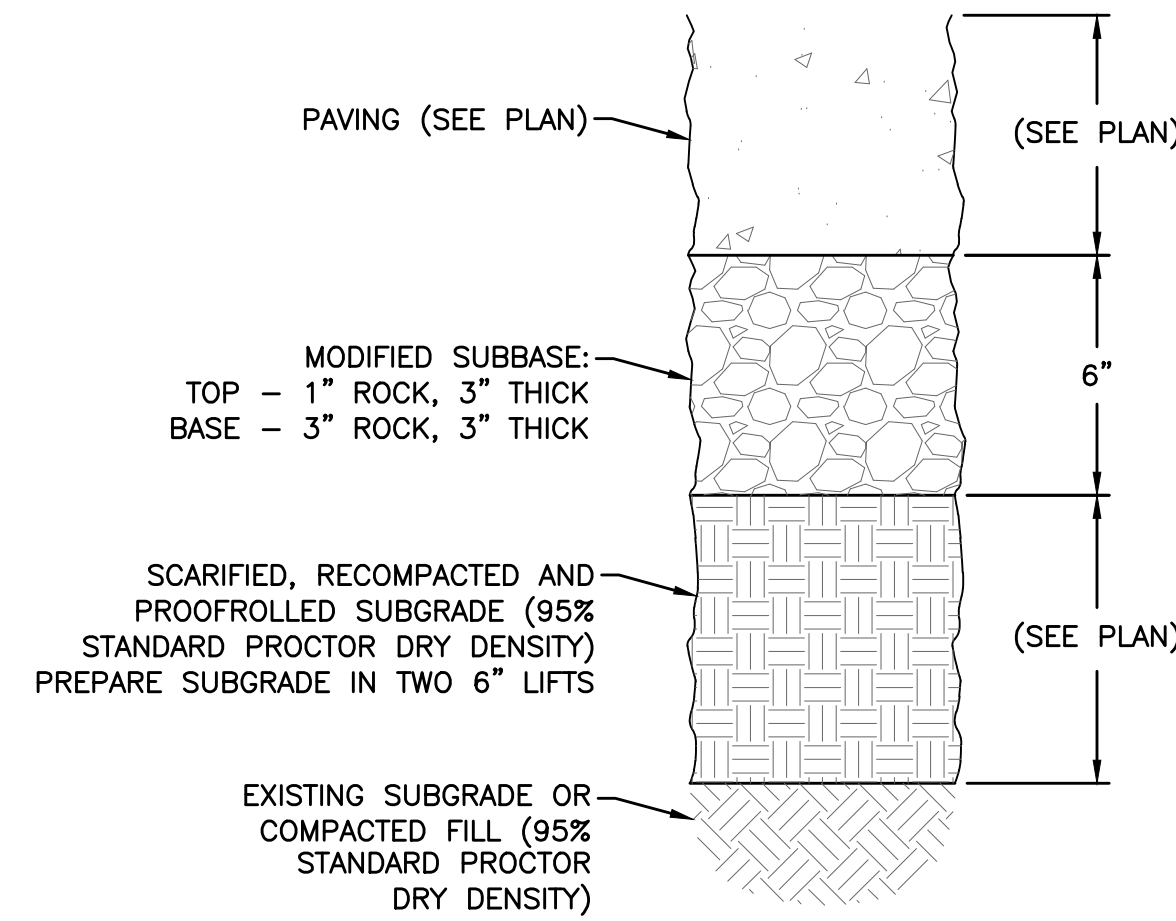
ANKENY, IOWA
 ENGINEER: JWM

2026 BAKER GROUP ADDITION
 UTILITY PLAN

C4.1
 2601.021

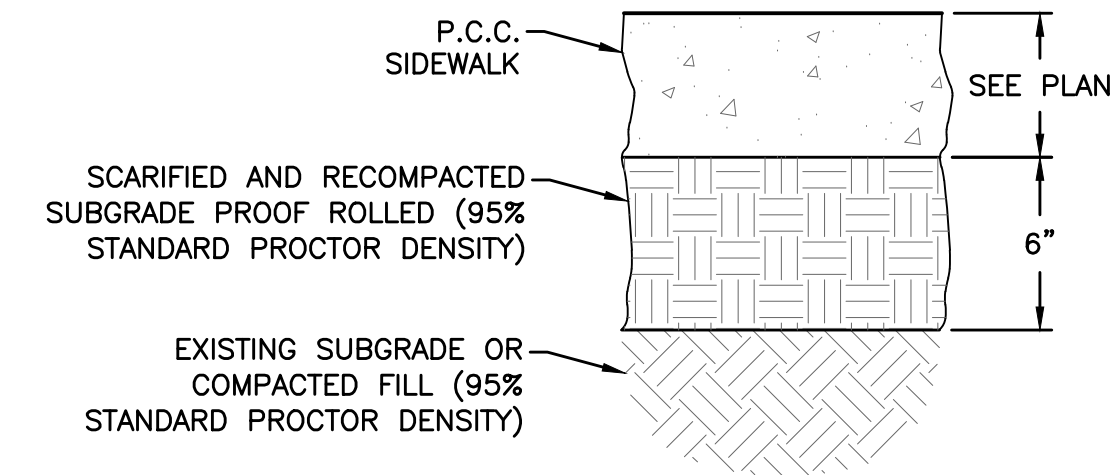


1 ACCESSIBLE PARKING SIGN ON POST
NOT TO SCALE



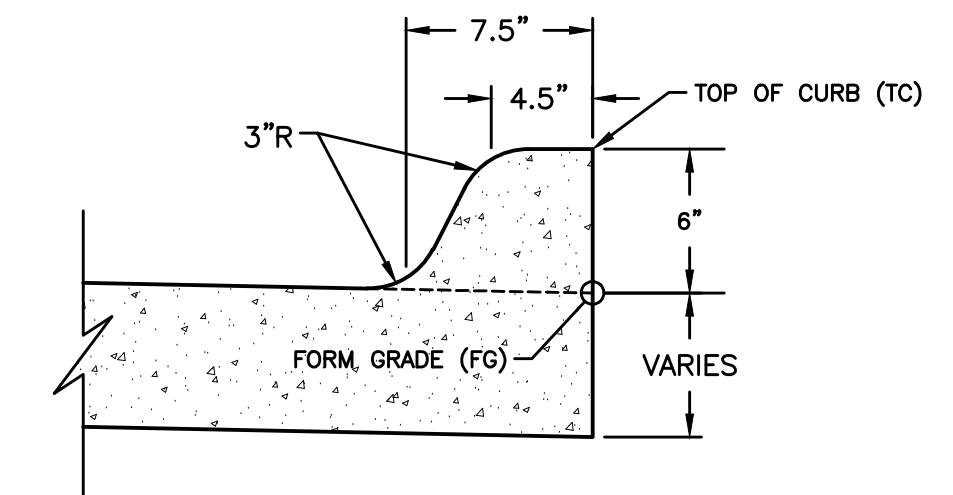
NOTES:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND THE EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

2 SUBGRADE PREPARATION
NOT TO SCALE

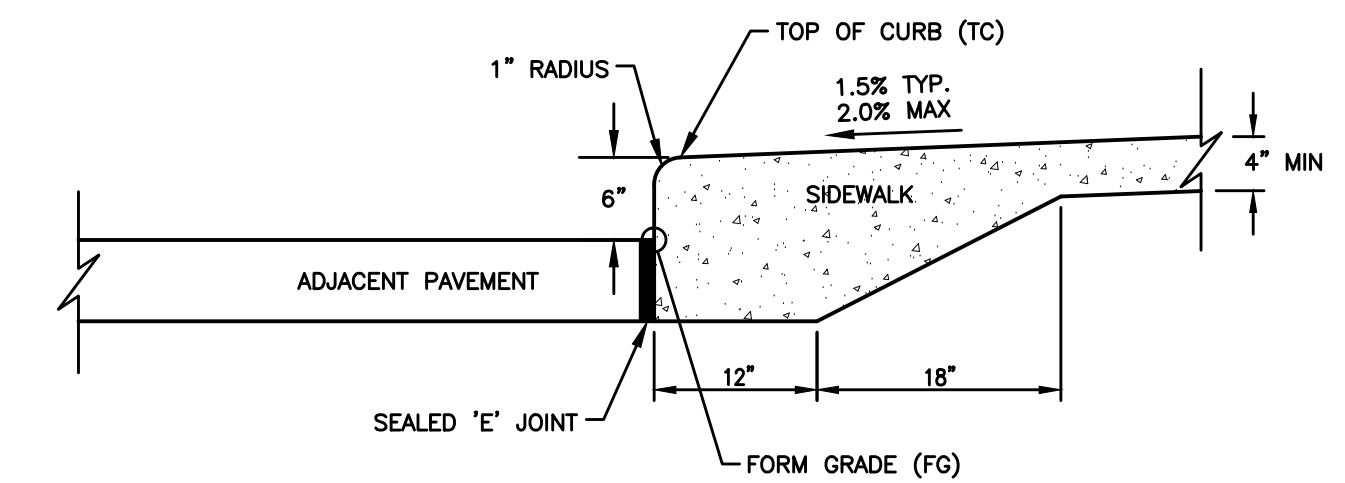


NOTES:
1. SUBGRADE PREPARATION SHALL EXTEND 12" BEYOND THE EDGE OF PAVING. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

3 SIDEWALK
NOT TO SCALE



4 6" STANDARD CURB
NOT TO SCALE



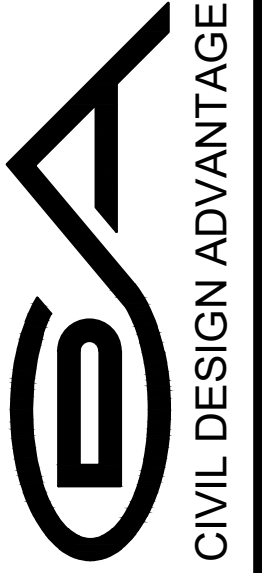
5 CLASS 'A' INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

DATE	REVISIONS
04/10/2026	FINAL SUBMITTAL
03/24/2026	THIRD SUBMITTAL
03/13/2026	SECOND SUBMITTAL
02/27/2026	FIRST SUBMITTAL

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

ENGINEER: JWM

TECH:



2026 BAKER GROUP ADDITION
DETAILS

PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
UNDERSTORY TREES				
MS	8	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B, 1.5" CALIPER
OVERSTORY TREES				
GS	3	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B, 2" CALIPER
SHRUBS				
CA	4	CAROLINA ALLSPICE	CALYCANTHUS FLORIDUS 'ATHENS'	CONT, 18" HT.
HJ	6	KALM ST. JOHNSWORT	HYPERICUM KALMIANUM	CONT, 3 GAL
RA	2	ANNA H. HALL RHODODENDRON	RHODODENDRON X 'ANNA H. HALL'	CONT, 3 GAL
RF	2	RAISE THE ROOF® FIRESTORM RHODODENDRON	RHODODENDRON X 'FIRESTORM'	CONT, 3 GAL
VD	4	BLUE MUFFIN® ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	CONT, 3 GAL

LANDSCAPE NOTES

- THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- TYPE 'A' SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- AS SHOWN ON THE PLAN, SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 4' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
- ROCK/MULCH (TO BE SELECTED BY OWNER) SHALL BE PLACED AS SHOWN TO A MINIMUM DEPTH OF 3"
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- AREAS NOTED AS SOD ARE TO BE IRRIGATED. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

LANDSCAPE REQUIREMENTS

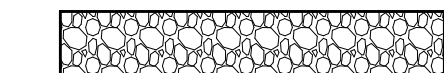
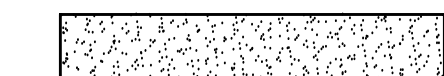
OPEN SPACE (OVERALL SITE) - REQUIREMENTS MET WITH ORIGINAL SITE PLAN
 OPEN SPACE SHALL NOT BE LESS THAN TWENTY PERCENT (20%) OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. TREES AND SHRUBBERY SHALL BE PROVIDED AT A MINIMUM OF ONE "LANDSCAPE UNIT" PER 3,000 SQUARE FEET OF REQUIRED OPEN SPACE WITH ONE LANDSCAPE UNIT CONSISTING OF TWO TREES AND SIX SHRUBS OR THREE TREES AND THREE SHRUBS.

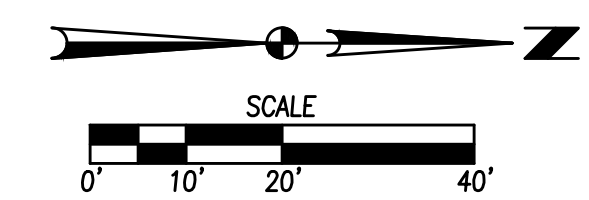
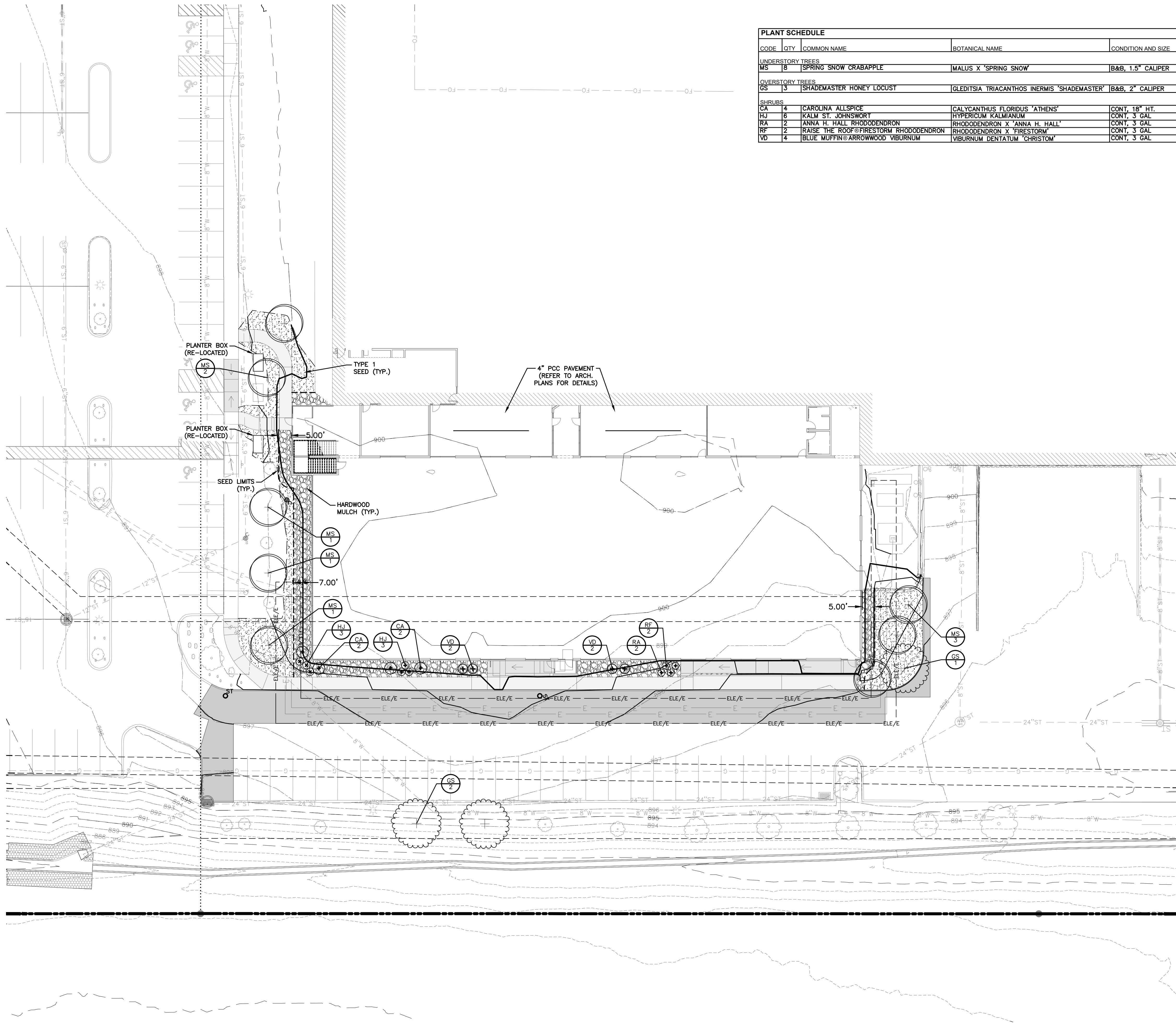
LOT 1 REQUIRED:	889,207 TOTAL SF (20.41 AC) x 20%	= 177,841 SF (20%)
	177,841 SF / 3000 SF = 59.28 LANDSCAPE UNITS	= 119 TREES
		= 356 SHRUBS
LOT 1 PROVIDED:		
EXISTING TREES		= 111 TREES
PROVIDED TREES (11 RE-LOCATED AND REPLACED)		= 11 TREES
TOTAL		= 122 TREES
EXISTING SHRUBS		= 342 SHRUBS
PROVIDED SHRUBS (18 RE-LOCATED AND REPLACED)		= 18 SHRUBS
TOTAL		= 360 SHRUBS

PAVING SHADING REQUIREMENT
 PARKING AREAS SHALL BE REQUIRED TO PROVIDE AN AMOUNT EQUAL TO TWENTY PERCENT (20%) OF THE PARKING AREA. NEW TREES SHALL BE SURROUNDED BY AT LEAST ONE HUNDRED NINETY SQUARE FEET OF UNPAVED AREA. STREET TREES WILL BE PRESUMED TO SHADE A CIRCULAR AREA WITH A RADIUS OF FIFTEEN FEET (15 FT).

BUILDING ADDITION PARKING LOT PAVEMENT:		
REQUIRED:	4,310 SF PAVEMENT x 20%	= 862 SF
	862 SHADED AREA SF / $\pi \times 15^2$	= 1 SHADE TREE
PROVIDED (1 RE-LOCATED AND REPLACED)		= 1 SHADE TREE

LANDSCAPE GROUNDCOVERS

	SHREDDED HARDWOOD MULCH (3" DEPTH)
	SUDAS-TYPE 1 SEED MIXTURE



FILE: H:\2026\26010261\26010261-LANDSCAPE.DWG
 COMMENT: 26010261-LANDSCAPE.DWG
 PLOTTED BY: ANTHONY MCDONALD
 DATE: 4/15/2026 1:13 PM
 DESIGNED BY: ANTHONY MCDONALD

DATE	04/10/2026	03/24/2026	03/13/2026	02/27/2026
REVISIONS	FINAL SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

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

TECH: JWM
 ENGINEER: JWM



2026 BAKER GROUP ADDITION
 LANDSCAPE PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

1.1

2601.021



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Trailside at Trestle Ridge Plat 1 Final Plat and Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

That the Plan and Zoning Commission recommend City Council approval of Trailside at Trestle Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed \$12,737.50.

That the Plan and Zoning Commission approve Trailside at Trestle Ridge Plat 1 Site Plan subject to recordation of the Trailside at Trestle Ridge Plat 1 Final Plat and acceptance of the private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane.

ATTACHMENTS

1. Staff Report
2. Aerial Map
3. Applicant Letter - Final Plat
4. Final Plat
5. Applicant Letter - Site Plan
6. Site Plan
7. Elevations



Agenda Item: Trailside at Trestle Ridge Plat 1 – Final Plat & Site Plan

Report Date: April 15, 2026

Prepared By: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Trailside at Trestle Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed \$12,737.50.

That the Plan and Zoning Commission approve Trailside at Trestle Ridge Plat 1 Site Plan subject to recordation of the Trailside at Trestle Ridge Plat 1 Final Plat and acceptance of the private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane.

Project Summary:

Final Plat: Trailside at Trestle Ridge Plat 1 is a proposed 10.84-acre plat located east of NW Weigel Drive and south of the High Trestle Trail. The plat includes 9 single-family lots and 50 townhome lots, along with one outlot designated for stormwater management, two street lots, and associated easements and utilities. NW Trailside Drive will serve as the primary public street through the development, while NW Cadence Lane, NW Trail Grove Lane, and NW Path Lane are proposed as private streets serving the townhome portion of the site. The plat is zoned R-3, Multiple Family Residence District, restricted to 10 units per acre and PUD, Planned Unit Development. The proposed plat meets applicable zoning and subdivision requirements. Plat 1 requires .77 acres of parkland be dedicated. Payment in lieu of has been approved by the City's Parks Department and payment will be required with final approval. This amount reflects the City's recently updated Parkland Dedication Ordinance. Per the approved PUD, one overstory tree is required with each single-family lot in the development.

Site Plan: Trailside at Trestle Ridge Plat 1 Site Plan is the associated site plan for Trailside at Trestle Ridge Plat 1 Final Plat. The proposed site plan consists of 5.8 acres of the overall development and includes the townhome portion of the site. The proposed development is located southeast of the intersection of NW Weigel Drive and NW Trailside Drive. The plan proposes 50 townhome units and private street connections, with access provided from the NW Trailside Drive, a public

street. The layout includes sidewalks, utility infrastructure, stormwater management, and landscaping improvements. Parking is primarily provided through garages and driveways serving each unit, along with additional guest parking spaces located throughout the development. The site plan is consistent with the underlying R-3 zoning restricted to 10 units per acre.

Project Report:

The proposed Final Plat and Site Plan for Trailside at Trestle Ridge Plat 1 include a mix of single-family and townhome development. The northern portion of the plat includes 9 single-family lots located along NW Trailside Drive. The southern portion includes 50 townhome lots arranged around a network of private drives, including NW Cadence Lane, NW Trail Grove Lane, and NW Path Lane. The townhomes are grouped in clusters and face the internal private streets, with garage access provided.

Access to the development is provided from NW Weigel Drive onto NW Trailside Drive, which serves as the main public street through the site. NW Trailside Drive then connects to the internal private streets that serve the townhome units.

Sidewalks are provided throughout the site for pedestrian movement. Public sidewalks are located along NW Weigel Drive and within the single-family portion of the development, providing a connection to the High Trestle Trail. Private sidewalks are also included throughout the townhome area, allowing residents to move safely throughout the development.

Sanitary sewer service is provided by 8-inch public sewer mains located within NW Trailside Drive and extended into the private street network. Water service is also provided by new 8-inch public water mains, with individual connections serving each lot. Sanitary sewer infrastructure is proposed within easements throughout the site and is required to be reviewed by the WRA to ensure compliance.

Stormwater is managed through grading and underground pipes. Water is collected by inlets along NW Trailside Drive and the private streets and is carried through storm pipes ranging from 12 to 30 inches in size. The stormwater is then directed to a detention area located in the southeastern portion of the site within Outlot Z.

Landscaping is provided throughout the development in line with the Trestle Ridge Estates Phase 3 PUD requirements. One overstory tree is required in the front yard of each single-family lot. Screening has been added along NW Weigel Drive to help reduce visual impacts, and headlight screening is provided in areas near open parking spaces.

Parking is primarily provided via garages and driveways serving each townhome unit, totaling approximately 100 parking spaces. An additional 13 guest parking spaces are located throughout the site, meeting the minimum parking requirements.

The applicant has provided architectural elevations for the proposed townhome units as part of the site plan submittal. The townhomes are designed as two-story buildings and include a mix of materials to help reduce repetition along the street.

As shown in the submitted elevations, the buildings feature varied rooflines, a combination of horizontal and vertical siding, including vinyl lap siding, board and batten panels, and shake-style accents. A stone veneer base is incorporated along the front elevation. Landscaping will also be provided as a buffer between the proposed townhomes along NW Weigel Drive.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Trailside at Trestle Ridge Plat 1
NAME OF OWNER/DEVELOPER: Jerry's Homes, Inc.

GENERAL INFORMATION:

PLAT LOCATION: East of NW Weigel Drive and south of the High Trestle Trail.
SIZE OF PLAT: 10.84 acres
ZONING: R-3 Multiple Family Residence District restricted to 10 units/acre
Trestle Ridge Estates Phase 3 PUD

LOTS:

NUMBER: 50 townhome lots
9 single family lots
SIZE/DENSITY: 8.62 units per acre – townhome portion
USE: Residential

BUILDING LINES:

PUD:

Front: 25'
Rear: 25'
Side: 5' min. one side
Lot Width: 50'
Minimum two-family lot width: 75'
Minimum Lot Area: 6,000 sqft

R-3:

Front: 30'
Rear: 35'
Side: 15' (1 Story – 7' minimum) (one and two family)
17' (> 1-story – 8' minimum) (one and two family)
20' (1 story multi-family – 8' minimum)
22' (> 1 story & < 3 stories multi-family 9' minimum)
24' (3 story up to 45' multi-family – 10')

PARK SITE DEDICATION:

The parkland dedication requirement for Trailside at Trestle Ridge Plat 1 is .77 acres. Payment in lieu of has been approved by the City's Parks Department. Payment will be due at the time of final approval and will reflect the City's recently updated Parkland Dedication Ordinance.

ADJACENT LANDS:

NORTH: Trestle Ridge Estates Plat 7
SOUTH: The Sterling at Rock Creek PUD
EAST: Trestle Ridge Estates Plat 2

WEST: Undeveloped R-1 & Ankeny Fire Station #4

STREET DEVELOPMENT:

NAME: NW Trailside Drive
LENGTH: 516.63'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D/PROV.): 60/60
PAVEMENT WIDTH: 27'

NW Trailside Drive is a public street, all other streets in this plat will be private.

WASTE WATER:

PROJECTED FLOWS: 59 lots X 3 persons per house X 330 gallons per day/per= 58,410 GPD

TREATMENT PLANT CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Interceptor

STORM WATER:

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

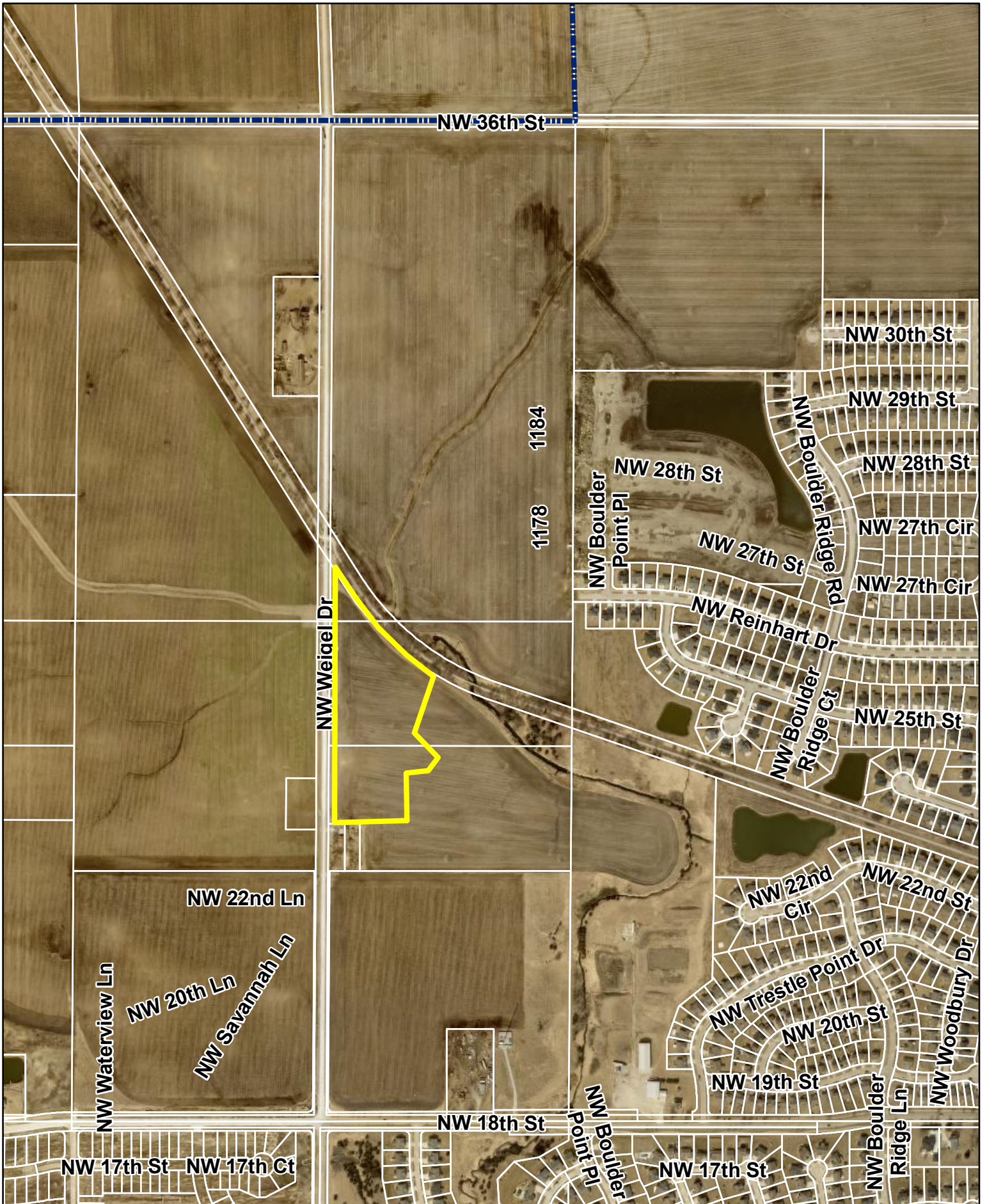
WATER SYSTEM:

USAGE: 59 units X 3 person/house X 100 gallons/day = 17,700 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.



N



1 inch = 650 feet

Date: 4/13/2026

**Trailside at Trestle Ridge Plat 1 - Final Plat & Site Plan
Aerial Map**



April 3, 2026

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

RE: Trailside at Trestle Ridge Plat 1
Final Plat & Construction Drawings Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, Inc., we respectfully submit herewith final plat and construction drawings for Trailside at Trestle Ridge Plat 1 in request for approval. This property consists of 10.84 acres and is located east of NW Weigel Drive and south of the High Trestle Trail. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District with restrictions and the PUD requirements that exist on the property. This project features the construction of 9 single family residential lots, 50 townhome lots and an outlot sized at 1.23 acres for stormwater management. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing for 2,157 sy of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed \$12,737.50.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT. E1/2 NW1/4 SEC 9-80-24
PT. N1/2 NE1/4 SW1/4 SEC 9-80-24
ANKENY, POLK COUNTY, IOWA

REQUESTOR: JERRY'S HOMES INC.

PROPRIETOR: JERRY'S HOMES INC.
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50265

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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

PT. E1/2 NW1/4
SEC 9-80-24

PT. NE1/4 SW1/4
SEC 9-80-24



OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 29, 2025

ZONING

PUD (PLANNED UNIT DEVELOPMENT)

R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT)

BULK REGULATIONS

R-3: (LOTS 10-59 AND OUTLOT 'Z')

SETBACKS:
FRONT: 30 FEET
REAR: 35 FEET
SIDE: 15 FEET (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
17 FEET (> 1-STORY - 8' MIN)(ONE AND TWO FAMILY DWELLINGS)
20 FEET (1-STORY MULTI-FAMILY - 8' MIN)
22 FEET (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)
24 FEET (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)

PUD: (LOTS 1-9, OUTLOT 'Y')

SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 5 FEET

MINIMUM LOT WIDTH: 50 FEET
MINIMUM TWO FAMILY LOT WIDTH: 75 FEET
MINIMUM LOT AREA: 6,000 SF

NOTE:

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

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
- LOT 1 AND OUTLOT 'Z' SHALL NOT BE ALLOWED DIRECT ACCESS TO NW WEIGEL DRIVE.
- THE NEAREST EDGE OF THE DRIVEWAY IN LOT 1 NEEDS TO BE AS FAR EAST AS POSSIBLE.
- ACCESS TO HIGH TRESTLE TRAIL OR ANY CHANGES WITHIN THE PROPERTY ADJACENT TO THE TRAIL CANNOT BE MADE WITHOUT PERMISSION FROM POLK COUNTY CONSERVATION.
- THE TRAILSIDE AT TRESTLE RIDGE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK ALONG OUTLOT 'Y' NORTH TO THE SOUTH SIDE OF THE HIGH TRESTLE TRAIL.
- THE DRIVEWAY FOR LOT 9 SHALL BE LOCATED TO AVOID THE SIDEWALK RAMP LOCATION.
- BUILDABLE LOTS ARE LOCATED OUTSIDE OF THE FEMA FLOODPLAIN AND HAVE BEEN DESIGNED TO BE ELEVATED AT LEAST ONE FOOT ABOVE THE CURRENT FEMA 100-YEAR BASE FLOOD ELEVATION.
- NO FENCES, STRUCTURES, TREES OR CHANGE IN GRADE IS ALLOWED WITHIN THE SANITARY EASEMENT ON LOTS 4-9 WITHOUT WRA APPROVAL.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

PLAT DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

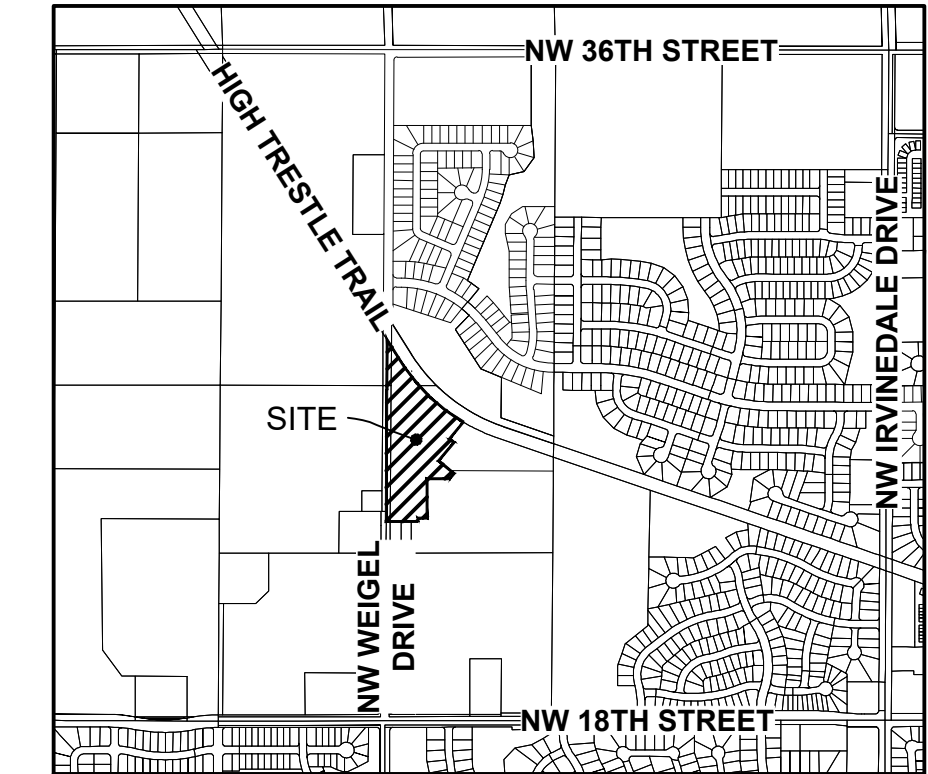
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 357.12 FEET TO THE SOUTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 670.42 FEET AND WHOSE CHORD BEARS SOUTH 45°10'26" EAST, 664.72 FEET; THENCE SOUTH 39°38'36" WEST, 155.91 FEET; THENCE SOUTH 50°21'24" EAST, 47.07 FEET; THENCE SOUTH 39°38'36" WEST, 195.00 FEET; THENCE SOUTH 50°21'24" EAST, 165.00 FEET; THENCE SOUTH 39°38'36" WEST, 56.96 FEET; THENCE NORTH 89°44'45" WEST, 184.58 FEET; THENCE SOUTH 00°15'15" WEST, 320.34 FEET; THENCE NORTH 89°44'45" WEST, 76.07 FEET; THENCE SOUTH 00°15'15" WEST, 27.64 FEET; THENCE SOUTH 89°59'29" WEST, 225.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 1073.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.84 ACRES (472,040 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 1.07 ACRES OF ROADWAY EASEMENT ALONG THE WEST SIDE THEREOF.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	39°27'11"	300.00'	206.58'	N70°05'00"W	202.52'
C2	2°47'13"	330.00'	16.05'	N51°45'00"W	16.05'
C3	8°30'51"	330.00'	49.04'	N57°24'02"W	48.99'
C4	8°30'51"	330.00'	49.04'	N65°54'53"W	48.99'
C5	8°30'51"	330.00'	49.04'	N74°25'44"W	48.99'
C6	8°30'51"	330.00'	49.04'	N82°56'35"W	48.99'
C7	2°36'35"	230.00'	15.03'	N88°30'18"W	15.03'
C8	90°08'48"	25.00'	39.33'	N44°44'11"W	35.40'
C9	5°45'01"	1482.54'	148.79'	S35°05'39"E	148.72'
C10	14°27'54"	1482.54'	374.29'	N39°27'06"W	373.30'
C11	2°18'37"	1482.54'	59.78'	S47°50'22"E	59.78'
C12	2°45'42"	1482.54'	71.46'	S50°22'31"E	71.45'
C13	2°15'59"	1482.54'	58.64'	S52°53'22"E	58.64'
C14	2°02'58"	1482.54'	53.03'	S55°02'50"E	53.03'
C15	2°03'25"	1482.54'	53.22'	S57°06'02"E	53.22'
C16	89°51'12"	25.00'	39.21'	N45°15'49"E	35.31'
C17	15°27'46"	270.00'	72.87'	N82°04'42"W	72.65'
C18	39°27'11"	270.00'	185.92'	S70°05'00"E	182.27'
C19	50°49'13"	63.00'	55.88'	N64°50'38"E	54.07'

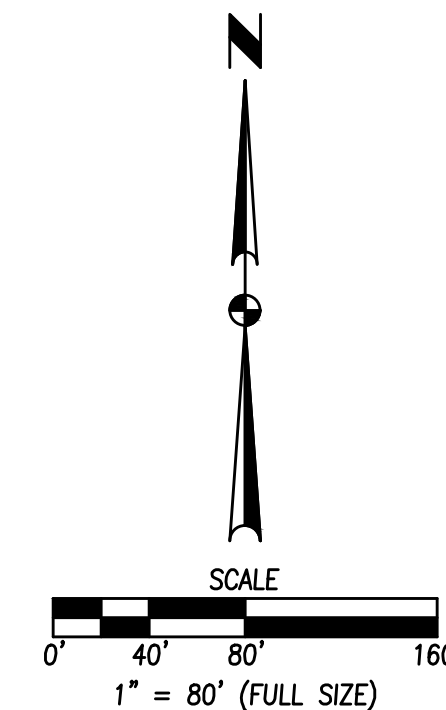
VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

AREA SUMMARY

E1/2 NW1/4	0.712 AC (31,004 SF)
E1/2 NW1/4 ROW	0.251 AC (10,928 SF)
NE1/4 SW1/4	9.060 AC (394,667 SF)
NE1/4 SW1/4 ROW	0.814 AC (35,441 SF)
TOTAL	10.84 AC (472,040 SF)



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

PRELIMINARY

NOT FOR CONSTRUCTION

JONATHAN A. ERDAHL, P.L.S. DATE _____
28686
LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 4

DATE: 04/03/26, 01/23/26, 01/09/26, 10/10/25, 09/26/25, 08/29/25

REVISIONS: SIXTH SUBMITTAL, FIFTH SUBMITTAL, FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

ENGINEER: CIVIL DESIGN ADVANTAGE
TECH: _____
REVIEW: _____

TRAILSIDE AT TRESTLE RIDGE PLAT 1
FINAL PLAT

ANKENY, IOWA

2505.409

1/4

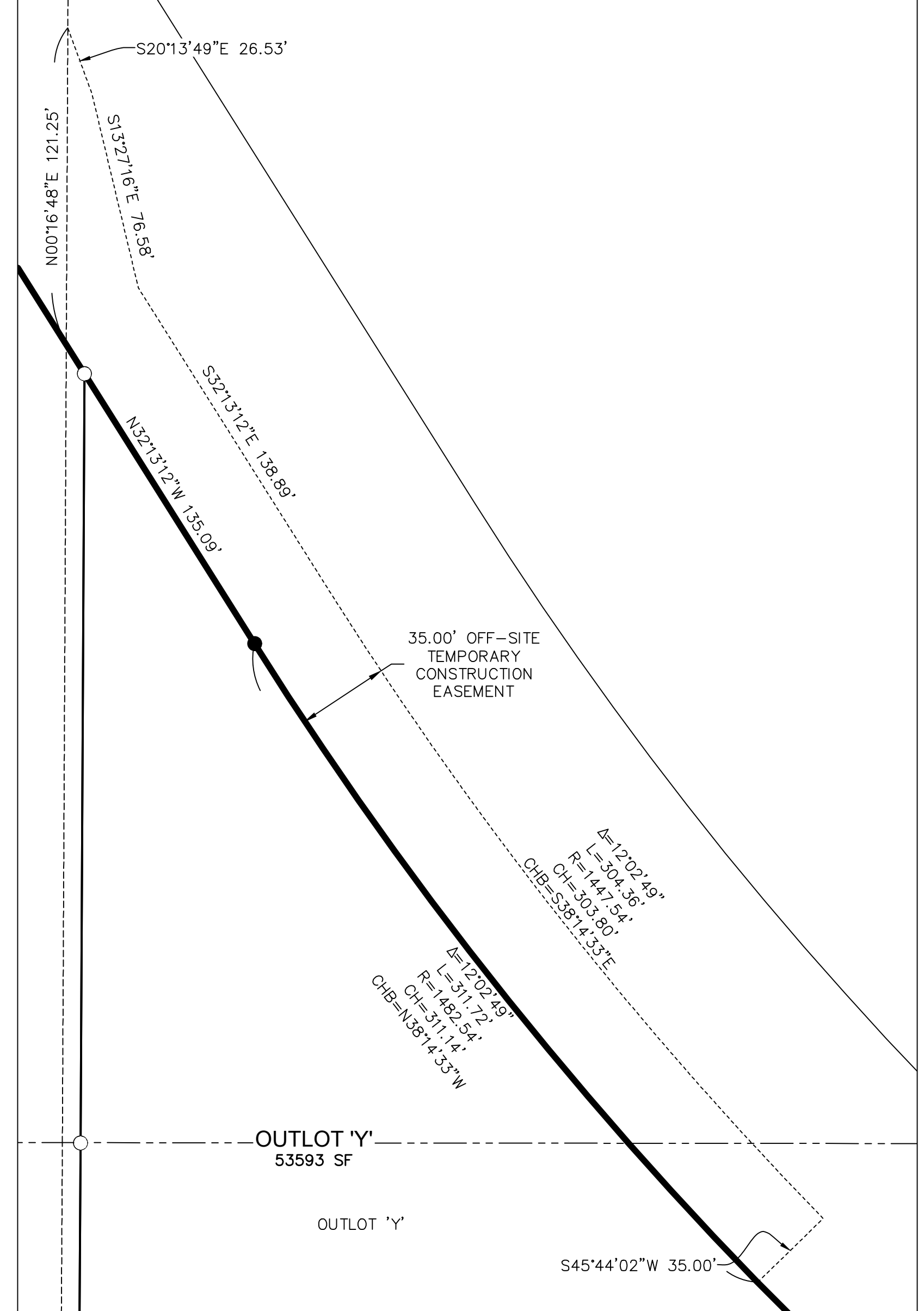
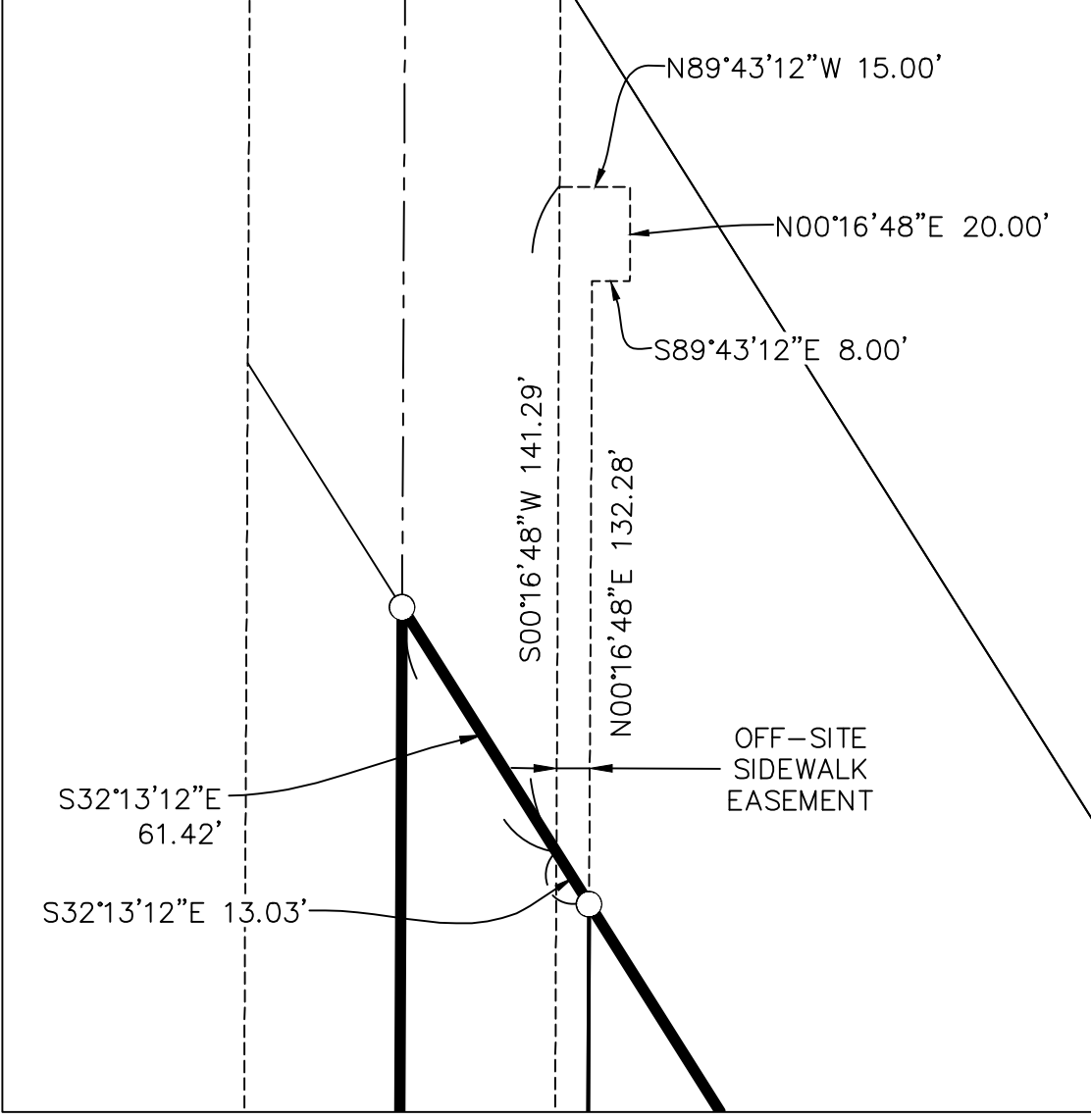
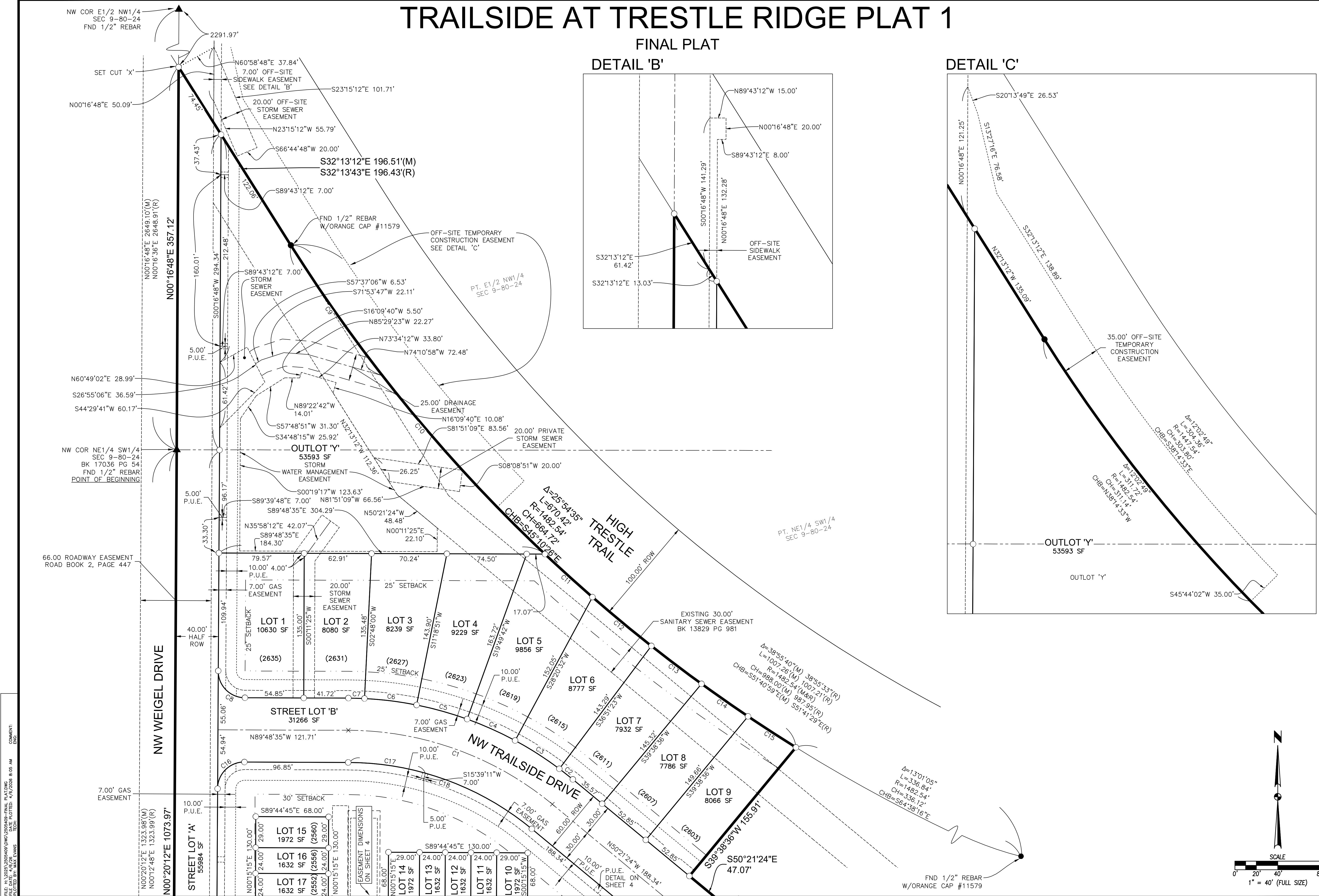
FILE: H:\2025\2505409\IOWA\2505409-FINAL PLATING
DATE: 4/16/2026 8:04 AM
COMPILED BY: JAKE EVANS
DRAWN BY: JAKE EVANS

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT

DETAIL 'B'

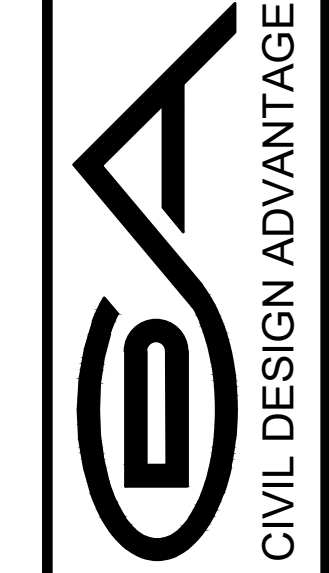
DETAIL 'C'



FILE: H:\2025\2505-409\DWG\2505-409-FINAL PLATING.DWG
 DATE PLOTTED: 4/17/2025 8:05 AM
 PLOTTED BY: ANNE EVANS
 SCALE: 1" = 40'

DATE	REVISIONS
04/03/25	SIXTH SUBMITTAL
01/23/25	FIFTH SUBMITTAL
01/09/25	FOURTH SUBMITTAL
10/10/25	THIRD SUBMITTAL
09/26/25	SECOND SUBMITTAL
08/29/25	FIRST SUBMITTAL

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



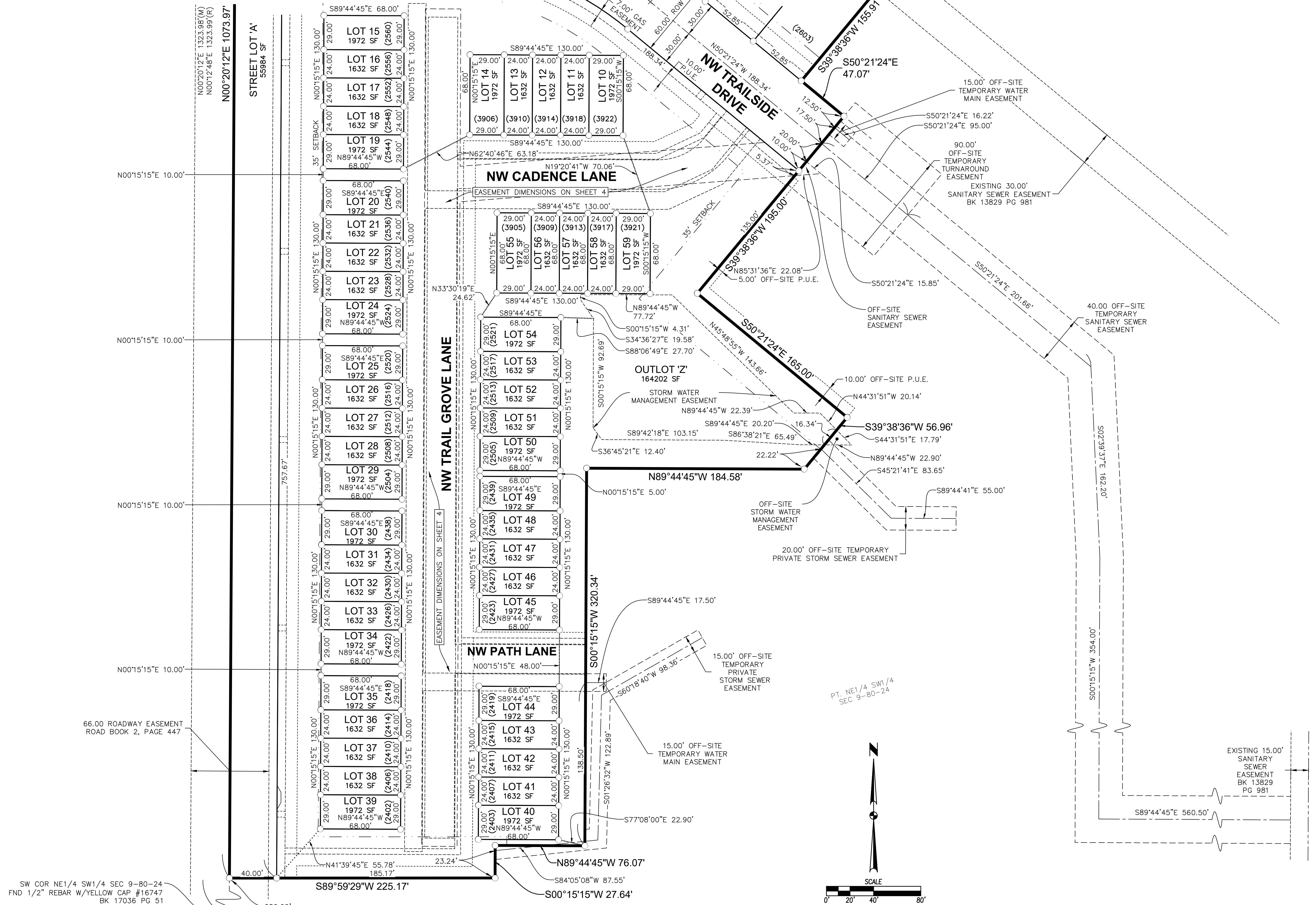
ANKENY, IOWA

2 TRAILSIDE AT TRESTLE RIDGE PLAT 1
 FINAL PLAT

ENGINEER: [Signature]
 TECH: [Signature]
 REVIEW: [Signature]
 2505.409

TRAILSIDE AT TRESTLE RIDGE PLAT 1

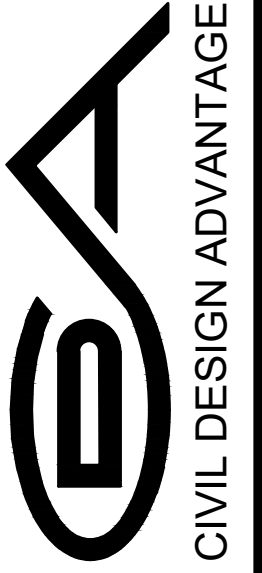
FINAL PLAT



FILE: H:\2025\2505-409\DWG\2505-409-FINAL PLATING.DWG
 DATE PLOTTED: 4/17/2026 8:05 AM
 PLOTTED BY: ANNE EVANS
 COMMENT: DWG

REVISIONS	DATE
SIXTH SUBMITTAL	04/03/26
FIFTH SUBMITTAL	01/23/26
FOURTH SUBMITTAL	01/09/26
THIRD SUBMITTAL	10/10/25
SECOND SUBMITTAL	09/26/25
FIRST SUBMITTAL	08/29/25

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



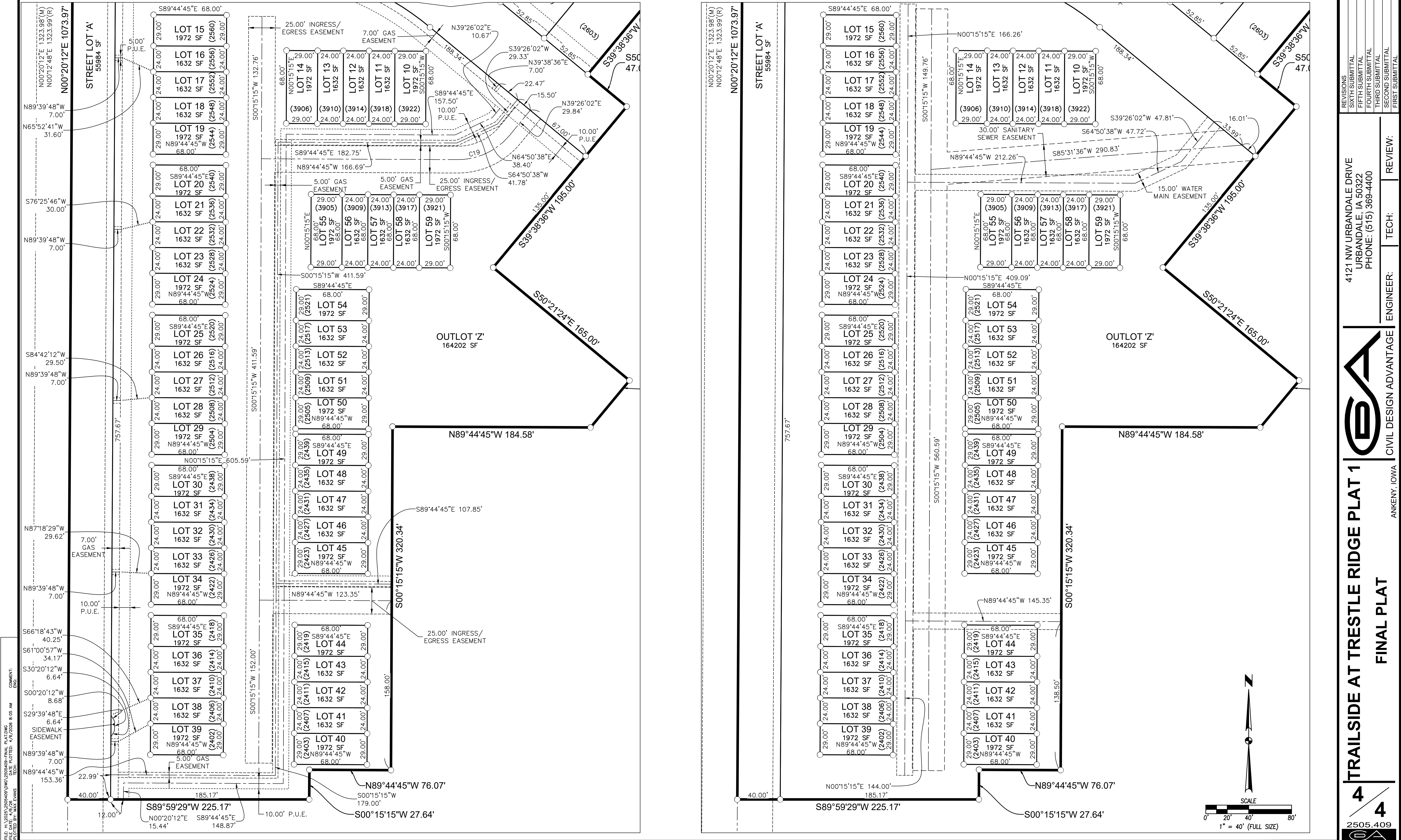
ANKENY, IOWA

3 TRAILSIDE AT TRESTLE RIDGE PLAT 1
 FINAL PLAT

4
 2505.409

TRAILSIDE AT TRESTLE RIDGE PLAT 1

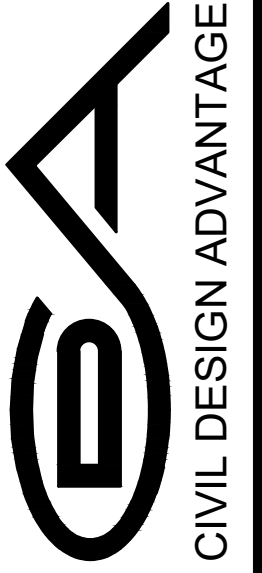
FINAL PLAT



FILE: H:\2025\2505-09-DWA\2505-09-FINAL PLATING
DATE PLOTTED: 4/17/2026 8:05 AM
DRAWN BY: MACK EVANS
CHECKED BY: MACK EVANS

DATE	REVISIONS
04/03/26	SIXTH SUBMITTAL
01/23/26	FIFTH SUBMITTAL
01/09/26	FOURTH SUBMITTAL
10/10/25	THIRD SUBMITTAL
09/26/25	SECOND SUBMITTAL
08/29/25	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
FINAL PLAT

2505.409

April 3, 2026

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

RE: Trailside at Trestle Ridge Plat 1
Site Plan Approval

Planning & Zoning Commission Members;

On behalf of Jerry's Homes, Inc., we respectfully submit herewith a site plan for Trailside at Trestle Ridge Plat 1 in request for approval. This property consists of 5.8 acres and is located southeast of the intersection of NW Weigel Drive and NW Trailside Drive. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District. This project features the construction of 50 townhomes off a network of private streets that exit out to NW Trailside Drive.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



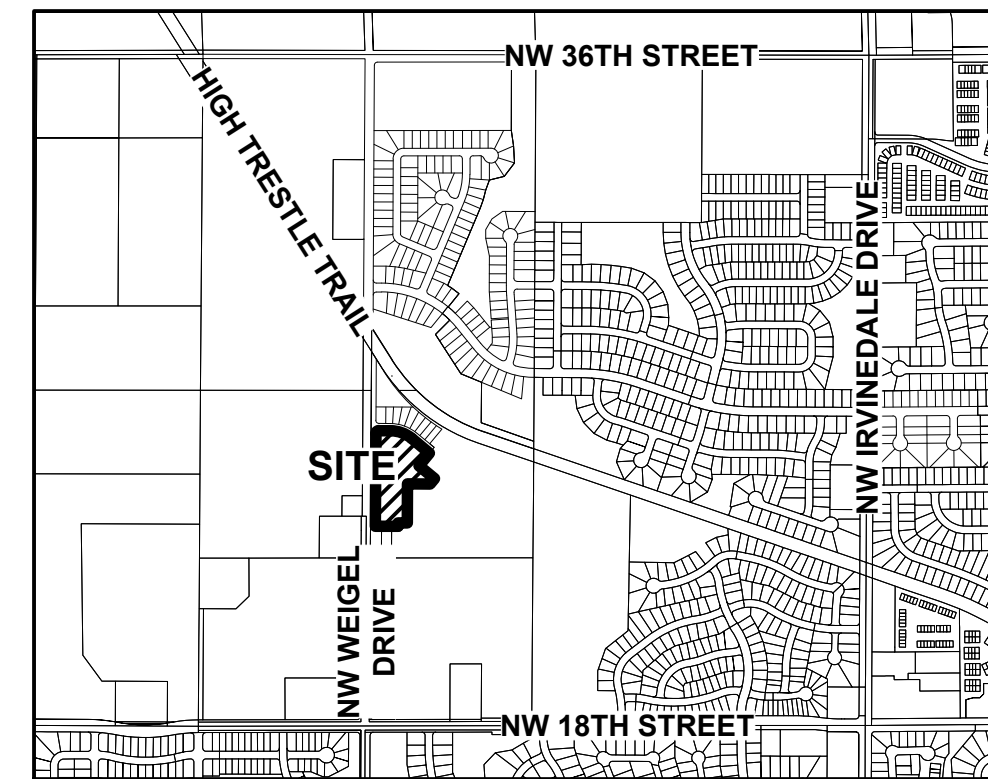
Erin K. Ollendike, P.E.

SITE PLAN FOR: TRAILSIDE AT TRESTLE RIDGE PLAT 1

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER / APPLICANT

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

ENGINEER

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

SURVEYOR

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

ARCHITECT

PLUM DESIGN SERVICES
1100 SE ALICE'S ROAD
WAUKEE, IOWA 50263
PH: (515) 978-6260

DATE OF SURVEY

JUNE 05, 2025

BENCHMARKS

- BURY BOLT ON HYDRANT SOUTHEAST OF INTERSECTION OF HIGH TRESTLE TRAIL AND NW WEIGEL DRIVE
ELEVATION=956.936
- ANKENY BM #700 BURY BOLT ON HYDRANT WEST SIDE OF IRVINEDALE DR @ 113 NW IRVINEDALE DR.
ELEVATION=949.57

SUBMITTAL DATES

FIRST SUBMITTAL:	08/29/2025
SECOND SUBMITTAL:	09/26/2025
THIRD SUBMITTAL:	10/10/2025
FOURTH SUBMITTAL:	01/09/2026
FIFTH SUBMITTAL:	01/23/2026
SIXTH SUBMITTAL:	04/03/2026

LEGAL DESCRIPTION

LOTS 10 THROUGH 59 AND OUTLOT 'Z', TRAILSIDE AT TRESTLE RIDGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 5.80 ACRES (252,602 SQUARE FEET)

ZONING

R-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS PER ACRE

EXISTING/ PROPOSED USE

EXISTING: AGRICULTURAL USE
PROPOSED: MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY

AREA: 5.80 ACRES (252,602 SF)

ZONING: R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS PER ACRE

SETBACKS:

FRONT:	30 FEET
REAR:	35 FEET
SIDE:	15 FEET (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
	17 FEET (> 1-STORY - 8' MIN)(ONE AND TWO FAMILY DWELLINGS)
	20 FEET (1-STORY MULTI-FAMILY - 8' MIN)
	22 FEET (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)
	24 FEET (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)

OPEN SPACE CALCULATION:

TOTAL SITE:	= 252,602 SF (5.80 AC.)
BUILDING	= 60,000 SF
PARKING AREAS	= 2,336 SF
DRIVEWAYS	= 17,600 SF
SIDEWALK	= 10,675 SF
PATIO	= 5,117 SF
STREET	= 27,605 SF
OPEN SPACE PROVIDED	= 129,269 SF (51%)

UNITS:

50 UNITS (8.62 UNITS PER ACRE)

PARKING:

MULTIFAMILY:
WITH RESPECT TO MULTIFAMILY UNITS LOCATED IN BUILDINGS WHERE EACH DWELLING UNIT HAS AN ENTRANCE AND LIVING SPACE ON GROUND FLOOR, THE REQUIREMENT SHALL BE 1 1/2 SPACES FOR EACH ONE BEDROOM UNIT AND 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS. MULTIFAMILY UNITS LIMITED TO PERSONS OF LOW OR MODERATE INCOME OR THE ELDERLY REQUIRE ONLY 1 SPACE PER UNIT. ALL OTHER MULTIFAMILY UNITS REQUIRE 1 SPACE FOR EACH BEDROOM IN EACH UNIT PLUS 1 ADDITIONAL SPACE FOR EVERY 4 UNITS IN THE DEVELOPMENT.

TOTAL REQUIRED	100 SPACES (50 UNITS) PLUS 13 VISITOR SPACES (1 SPACE PER 4 UNITS)
	= 113 SPACES

TOTAL PROVIDED	= 100 SPACES (GARAGES/DRIVEWAYS) PLUS 13 VISITOR SPACES
----------------	---

CONSTRUCTION SCHEDULE

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

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0-C2.1	DETAILS
C3.0-C3.3	DIMENSION PLAN
C4.0-C4.2	GRADING PLAN
C5.0-C5.3	EROSION AND SEDIMENT CONTROL PLAN
C6.0-C6.2	UTILITY PLAN
L1.0-L1.3	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-516 STORM INTAKE	GUY ANCHOR
TYPE SW-401 STORM MANHOLE	STREET LIGHT
TYPE SW-402 STORM MANHOLE	POWER POLE W/ TRANSFORMER
FLARED END SECTION	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	ELECTRIC TRANSFORMER
WATER VALVE	ELECTRIC MANHOLE OR VAULT
FIRE HYDRANT ASSEMBLY	TRAFFIC SIGN
SIGN	TELEPHONE JUNCTION BOX
DETECTABLE WARNING PANEL	TELEPHONE MANHOLE/VAULT
WATER CURB STOP	TELEPHONE POLE
SANITARY SEWER	GAS VALVE BOX
SANITARY SERVICE	CABLE TV JUNCTION BOX
STORM SEWER	CABLE TV MANHOLE/VAULT
STORM SERVICE	MAIL BOX
WATERMAIN WITH SIZE	BENCHMARK
WATER SERVICE	SOIL BORING
SAWCUT (FULL DEPTH)	UNDERGROUND TV CABLE
SILT FENCE	GAS MAIN
USE AS CONSTRUCTED	FIBER OPTIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND TELEPHONE
GARAGE FLOOR ELEVATION	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

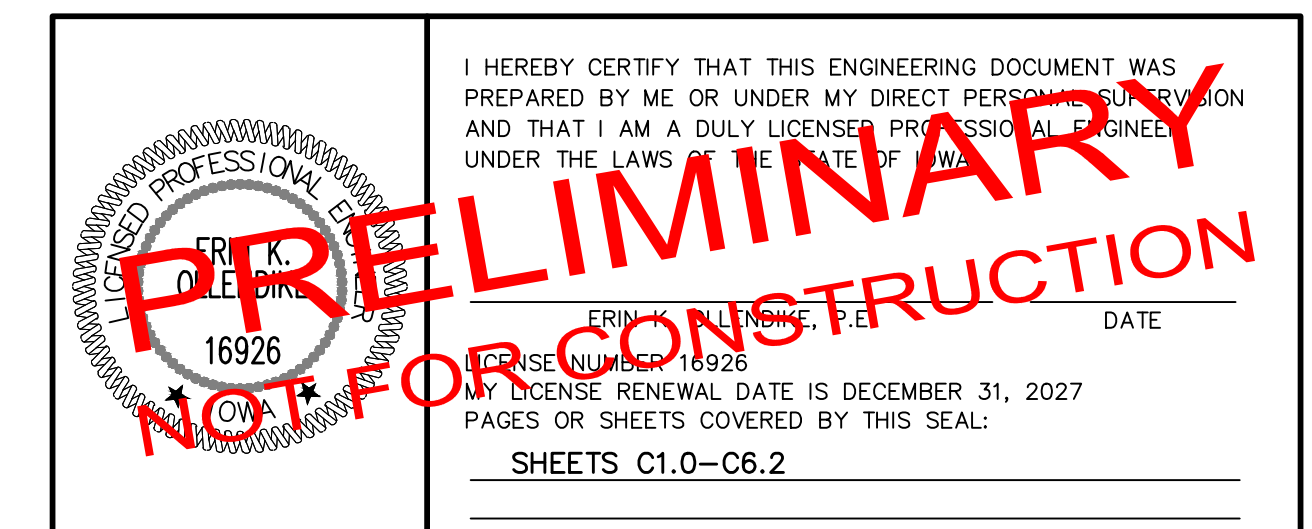
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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

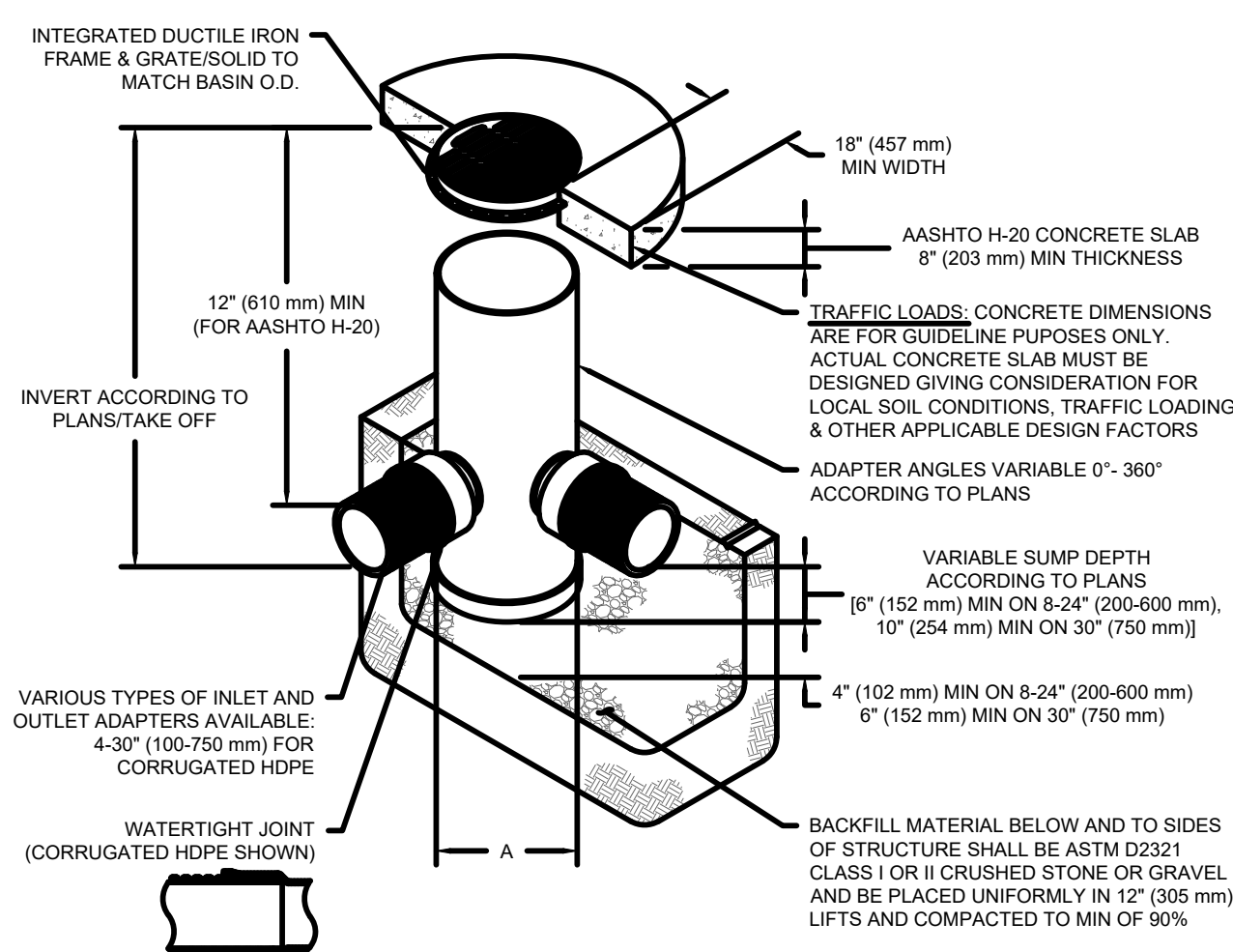
THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT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

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

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.



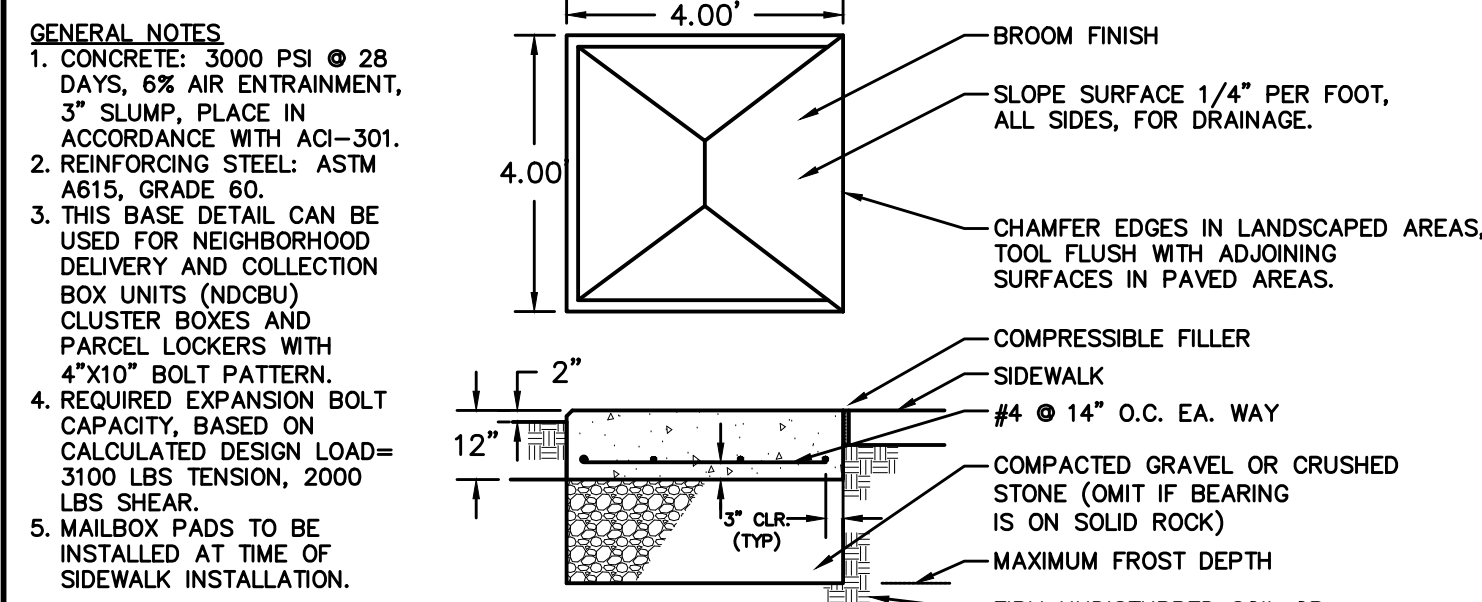


NOTES

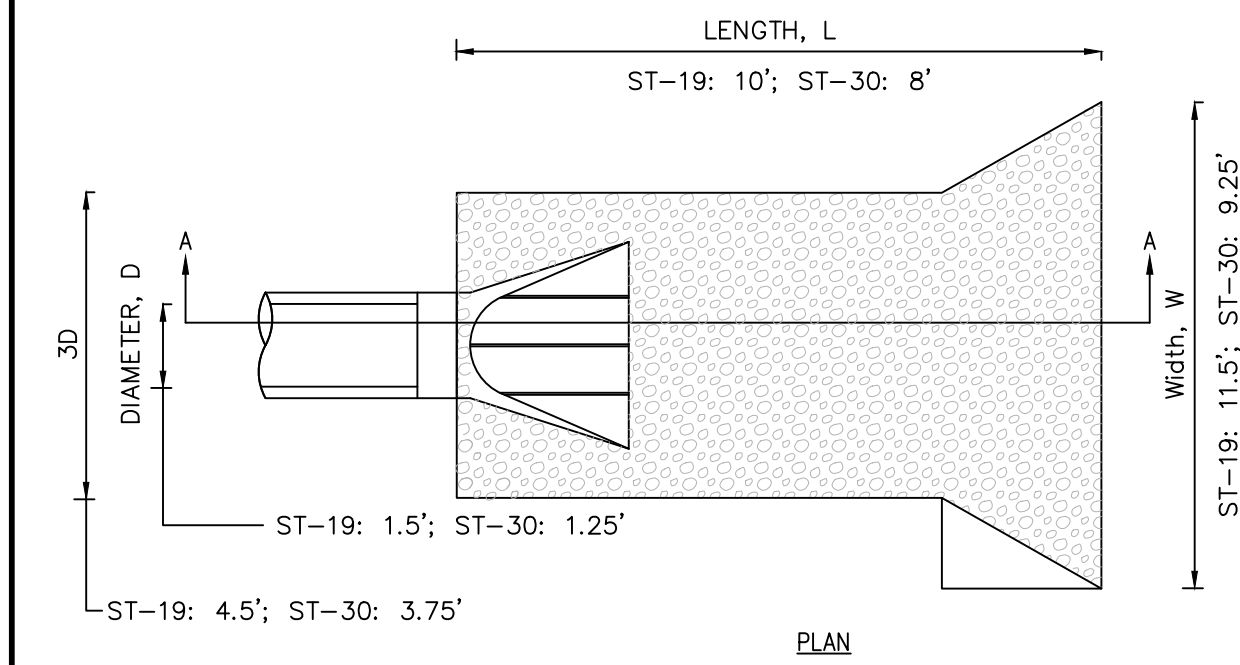
- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM TO ORDER CALL: 800-821-8710

A	PART #	GRATE/SOLID COVER OPTIONS
8"	2808AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10"	2810AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

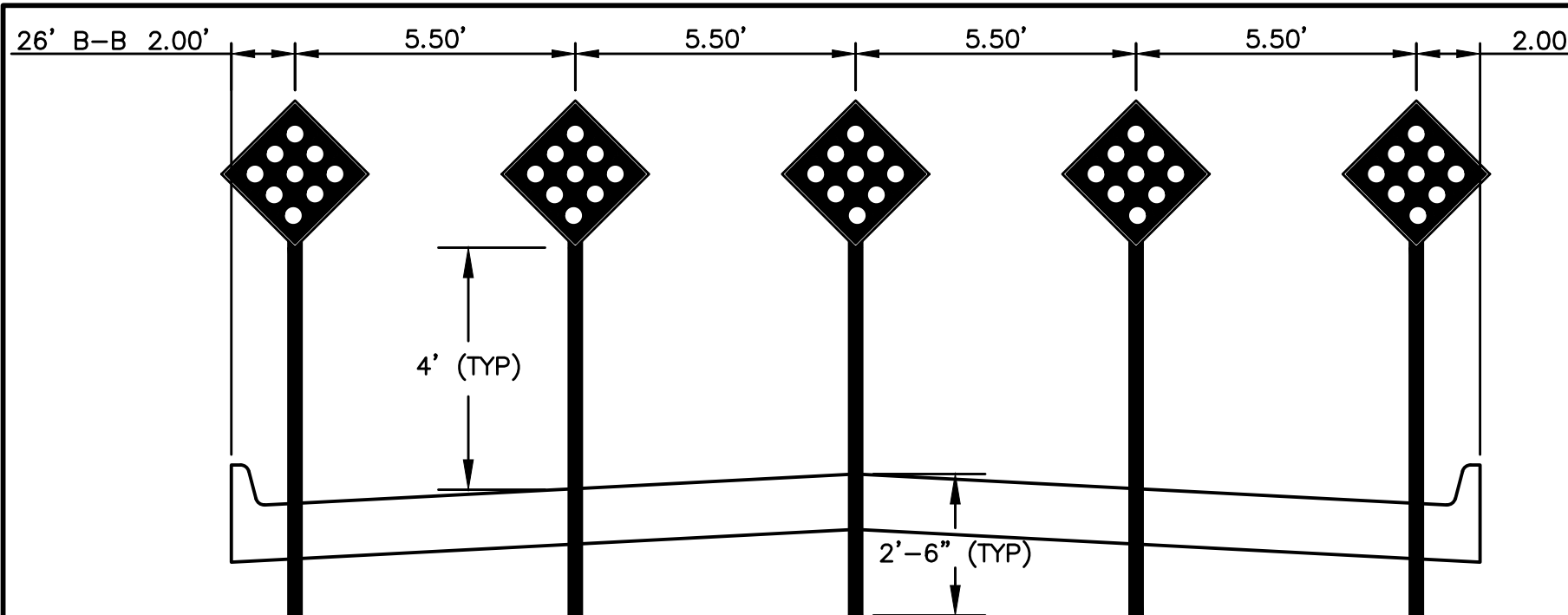
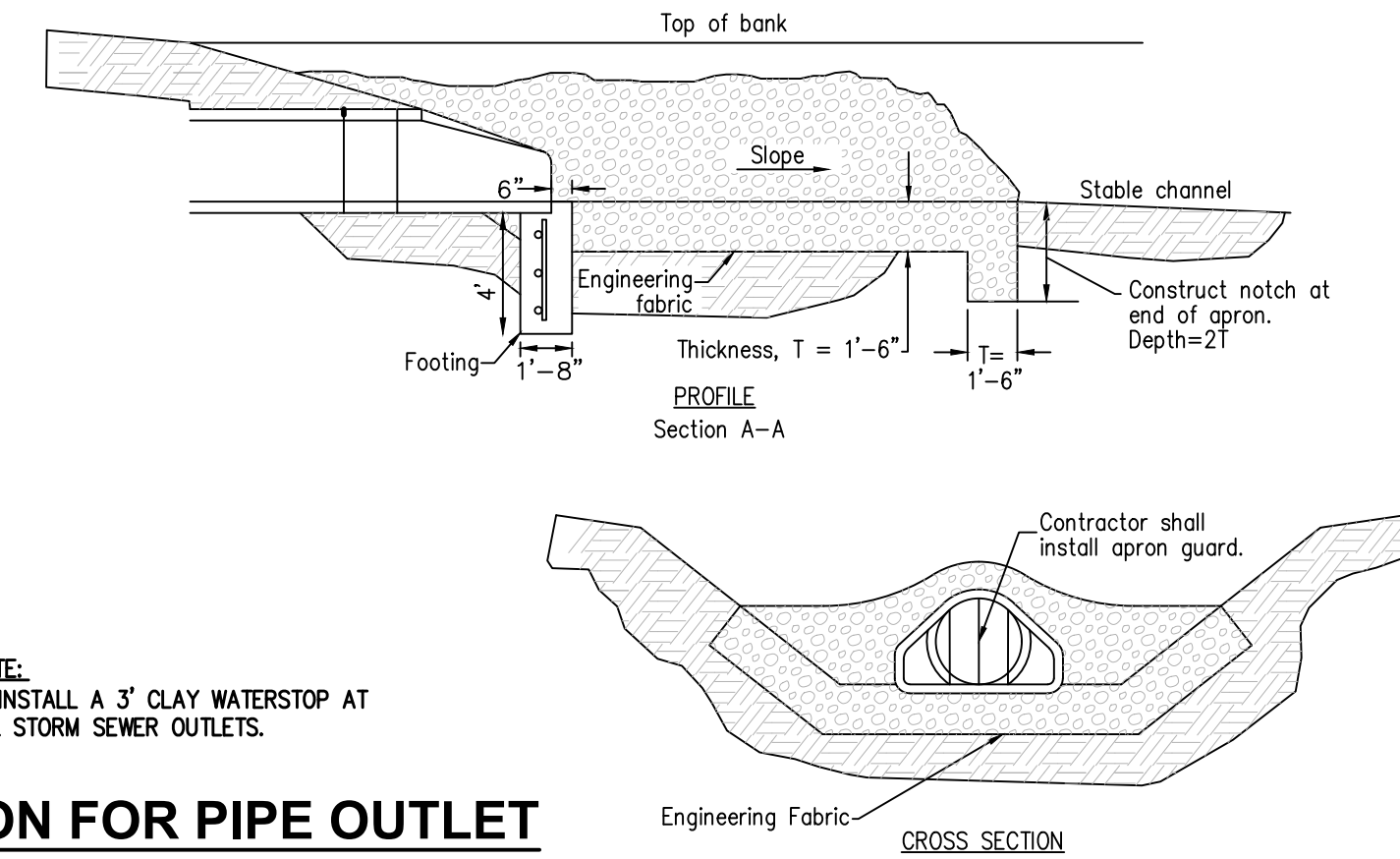
NYLOPLAST DRAIN BASIN
NOT TO SCALE



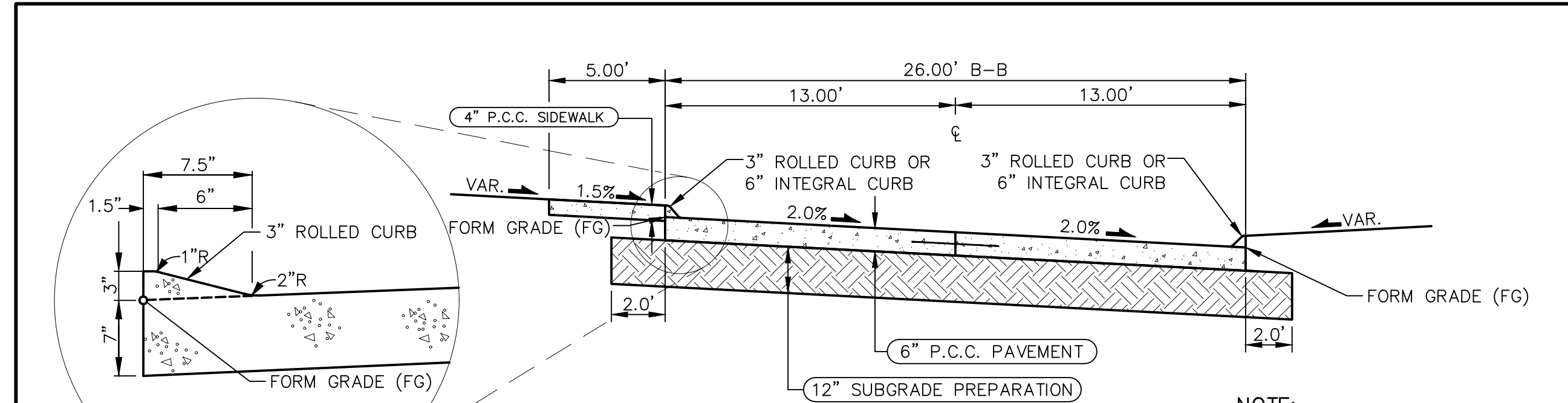
CLUSTER MAILBOX PAD DETAIL
NOT TO SCALE



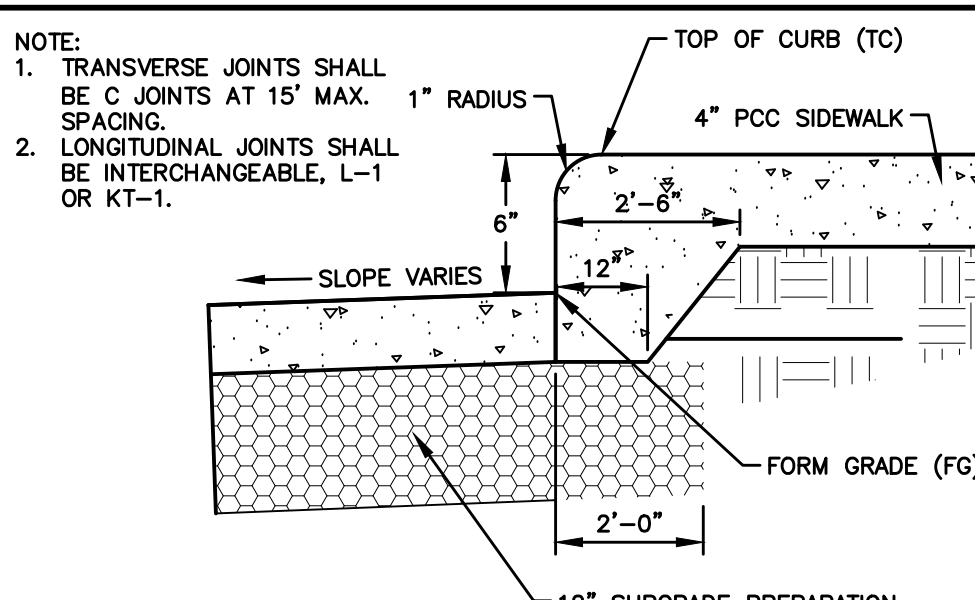
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



PERMANENT ROAD CLOSURE SIGN SPACING DETAIL
(IOWA DOT SI-182)
NOT TO SCALE

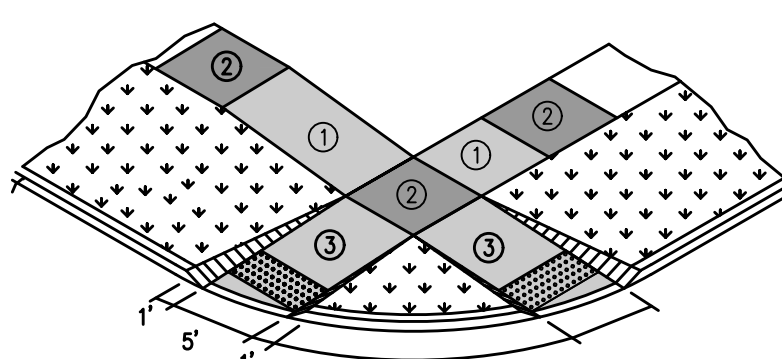


TYPICAL SECTION
NOT TO SCALE

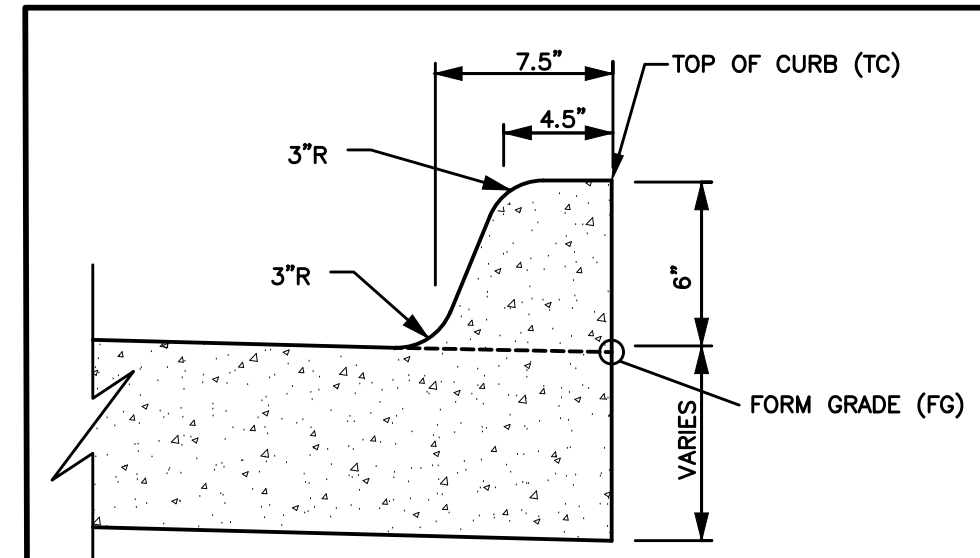


6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

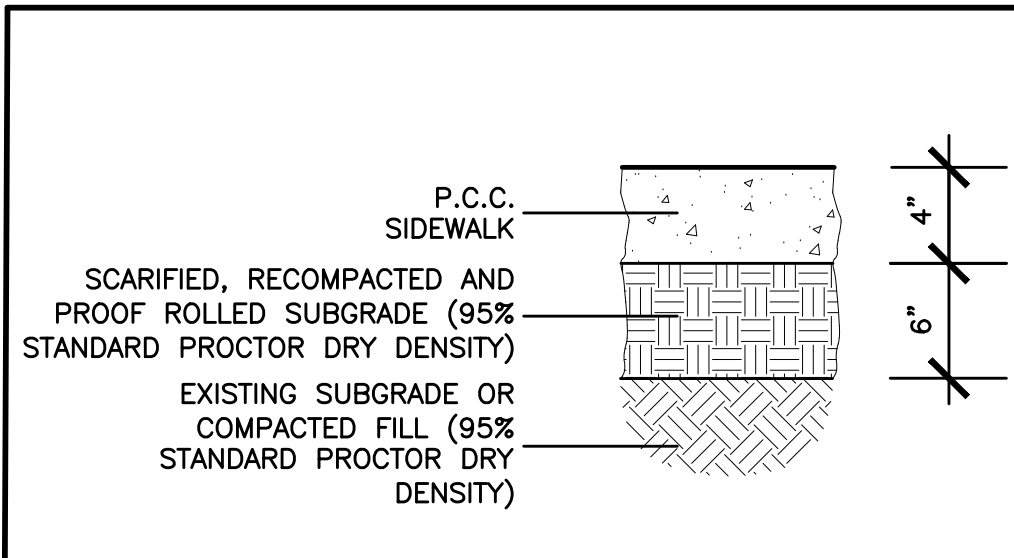
- Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- Match pedestrian street crossing cross slope or flatter



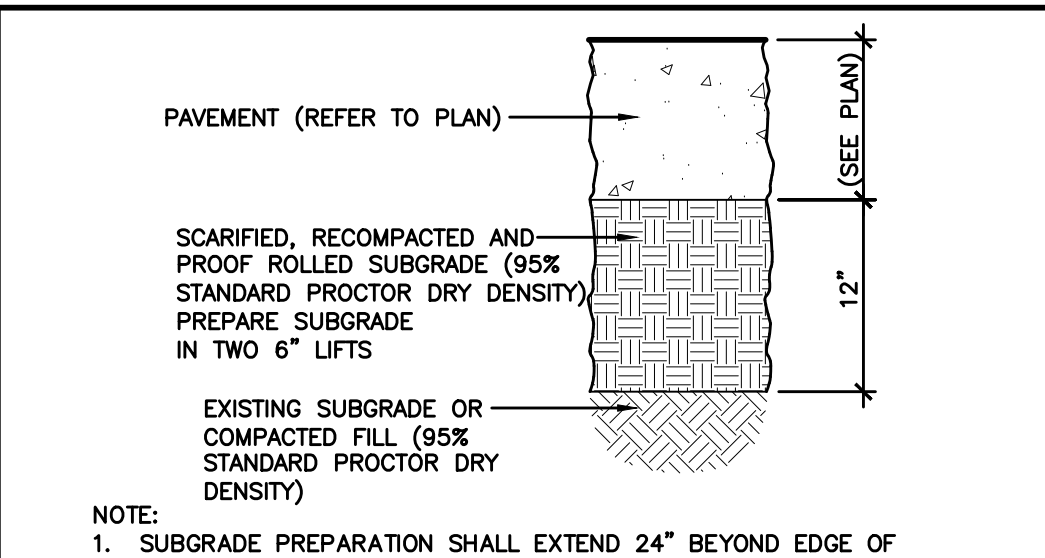
CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE



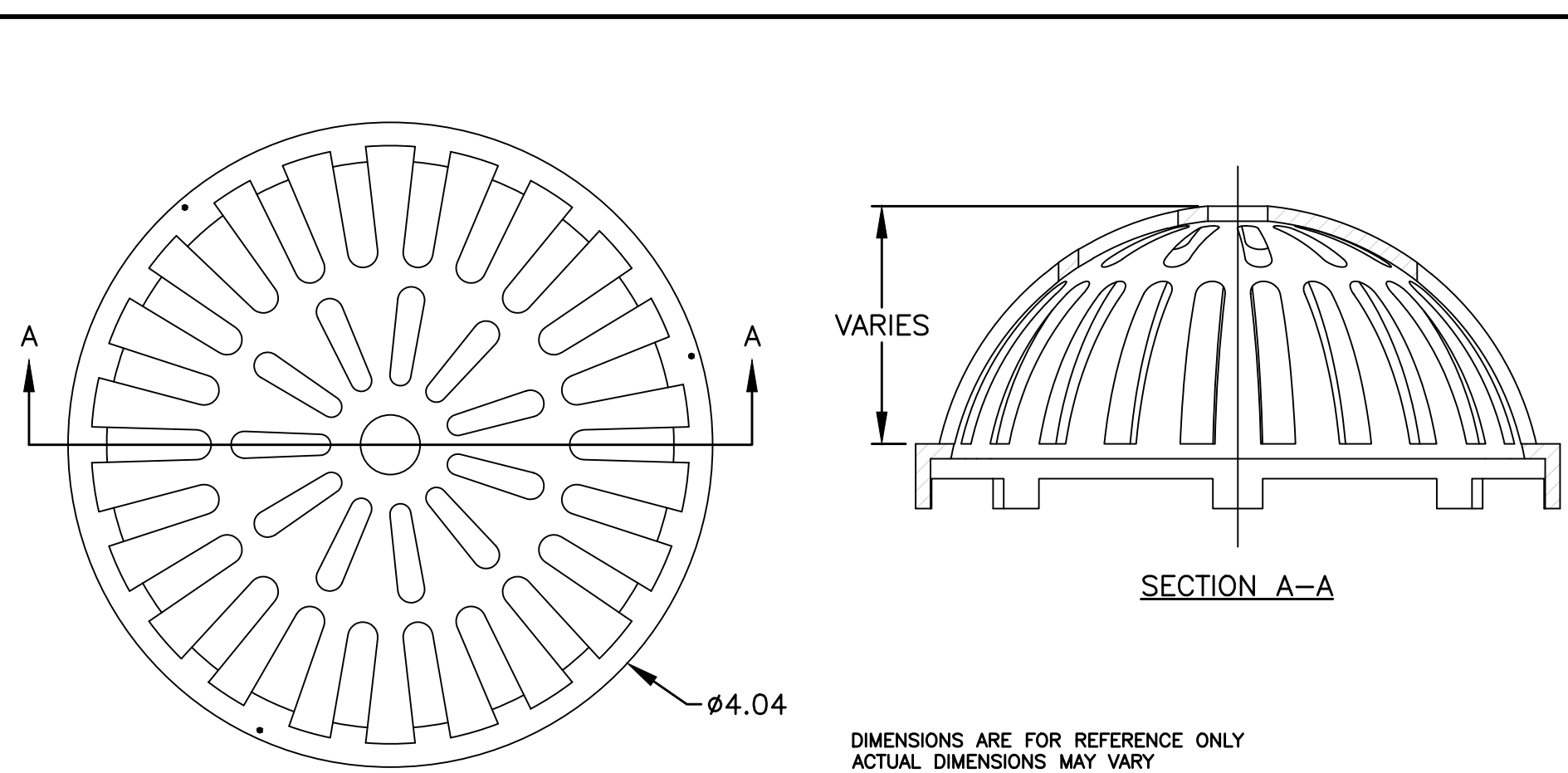
6" PCC INTEGRAL CURB
NOT TO SCALE



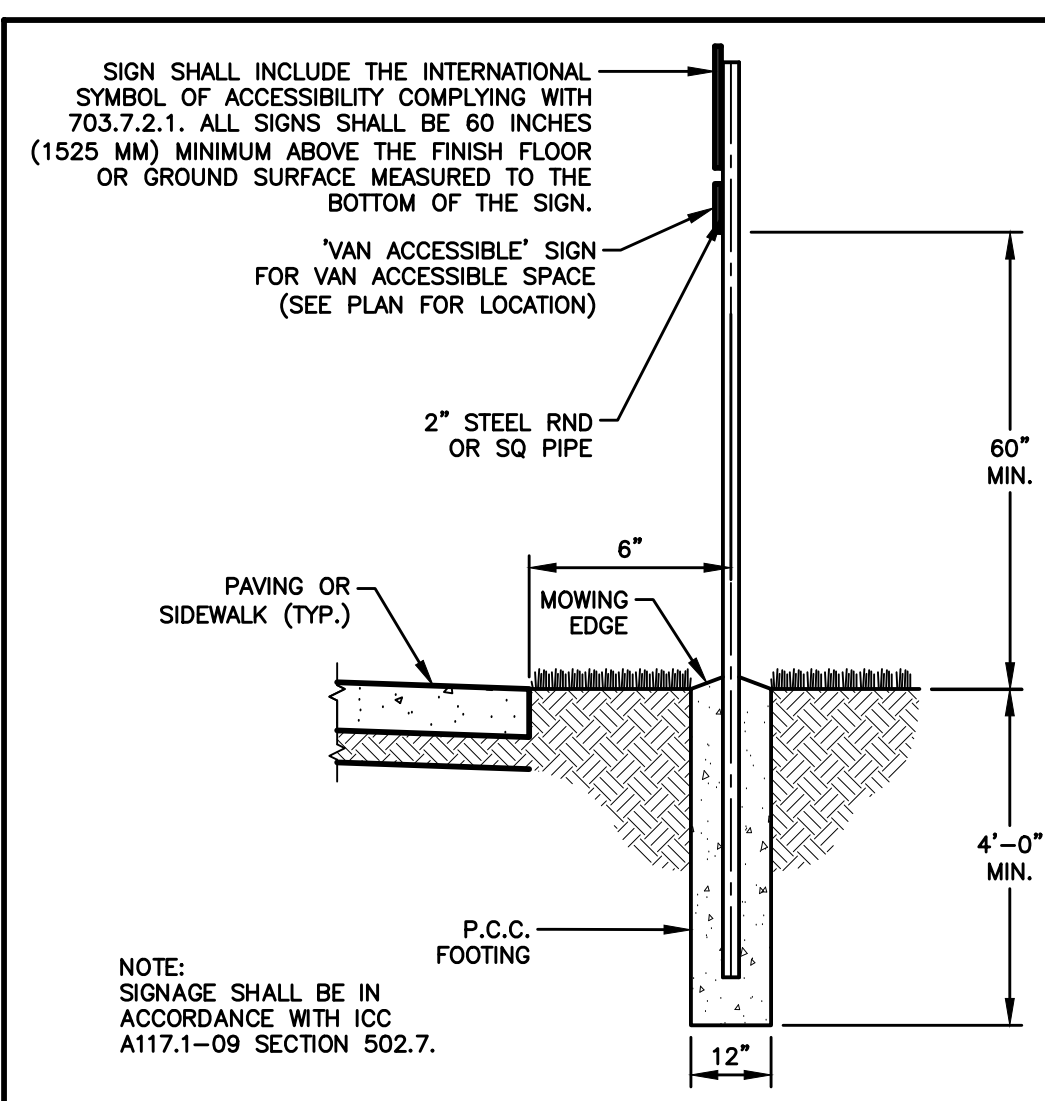
PCC SIDEWALK DETAIL
NOT TO SCALE



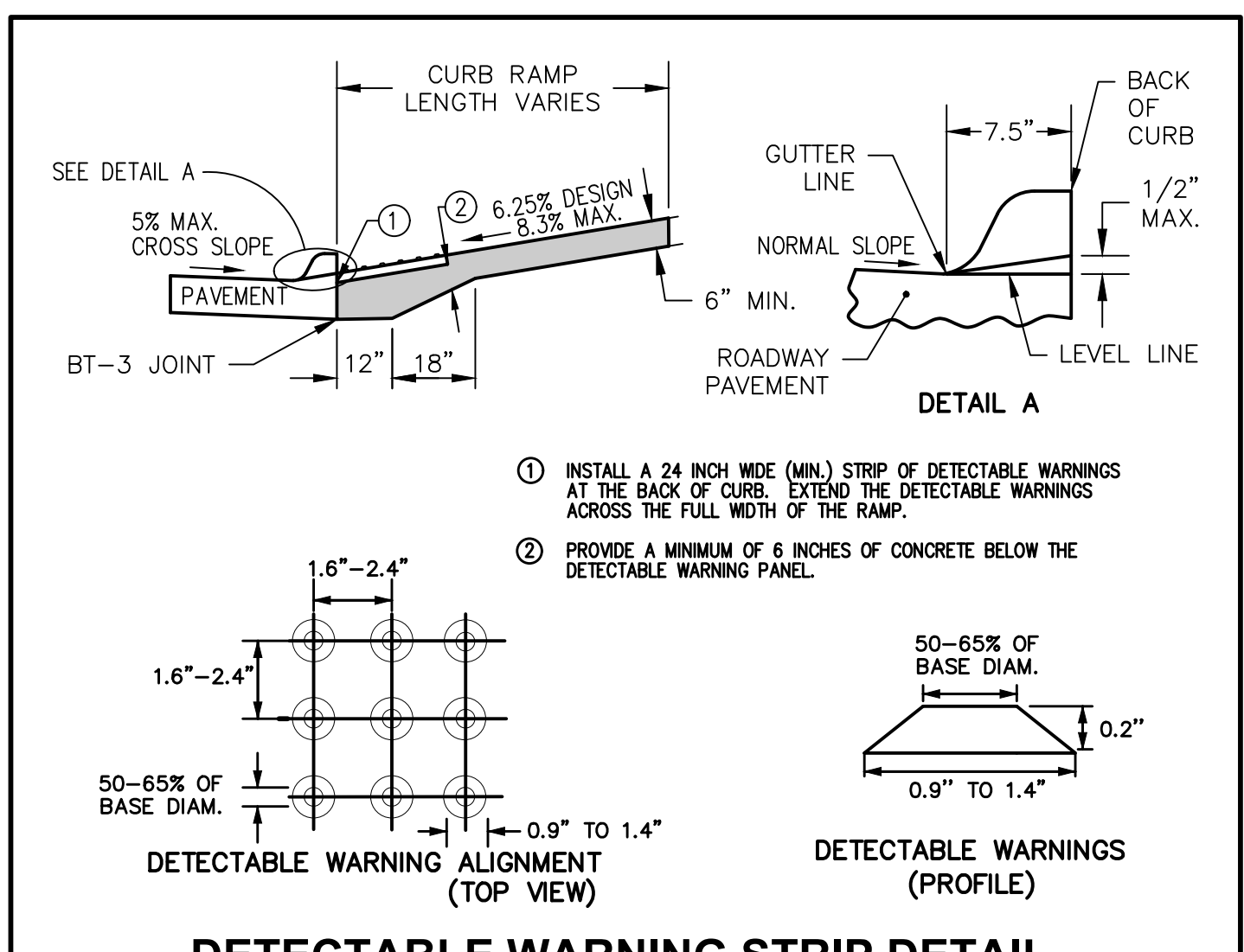
12" SUBGRADE PREPARATION DETAIL
NOT TO SCALE



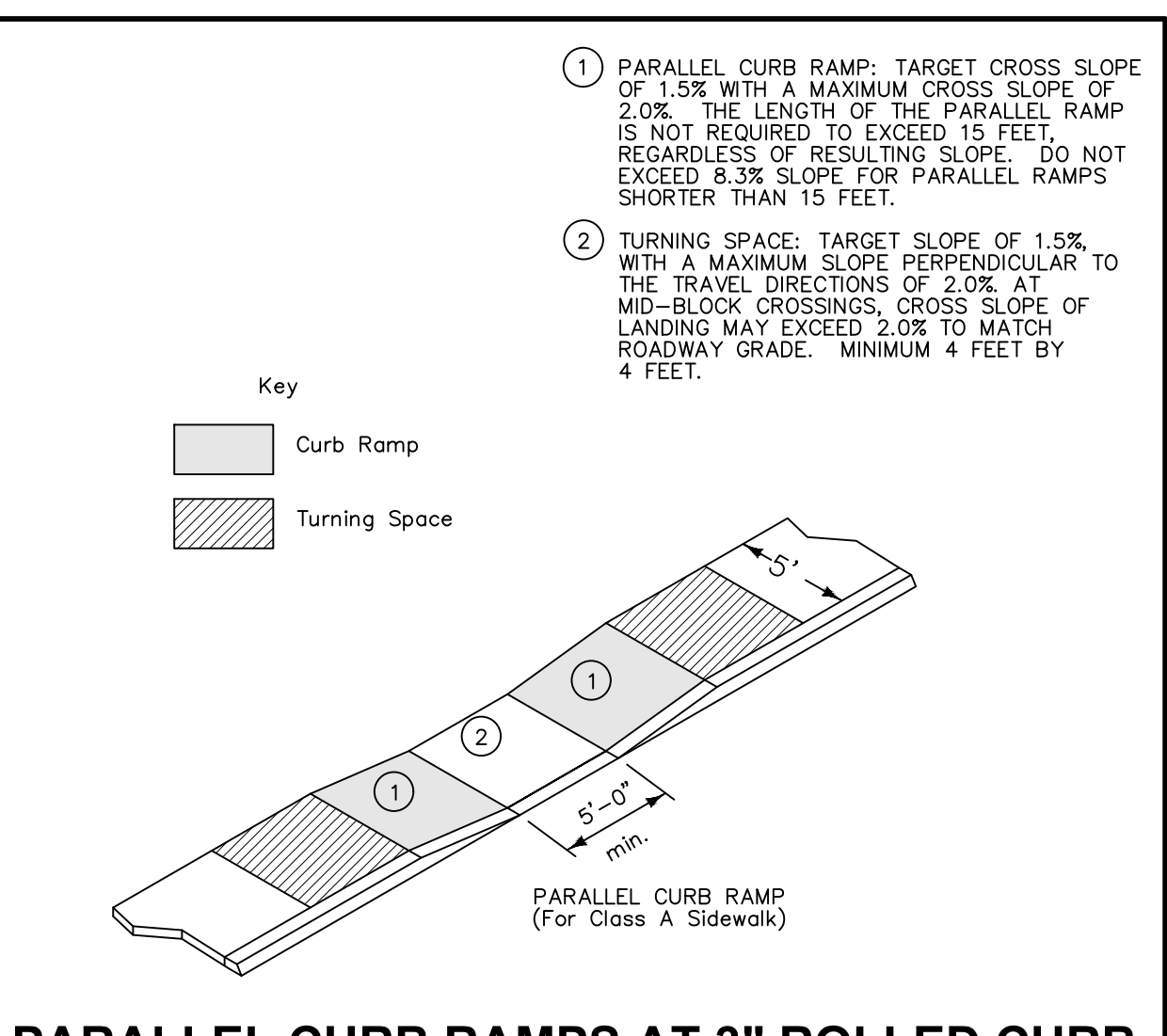
DOME GRATE
NOT TO SCALE



ACCESSIBLE PARKING SIGN



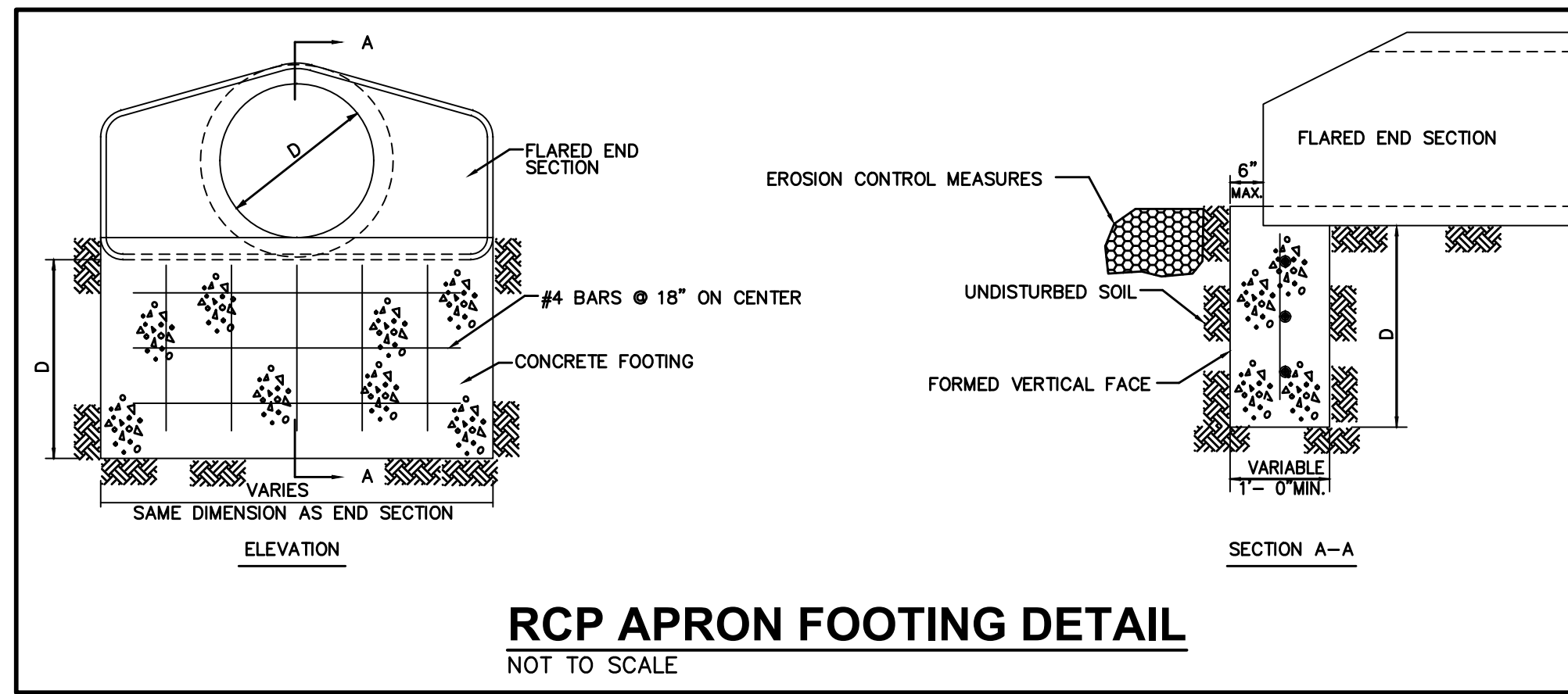
DETECTABLE WARNING STRIP DETAIL
NOT TO SCALE



PARALLEL CURB RAMPS AT 3" ROLLED CURB
NOT TO SCALE

FILE: H:\2025\2505409\DWG\2505409-SITE PLAT 1.DWG COMMENT: ENCL. PLOTTED BY: GAGE HEROLD TECH. PLOTTED: 4/3/2026 2:57 PM

DATE: 04/03/2026
 REVISIONS: SIXTH SUBMITTAL 01/23/2026, FIFTH SUBMITTAL 01/09/2026, THIRD SUBMITTAL 10/10/2025, SECOND SUBMITTAL 09/26/2025, FIRST SUBMITTAL
 4121 NW URBANDALE DRIVE, URBANDALE, IA 50322, PHONE: (515) 369-4400
 ENGINEER: EKO, ENGINEER: GH, EI: MAE
 ANKENY, IOWA
TRAILSIDE AT TRESTLE RIDGE PLAT 1
DETAILS
 SHEET NUMBER: **C2.0**
 2505.409



RCP APRON FOOTING DETAIL
 NOT TO SCALE

- NOTES:
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
 2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

FILE: H:\2025\2505409\WORK\2505409-SITE PLAT 1.DWG
 DRAWN BY: GAZ HEROD
 PLOTTED BY: GAZ HEROD
 DATE: 4/2/2026 2:57 PM
 SCALE: 1"=1'-0"

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

ENGINEER: EKO ENGINEER: GH EI: MAE

ESA
 CIVIL DESIGN ADVANTAGE

TRAILSIDE AT TRESTLE RIDGE PLAT 1

DETAILS

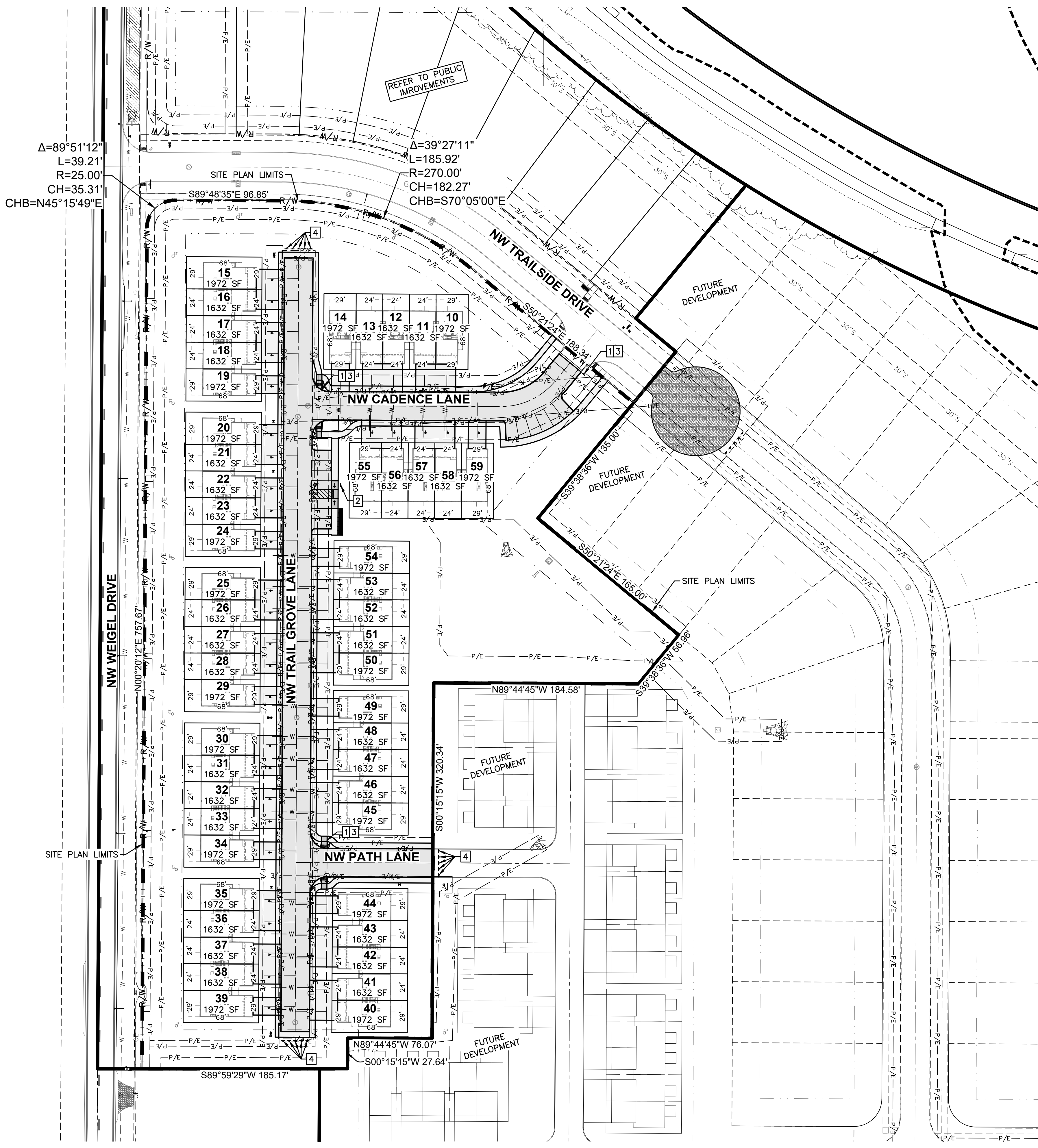
ANKENY, IOWA

REVISIONS

REVISIONS	DATE
SIXTH SUBMITTAL	04/03/2026
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	01/09/2026
THIRD SUBMITTAL	10/10/2025
SECOND SUBMITTAL	09/26/2025
FIRST SUBMITTAL	08/29/2025

SHEET NUMBER:
C2.1
 2505.409

FILE: H:\2025\2505409\DWG\2505409-SITE PLAT.LDWG
 COMMENT: ENCL
 PLOTTED BY: GAGE HEROLD
 DATE: 4/3/2026 2:57 PM



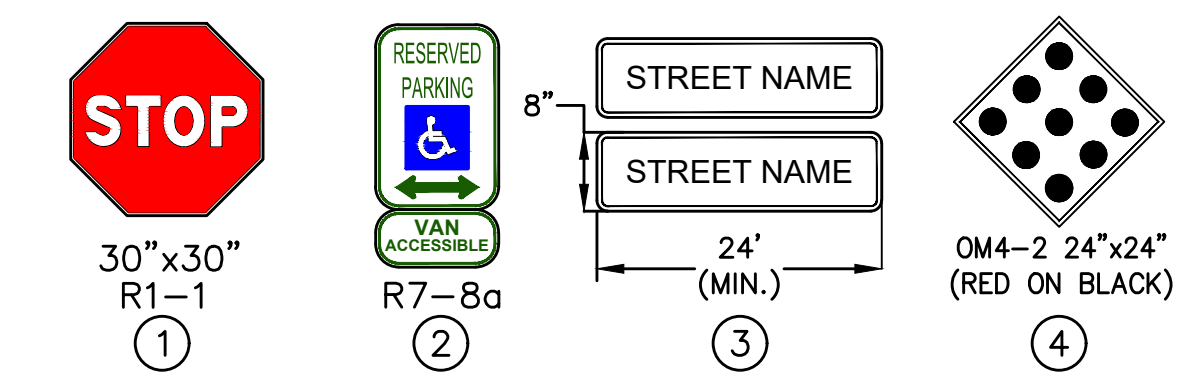
GENERAL NOTES

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

TRAFFIC CONTROL NOTES

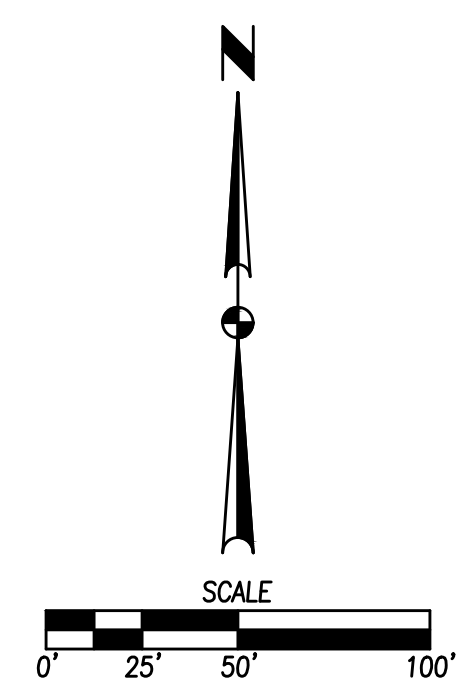
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. THE DEVELOPER IS RESPONSIBLE FOR STOP SIGN R1-1 (30") INSTALLATION AND MAINTENANCE FOR STOPPING PRIVATE STREET TRAFFIC AT INTERSECTIONS WITH PUBLIC STREETS. ANY STREET NAME SIGNS IF DESIRED SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER.
9. THE DEVELOPER IS RESPONSIBLE FOR "ROAD ENDS" SIGNAGE INSTALLATION AND MAINTENANCE.

SIGN LEGEND



PAVEMENT THICKNESS

- | | |
|--------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMPS | 6" P.C.C. |
| 3. DRIVE AISLES | 6" P.C.C. |
| 4. PARKING SPACES | 6" P.C.C. |
| 5. SIDEWALK AT DRIVEWAYS | 6" P.C.C. |
| 6. DRIVEWAYS | 6" P.C.C. |



ESA
 CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
DIMENSION PLAN

SHEET NUMBER:
C3.0
 2505.409

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

ENGINEER: EKO ENGINEER: GH EI: MAE

DATE	REVISIONS
04/03/2026	SIXTH SUBMITTAL
01/23/2026	FIFTH SUBMITTAL
01/09/2026	FOURTH SUBMITTAL
10/10/2025	THIRD SUBMITTAL
09/26/2025	SECOND SUBMITTAL
08/29/2025	FIRST SUBMITTAL

NW WEIGEL DRIVE

PROPERTY BOUNDARY (TYP.)

5' SIDEWALK (REFER TO PUBLIC IMPROVEMENTS)



DATE	04/03/2026
SIXTH SUBMITTAL	01/23/2026
FIFTH SUBMITTAL	01/09/2026
FOURTH SUBMITTAL	10/10/2025
THIRD SUBMITTAL	09/26/2025
FIRST SUBMITTAL	08/29/2025

REVISIONS

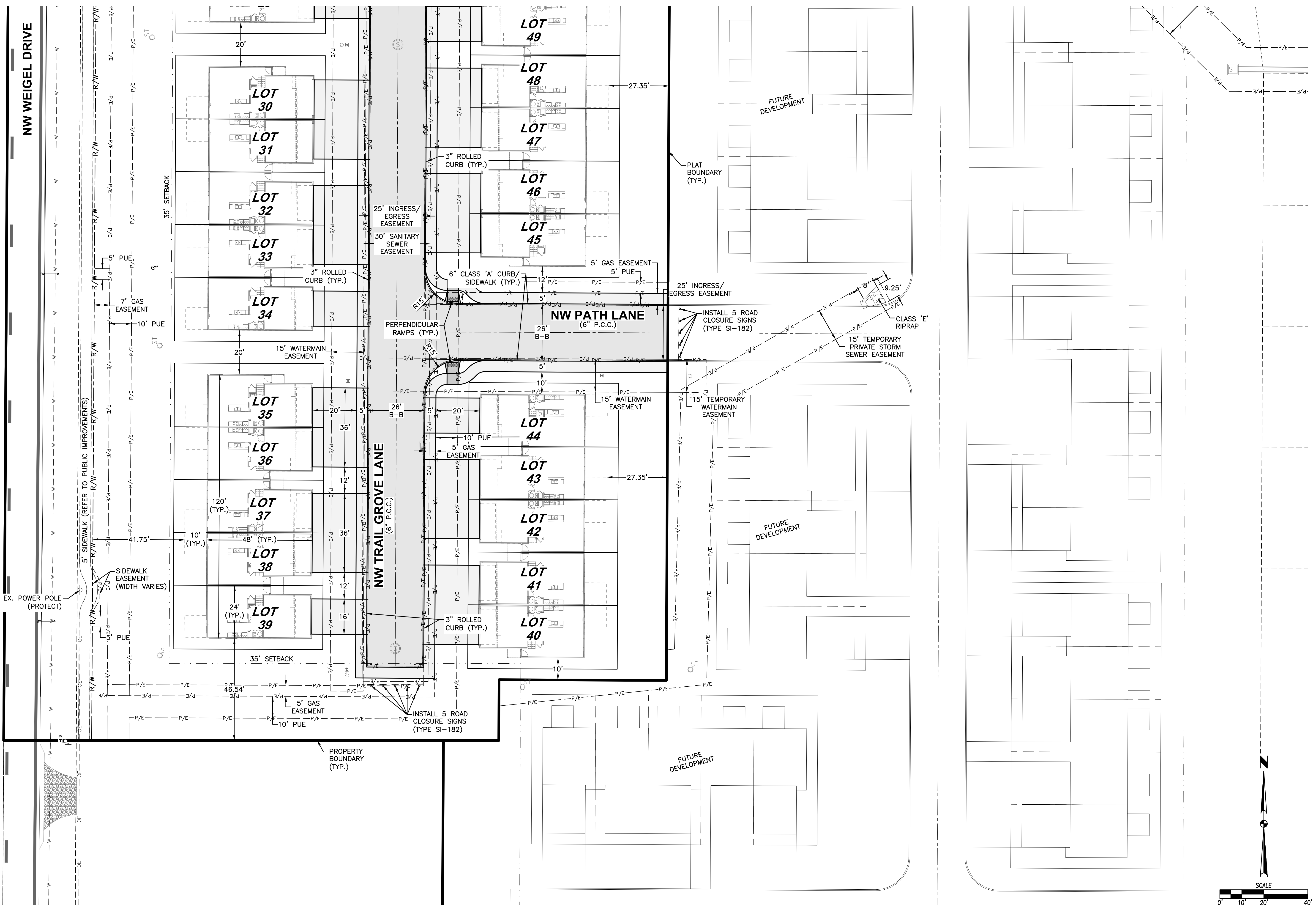
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: EKO ENGINEER: GH EI: MAE

ESA
 CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
DIMENSION PLAN

SHEET NUMBER:
C3.2
 2505.409



REVISIONS	DATE
SIXTH SUBMITTAL	04/03/2026
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	01/09/2026
THIRD SUBMITTAL	10/10/2025
SECOND SUBMITTAL	09/26/2025
FIRST SUBMITTAL	08/29/2025

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

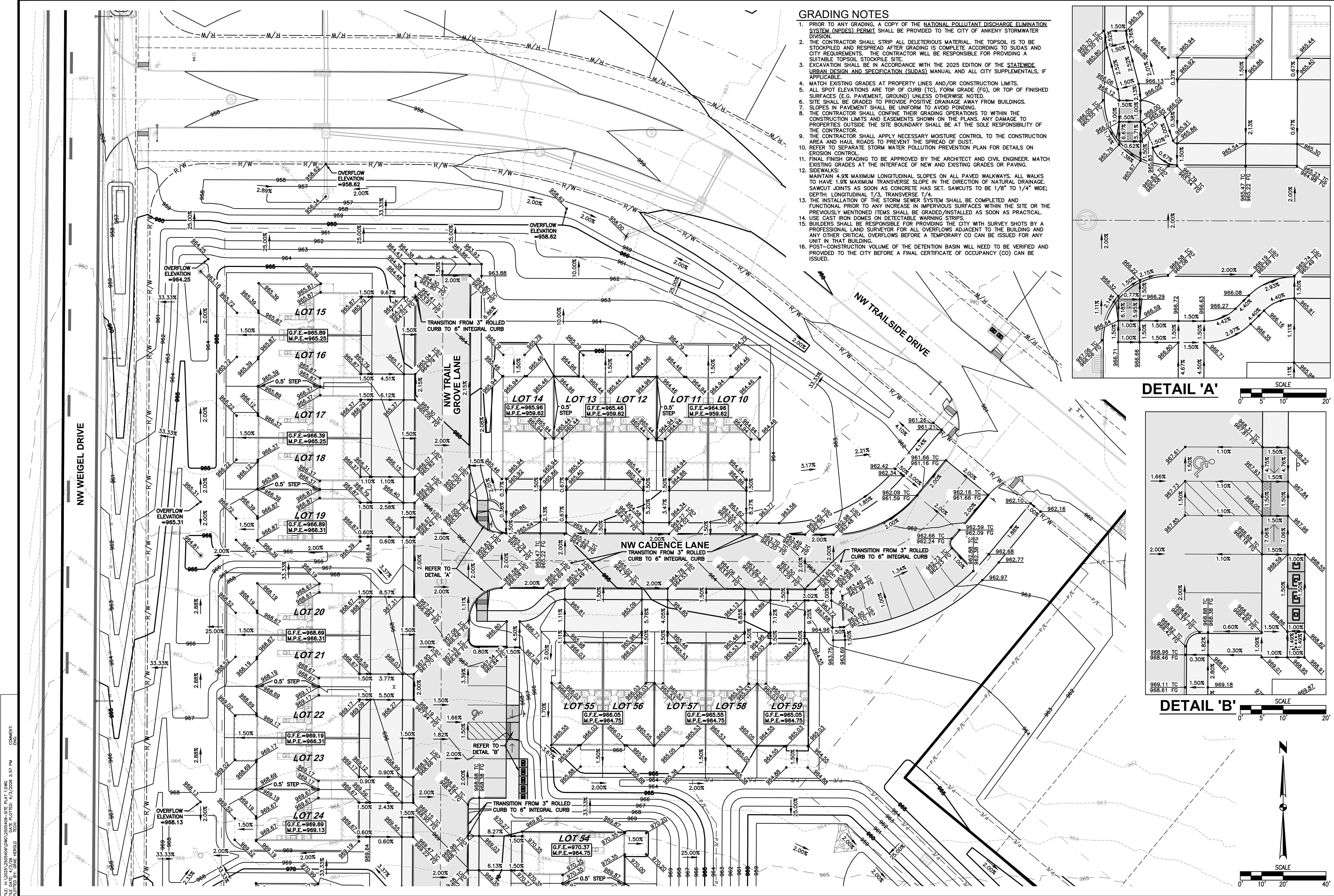
ESA
 CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
DIMENSION PLAN

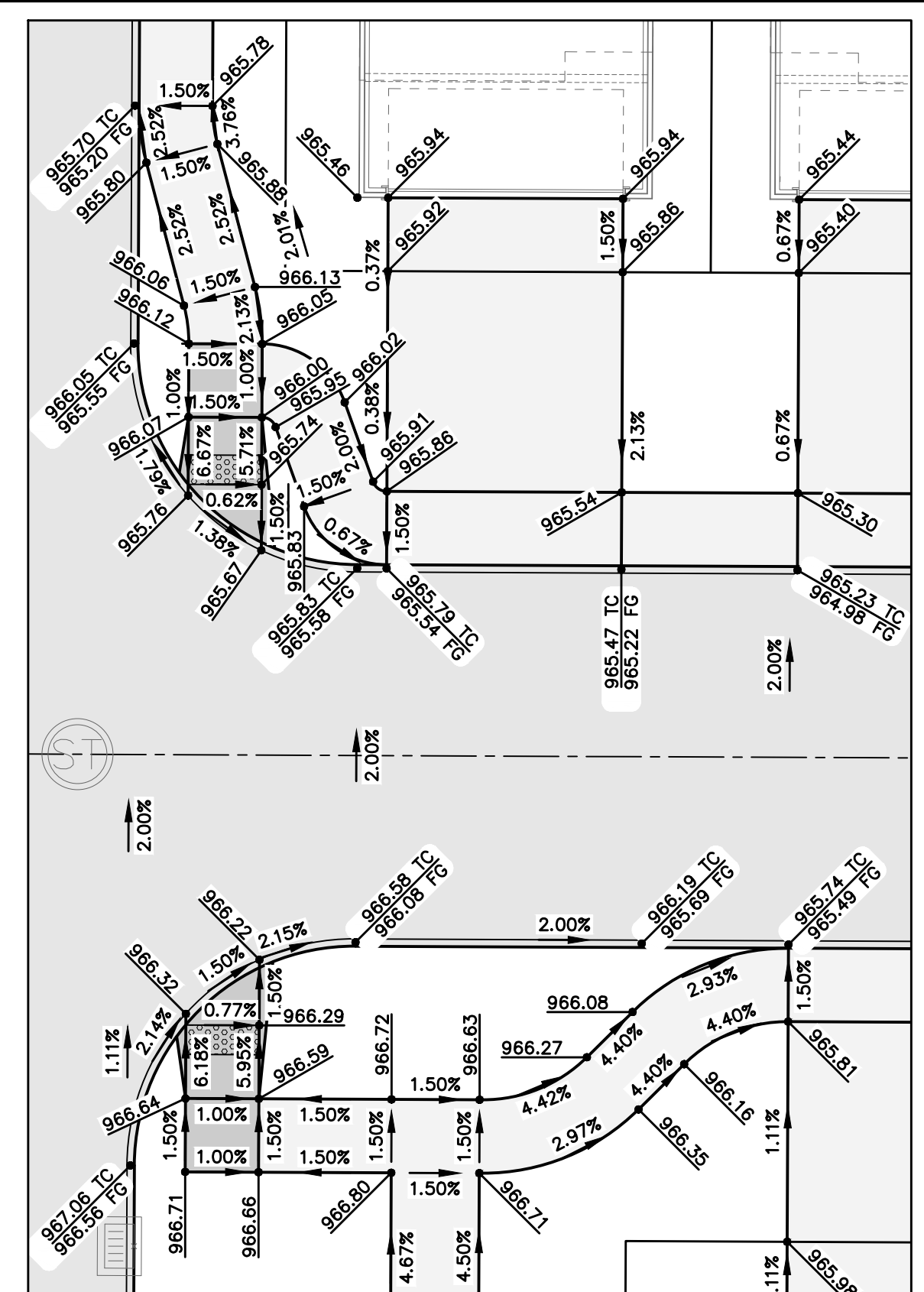
SHEET NUMBER:
C3.3
 2505.409

ENGINEER: EKO
 ENGINEER: GH
 EI: MAE

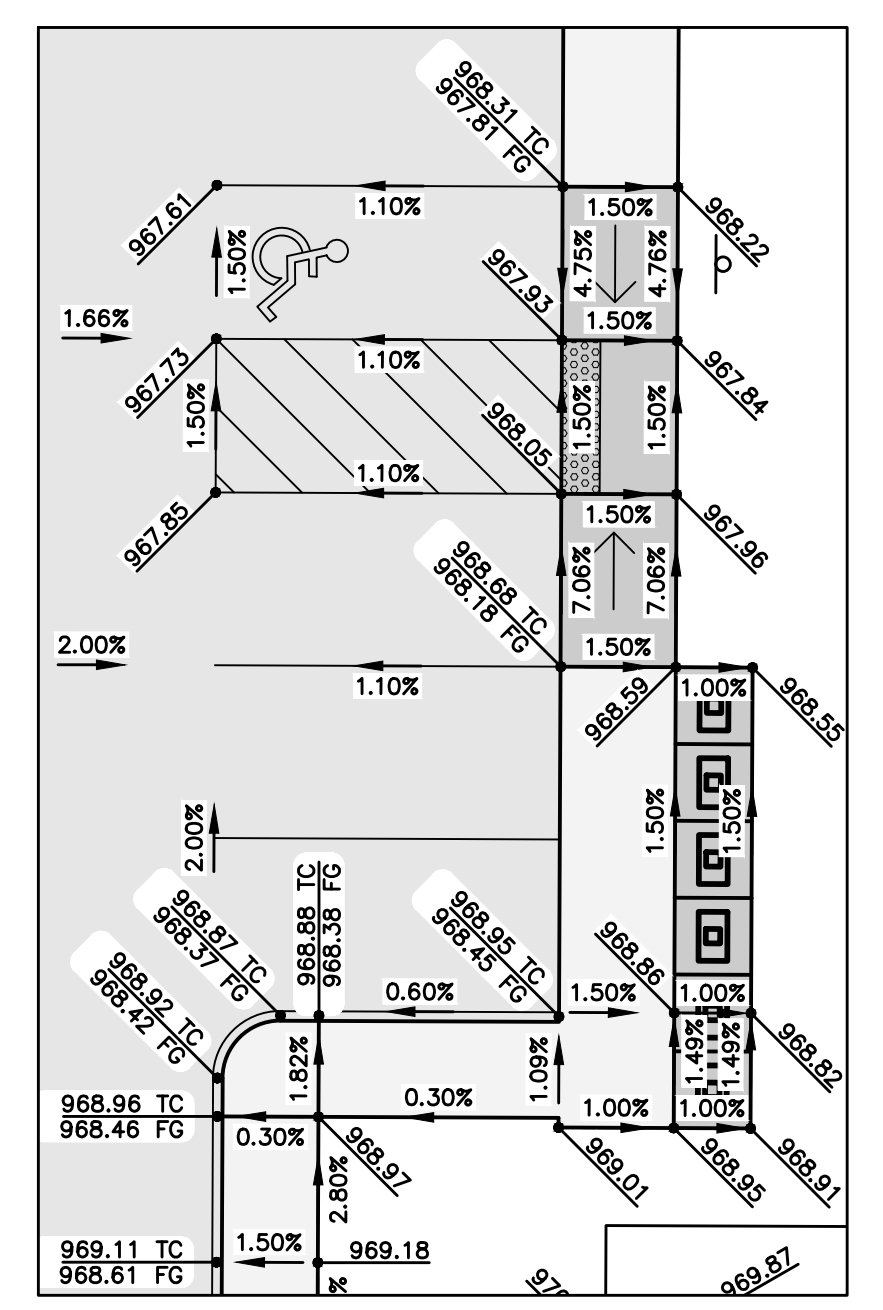


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT SHALL BE PROVIDED TO THE CITY OF ANKENY STORMWATER DIVISION.
2. THE CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE ACCORDING TO SUDAS AND CITY REQUIREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATION (SUDAS) MANUAL AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE TOP OF CURB (TC), FORM GRADE (FG), OR TOP OF FINISHED SURFACES (E.G. PAVEMENT, GROUND) UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE THEIR GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HALL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDE WALKS: MAINTAIN 4.9% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.9% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAWCUT JOINTS AS SOON AS CONCRETE HAS SET. SAWCUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 7/4.
13. THE INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.
14. USE CAST IRON DOMES ON DETECTABLE WARNING STRIPS.
15. BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING THE CITY WITH SURVEY SHOTS BY A PROFESSIONAL LAND SURVEYOR FOR ALL OVERFLOWS ADJACENT TO THE BUILDING AND ANY OTHER CRITICAL OVERFLOWS BEFORE A TEMPORARY CO CAN BE ISSUED FOR ANY UNIT IN THAT BUILDING.
16. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.



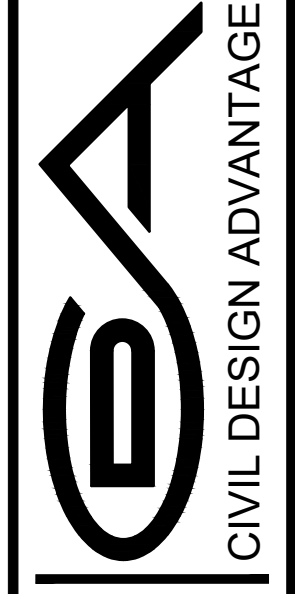
DETAIL 'A'
SCALE 0' 5' 10' 20'



DETAIL 'B'
SCALE 0' 5' 10' 20'

DATE	REVISIONS
04/03/2026	SIXTH SUBMITTAL
01/23/2026	FIFTH SUBMITTAL
01/09/2026	FOURTH SUBMITTAL
10/10/2025	THIRD SUBMITTAL
09/26/2025	SECOND SUBMITTAL
08/29/2025	FIRST SUBMITTAL

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



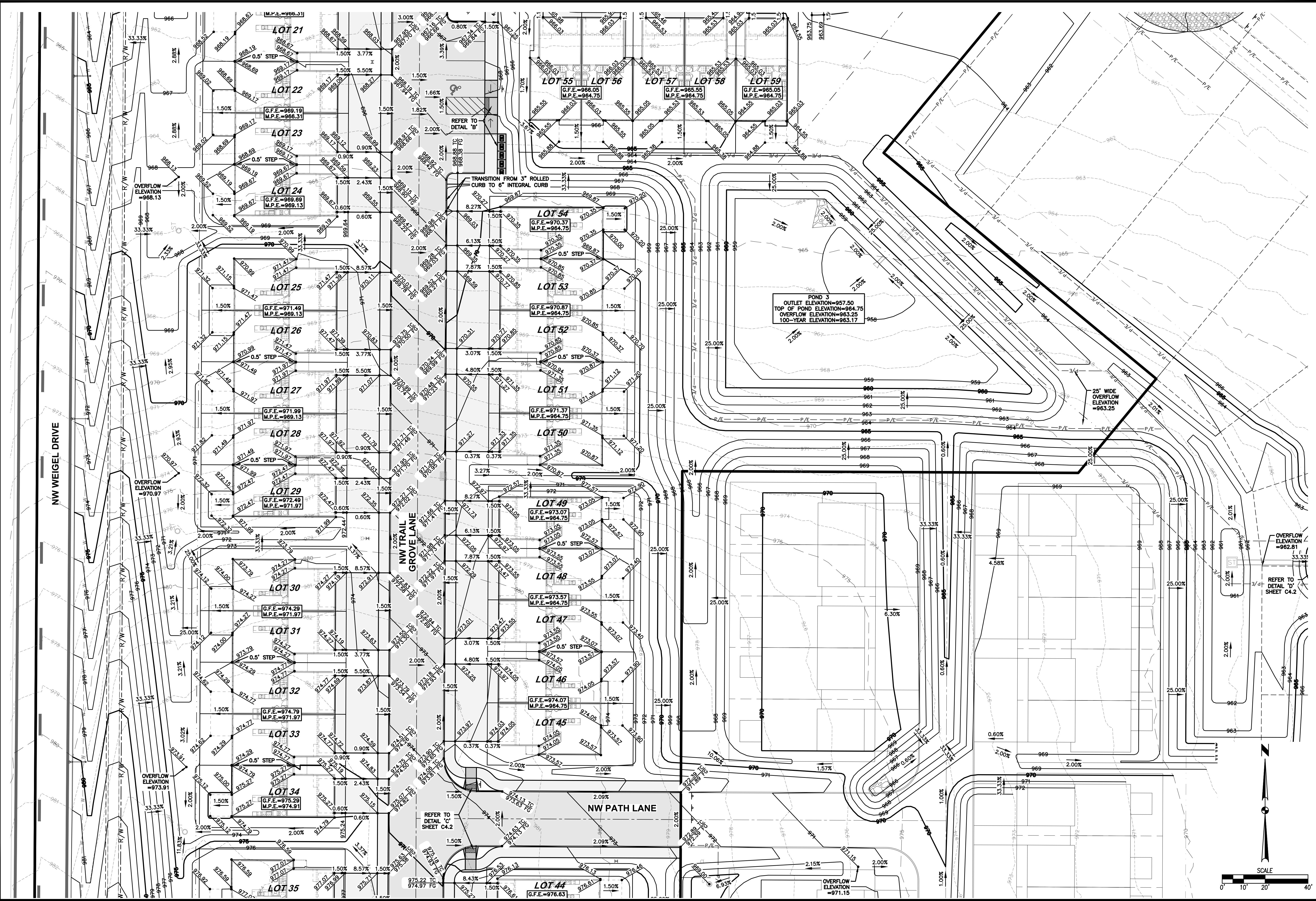
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
GRADING PLAN

SHEET NUMBER:
C4.0
2505.409

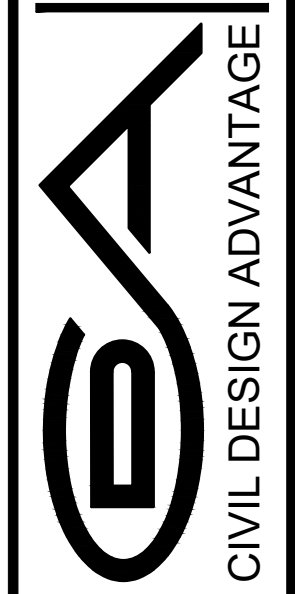
FILE: H:\2025\2505409\WORK\2505409-SITE PLAT 1.DWG
COMMENT: ENCL
PLOTED BY: GAGE HEROLD
DATE PLOTTED: 4/3/2026 2:57 PM

FILE: H:\2025\2505409\2505409-SITE PLAT.LDWG
 COMMENT: SHEET C4.1
 PLOTTED BY: GAGE HEROLD
 TECH: PLOTTED: 4/3/2026 2:57 PM



DATE	REVISIONS
04/03/2026	SIXTH SUBMITTAL
01/23/2026	FIFTH SUBMITTAL
01/09/2026	FOURTH SUBMITTAL
10/10/2025	THIRD SUBMITTAL
09/26/2025	SECOND SUBMITTAL
08/29/2025	FIRST SUBMITTAL

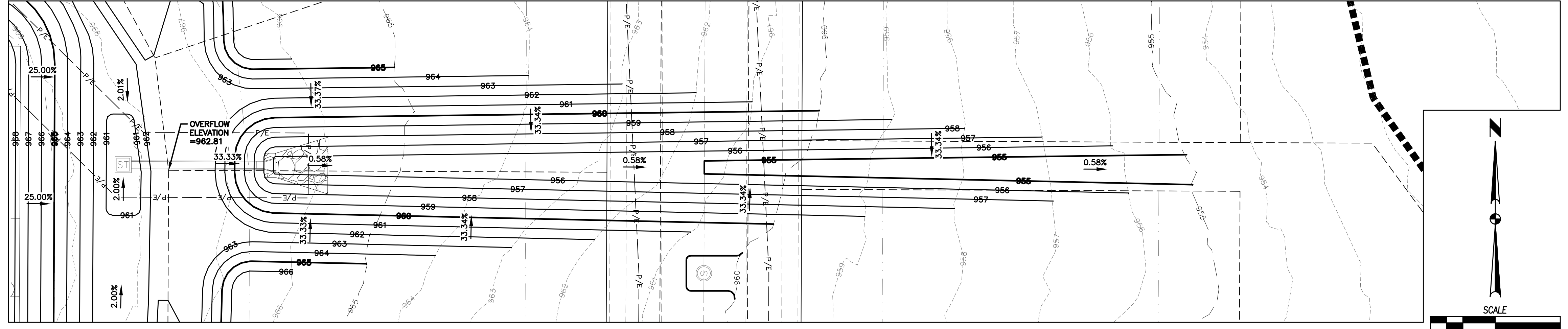
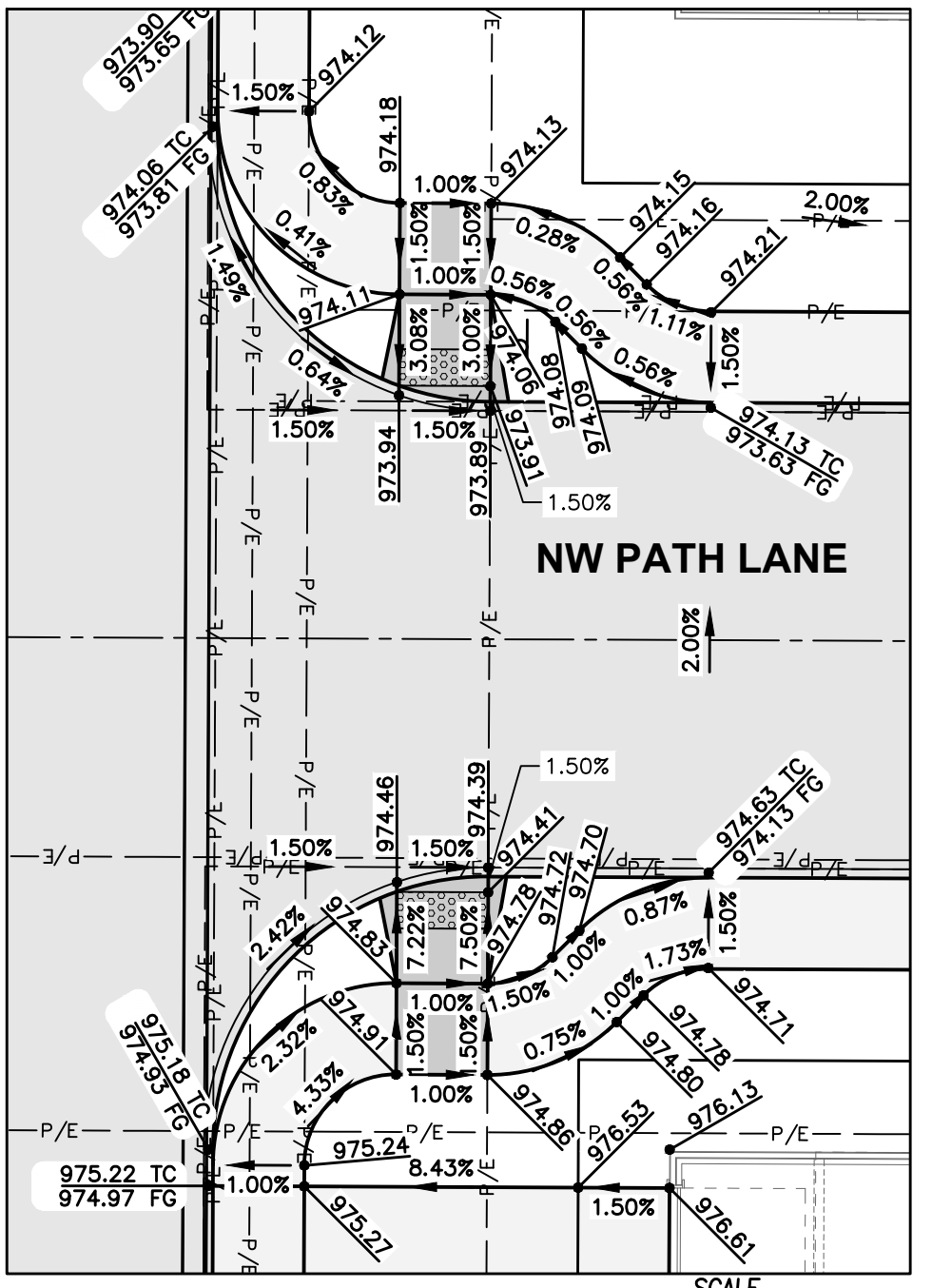
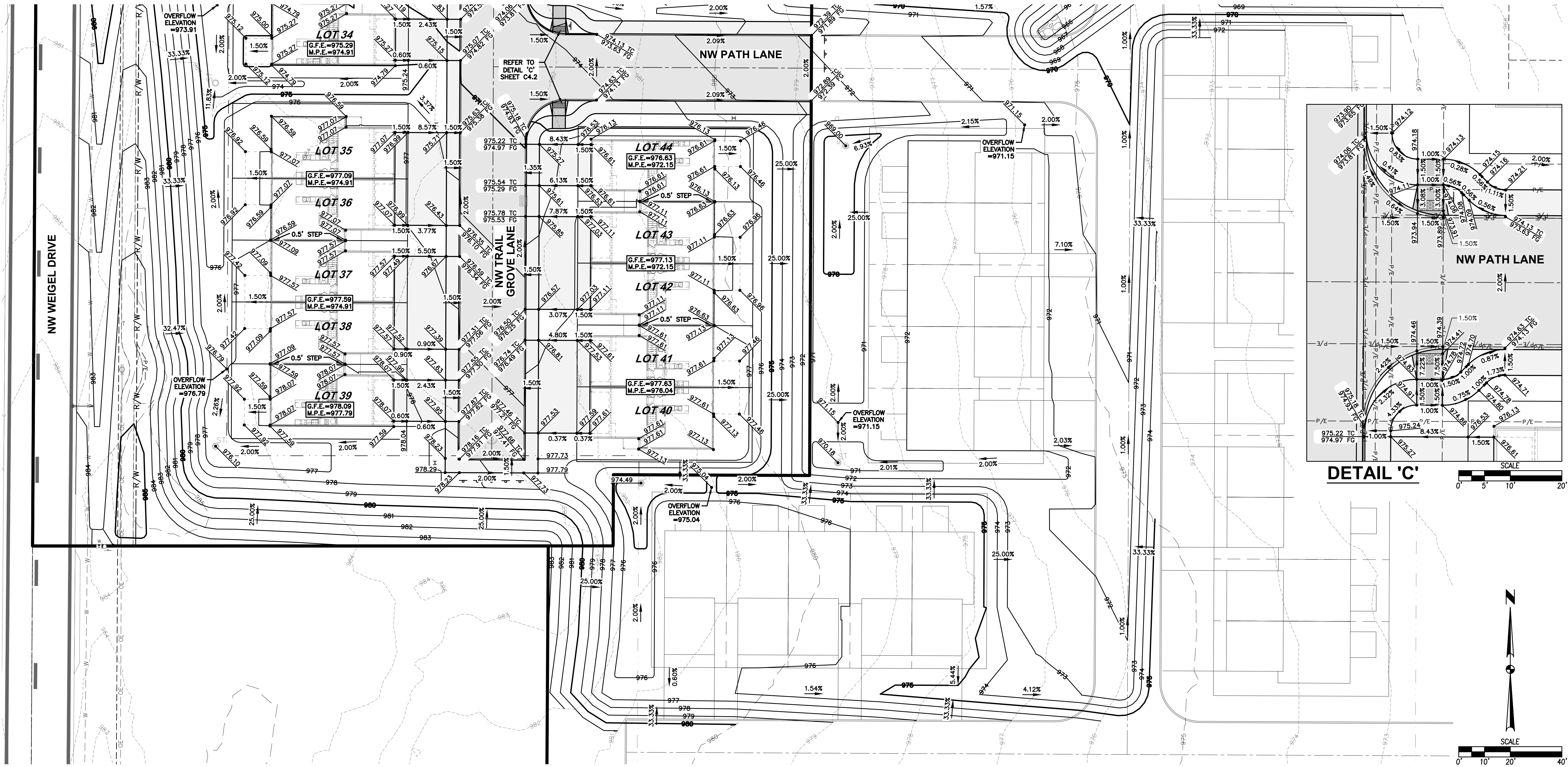
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
 GRADING PLAN
 SHEET NUMBER:
C4.1
 2505.409

FILE: H:\2025\2505409\2505409-SITE PLAT 1.DWG
 COMMENT: GRADING
 PLOTTED BY: GAGE HEROLD
 DATE: 4/3/2026 2:57 PM



DATE	04/03/2026
REVISIONS	SIXTH SUBMITTAL
	FIFTH SUBMITTAL
	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

EA
 CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

ENGINEER: EKO ENGINEER: GH EI: MAE

TRAILSIDE AT TRESTLE RIDGE PLAT 1
 GRADING PLAN

SHEET NUMBER:
C4.2
 2505.409

TRAILSIDE AT TRESTLE RIDGE PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

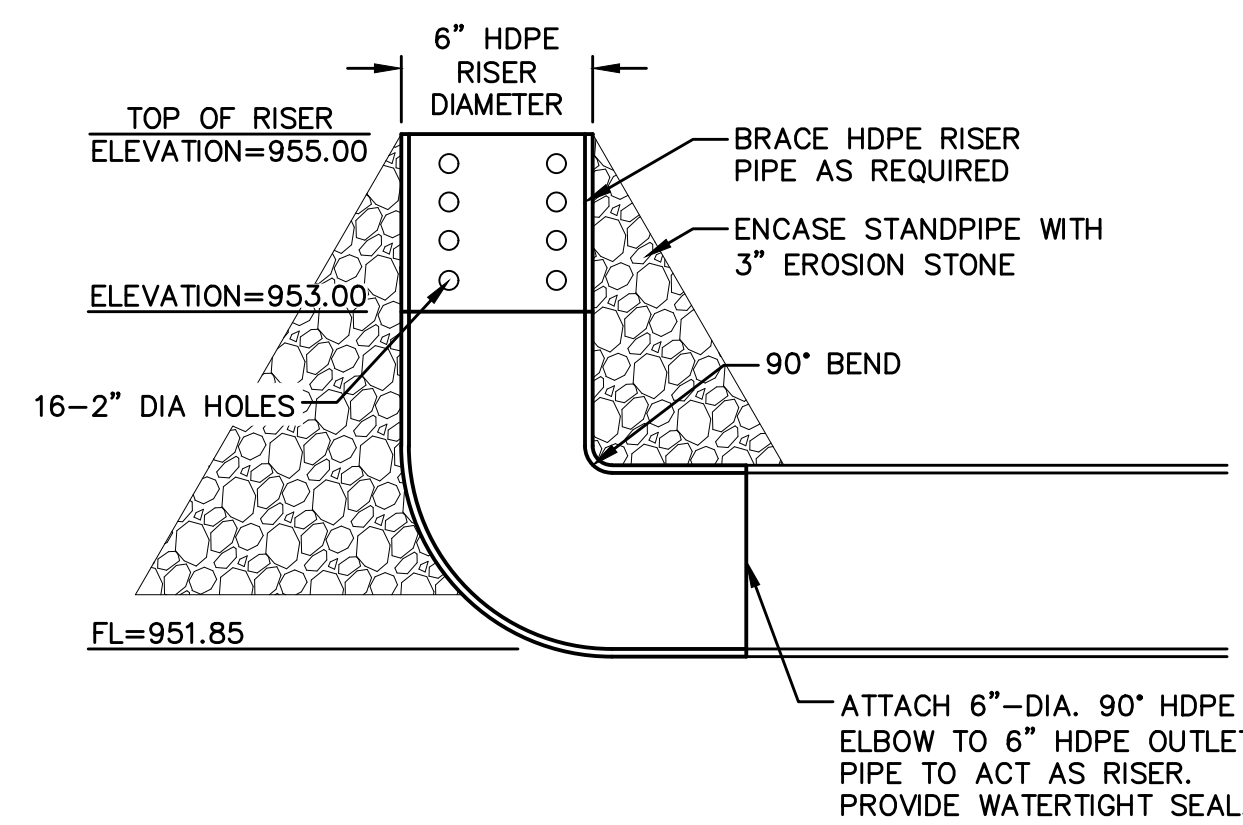
DATE	REVISIONS
04/03/2026	SIXTH SUBMITTAL
01/23/2026	FIFTH SUBMITTAL
01/09/2026	FOURTH SUBMITTAL
10/10/2025	THIRD SUBMITTAL
09/26/2025	SECOND SUBMITTAL
08/29/2025	FIRST SUBMITTAL

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

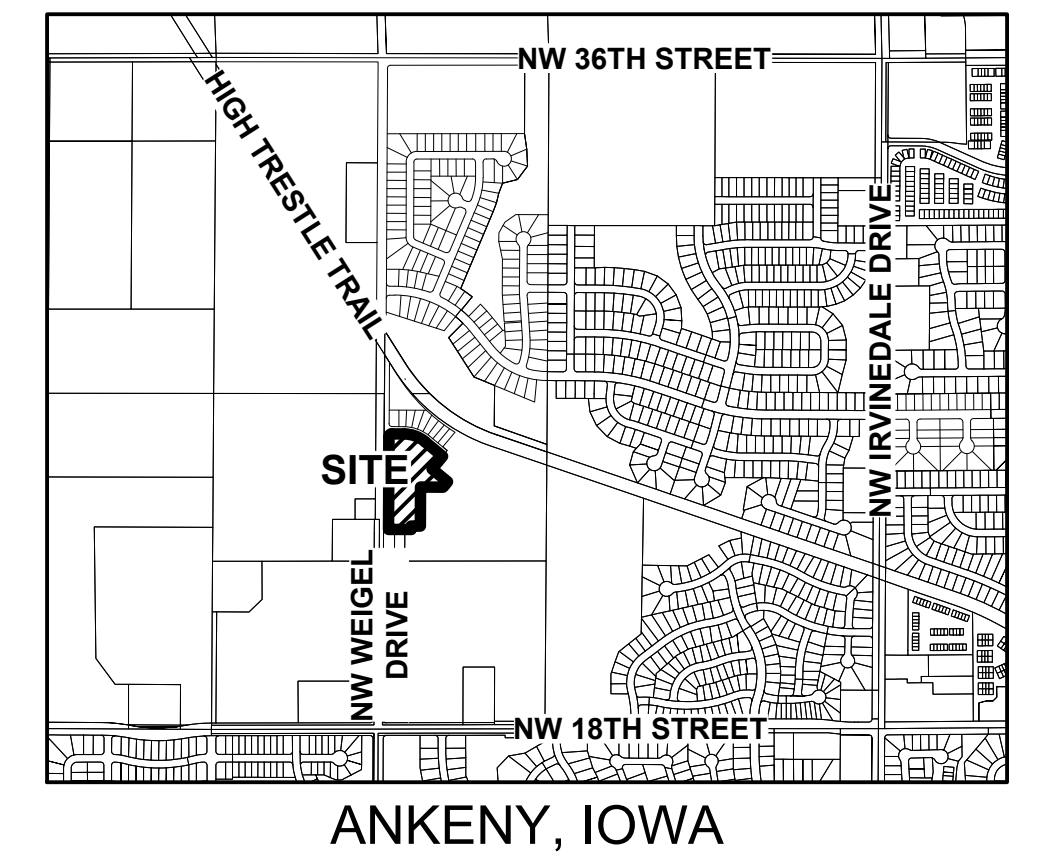


TRAILSIDE AT TRESTLE RIDGE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
SHEET NUMBER: **C5.0**
2505.409

TEMPORARY STAND PIPE DETAIL 'A'
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,416
2	DITCH CHECKS	LF	1,737
3	TYPE 1 - PERMANENT LAWN MIX	AC	4.96
4	NATIVE GRASS AND WILDFLOWER MIX	AC	0.26
5	TYPE 4 - TEMP SEED MIX	AC	5.74
6	INLET PROTECTION DEVICES	EA	9
7	CONCRETE WASHOUT PIT	EA	1
8	CLASS 'E' RIPRAP	TONS	105
9	12\"/>		

DISCHARGE POINT SUMMARY

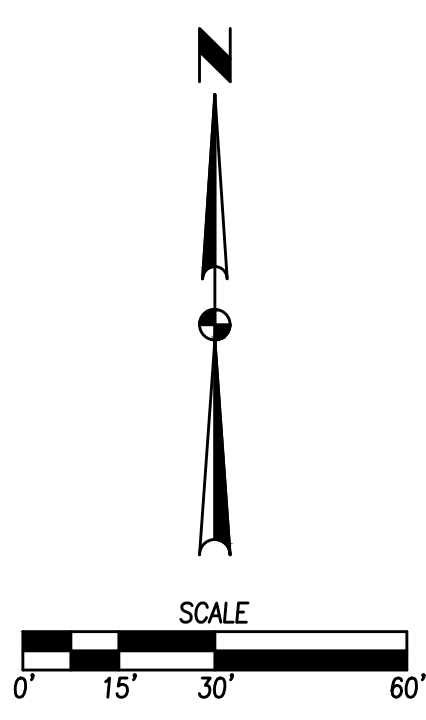
DISCHARGE POINT #1 TO ROCK CREEK ±500 FT	5.87 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	21,132 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,218 LF @ 10.0 CU FT/LF OF FENCE)	12,180 CU FT
VOLUME PROVIDED IN DITCH CHECK (830 LF @ 15.0 CU FT/LF)	12,450 CU FT
VOLUME PROVIDED IN TSB #1	28,079 CU FT
TOTAL VOLUME PROVIDED	52,709 CU FT
DISCHARGE POINT #2 TO ROCK CREEK ±700 FT	8.53 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	30,708 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,198 LF @ 10.0 CU FT/LF OF FENCE)	11,980 CU FT
VOLUME PROVIDED IN DITCH CHECK (907 LF @ 15.0 CU FT/LF)	13,605 CU FT
VOLUME PROVIDED IN TSB #2	16,957 CU FT
TOTAL VOLUME PROVIDED	42,542 CU FT

NOTES

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

SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
FILTER SOCK	▨
SILT FENCE	▤
DITCH CHECK	
INLET PROTECTION	○
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	●
CONCRETE WASHOUT PIT	■
UNDISTURBED AREA	▨
RIP-RAP	▤
GRAVEL ENTRANCE	▥
STAGING AREA	▧
TEMPORARY SEDIMENT BASIN	TSB #



SEED AREAS THAT ARE DISTURBED DURING CONSTRUCTION WITH TYPE 1 SEED MIXTURE

SEED AREAS WITHIN POLK COUNTY CONSERVATION THAT ARE DISTURBED DURING CONSTRUCTION WITH NATIVE GRASS AND WILDFLOWER SEED MIXTURE

UNDISTURBED AREA

INSTALL 5 TONS OF CLASS 'E' RIPRAP

DITCH CHECKS (TYP.)

GRADING LIMITS (TYP.)

UNDISTURBED AREA

SEED AREAS WITHIN POLK COUNTY CONSERVATION THAT ARE DISTURBED DURING CONSTRUCTION WITH NATIVE GRASS AND WILDFLOWER SEED MIXTURE

SEED AREAS THAT ARE DISTURBED DURING CONSTRUCTION WITH TYPE 1 SEED MIXTURE

UNDISTURBED AREA (POST-CONSTRUCTION MEASURE)

INSTALL 50 TONS OF CLASS 'E' RIPRAP

DITCH CHECKS (TYP.)

GRADING LIMITS (TYP.)

UNDISTURBED AREA

INSTALL 5 TONS OF CLASS 'E' RIPRAP

INSTALL 300 SF OF TYPE 1 TURF REINFORCEMENT MAT

DISCHARGE POINT #1 ±500 FEET TO A TRIBUTARY OF ROCK CREEK

UNDISTURBED AREA

INSTALL 8 TONS OF CLASS 'E' RIPRAP

POTENTIAL TOPSOIL STOCKPILE LOCATION

PROPOSED STAGING AREA

UNDISTURBED AREA

INSTALL 3,000 SF OF TYPE 1D TEMP. RECP

UNDISTURBED AREA

UNDISTURBED AREA

UNDISTURBED AREA

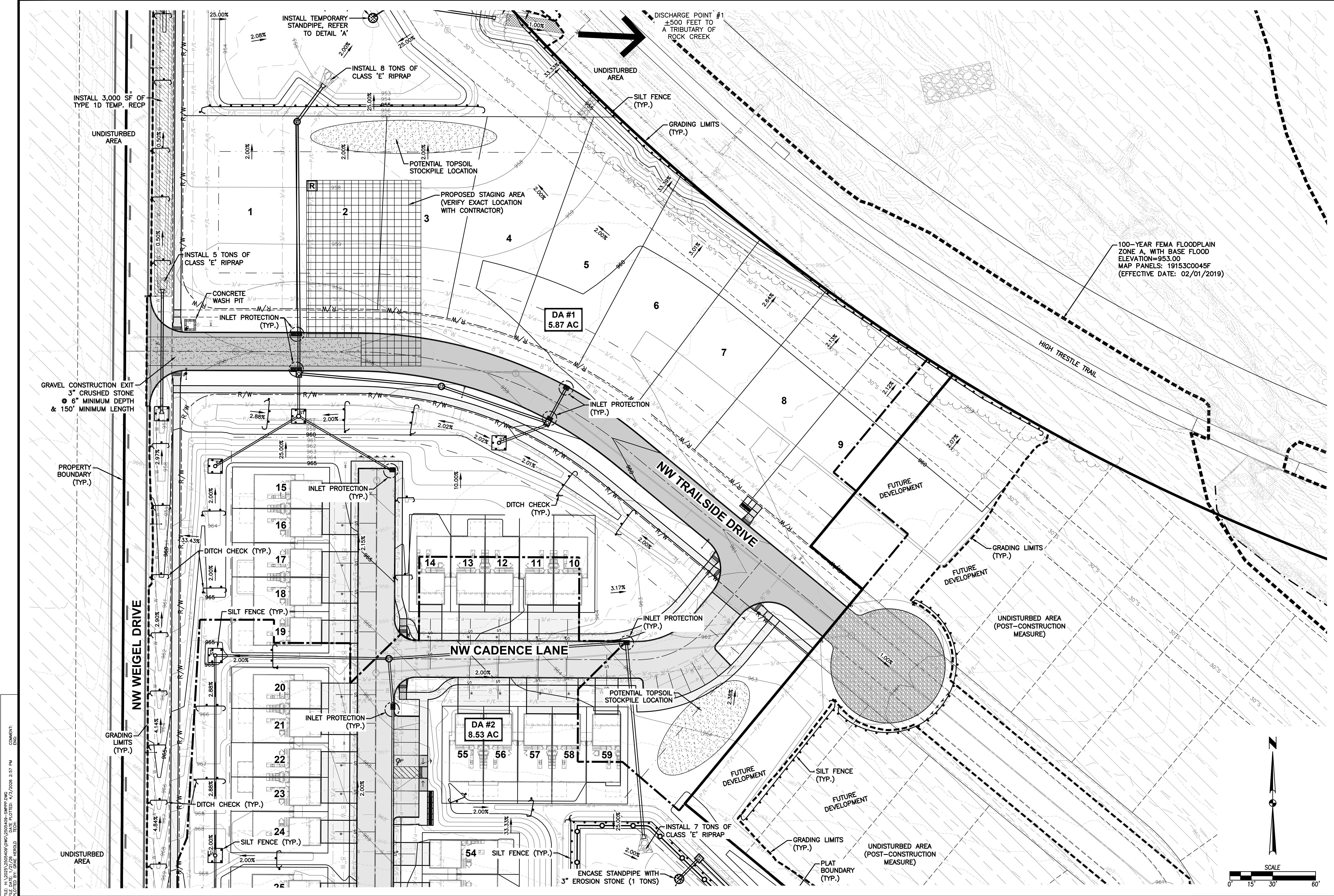
UNDISTURBED AREA

UNDISTURBED AREA

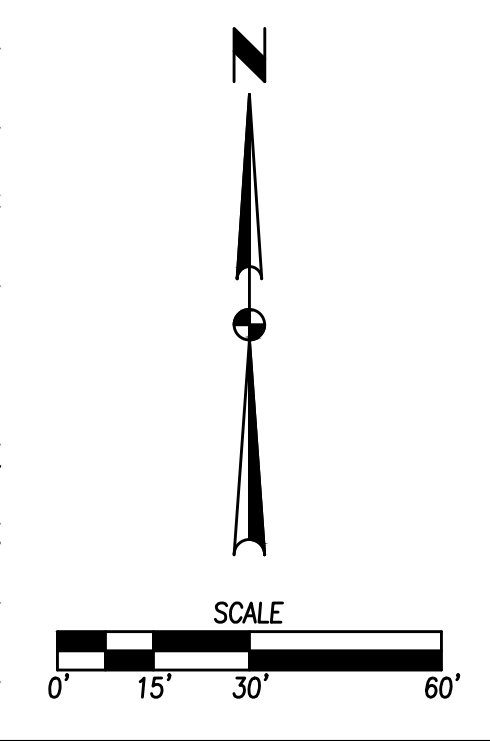
UNDISTURBED AREA

UNDISTURBED AREA

FILE: H:\2025\2505.409\2505.409-SWPPP.DWG
PLOT: 01/23/2026 2:57 PM
COMMENT: SWPPP Dwg
DRAWN BY: GAB HEROLD
CHECKED BY: GAB HEROLD

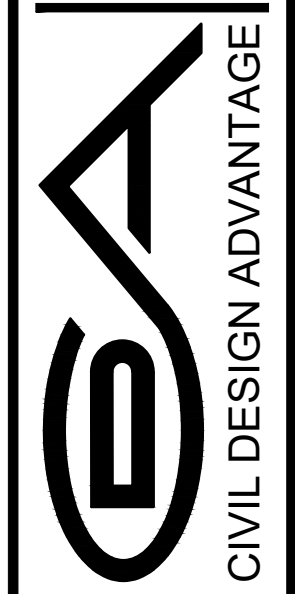


FILE: H:\2025\2505409\2505409\2505409-SWPPP.DWG
 PLOTTED BY: GAGE HEROLD
 DATE: 4/3/2026 2:57 PM
 COMMENT: DWG



REVISIONS	DATE
FIRST SUBMITTAL	08/29/2025
SECOND SUBMITTAL	09/26/2025
THIRD SUBMITTAL	10/10/2025
FOURTH SUBMITTAL	01/09/2026
FIFTH SUBMITTAL	01/23/2026
SIXTH SUBMITTAL	04/03/2026

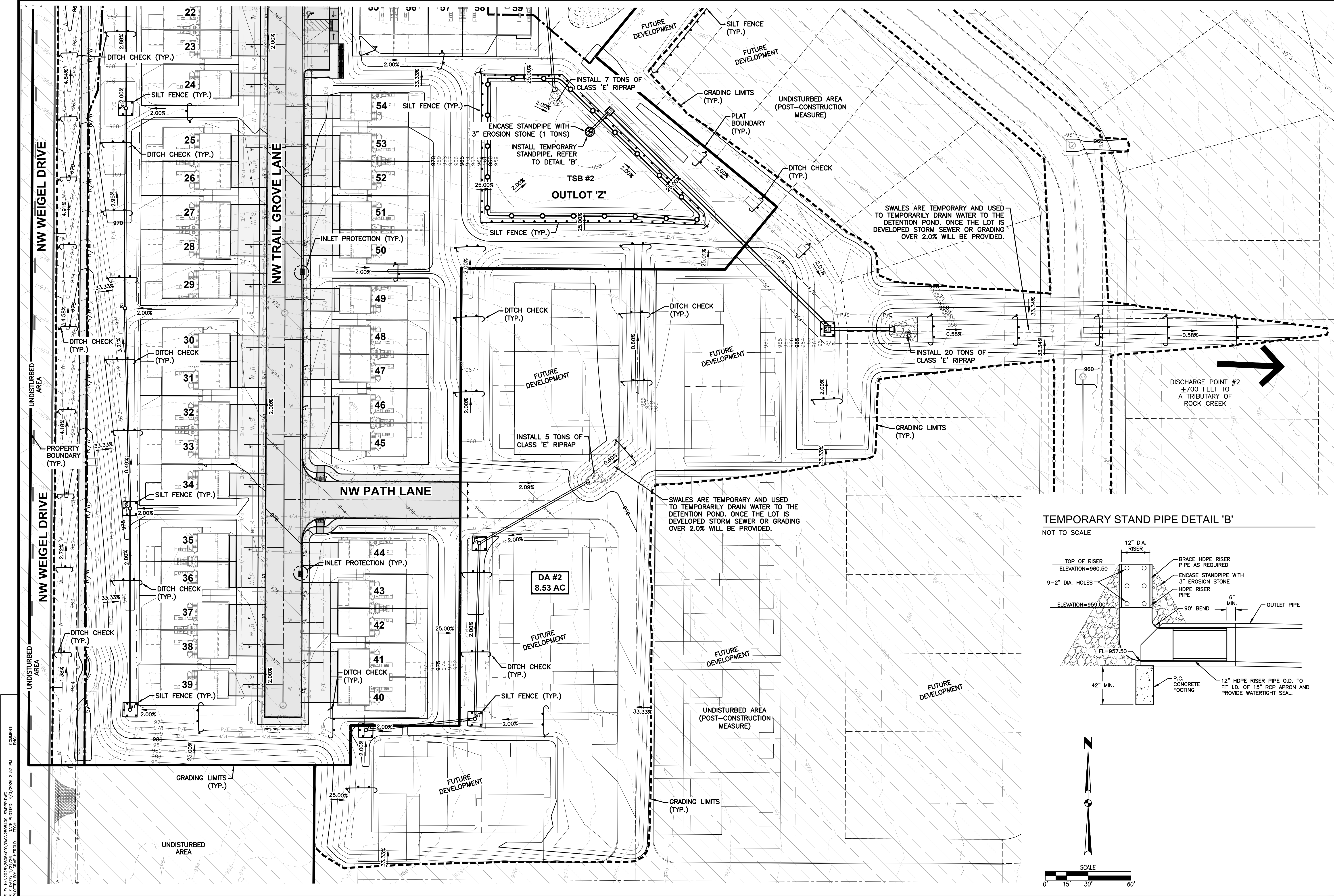
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



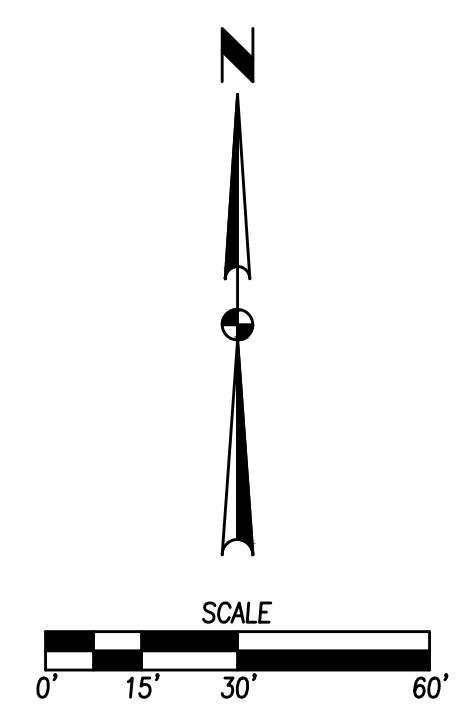
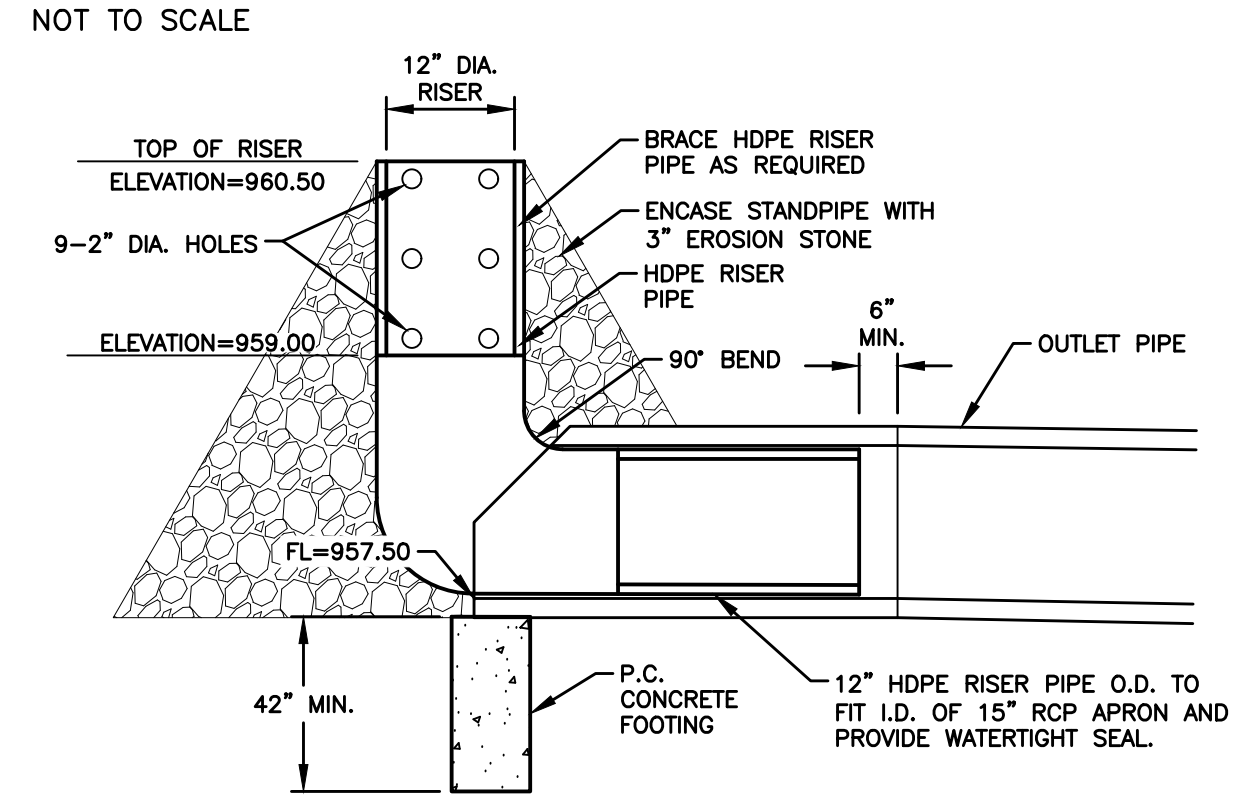
TRAILSIDE AT TRESTLE RIDGE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C5.1
 2505.409

ENGINEER: EKO
 ENGINEER: GH
 EI: MAE



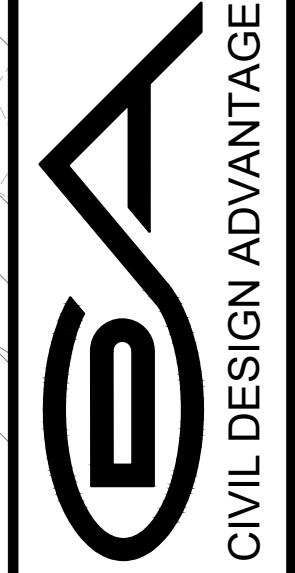
TEMPORARY STAND PIPE DETAIL 'B'
NOT TO SCALE



FILE: H:\2025\2505409\DWG\2505409-5WPPP.DWG
 COMMENT: SWPPP
 PLOTTED BY: GWAE
 DATE: 4/7/2026 2:57 PM

DATE	REVISIONS
04/03/2026 <td>SIXTH SUBMITTAL</td>	SIXTH SUBMITTAL
01/23/2026 <td>FIFTH SUBMITTAL</td>	FIFTH SUBMITTAL
01/09/2026 <td>FOURTH SUBMITTAL</td>	FOURTH SUBMITTAL
10/10/2025 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
09/26/2025 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
08/29/2025 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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



TRAILSIDE AT TRESTLE RIDGE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C5.2
 2505.409

3H CHECK P.)

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE DETENTION POND. ONCE THE LOT IS DEVELOPED STORM SEWER OR GRADING OVER 2.0% WILL BE PROVIDED.

INSTALL 20 TONS OF CLASS 'E' RIPRAP

DISCHARGE POINT #2
±700 FEET TO A TRIBUTARY OF ROCK CREEK

GRADING LIMITS (TYP.)

GRADING LIMITS (TYP.)

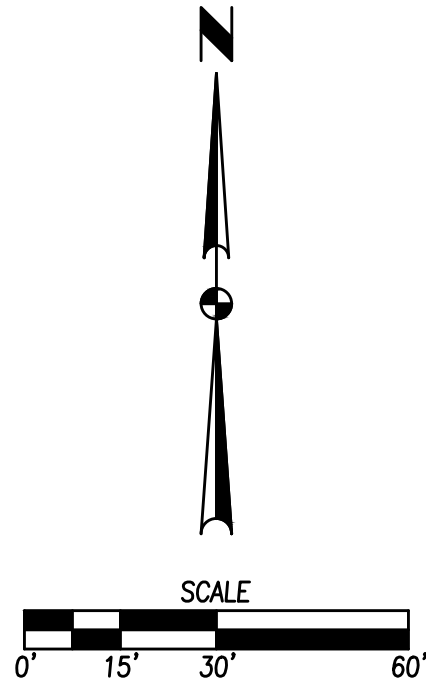
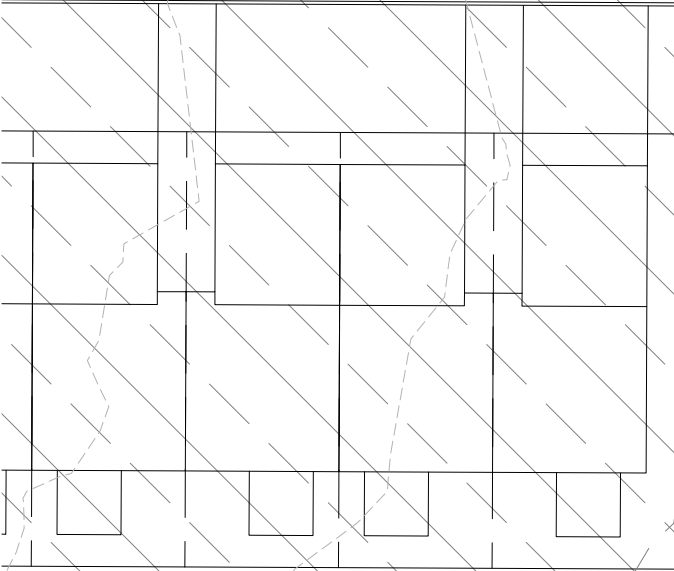
UNDISTURBED AREA (POST-CONSTRUCTION MEASURE)

FUTURE DEVELOPMENT

GRADING LIMITS (TYP.)

FUTURE DEVELOPMENT

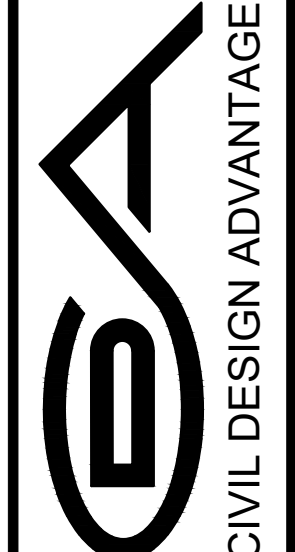
FILE: H:\2025\2505409\WORK\2505409-SWPPP-DWG
DRAWN BY: GAGE HEROLD
CHECKED BY: GAGE HEROLD
DATE: 4/3/2026 2:57 PM
COMMENT: END



REVISIONS	DATE
SIXTH SUBMITTAL	04/03/2026
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	01/09/2026
THIRD SUBMITTAL	10/10/2025
SECOND SUBMITTAL	09/26/2025
FIRST SUBMITTAL	08/29/2025

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

ENGINEER: EKO ENGINEER: GH EI: MAE

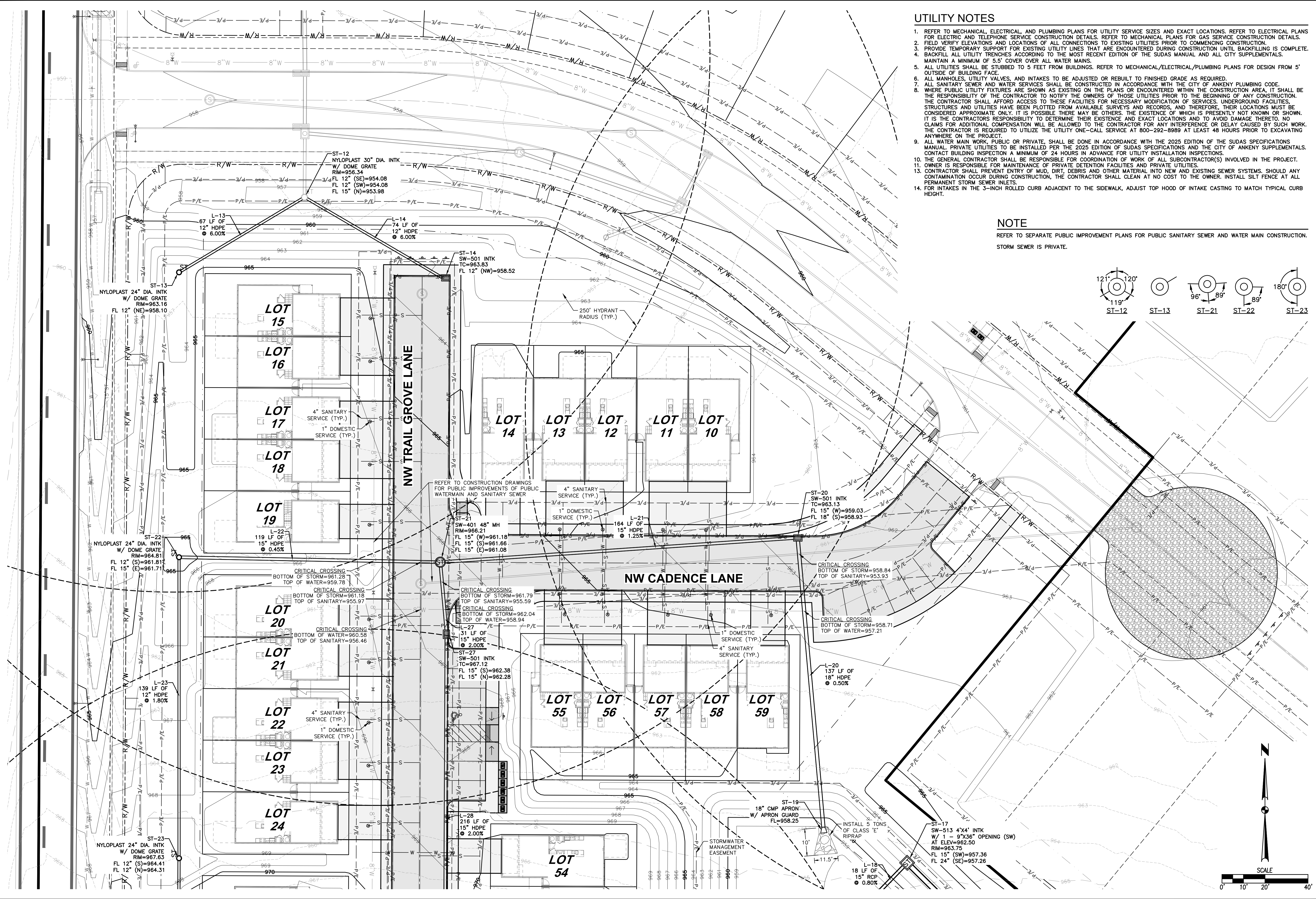


TRAILSIDE AT TRESTLE RIDGE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

SHEET NUMBER:
C5.3
2505.409

FILE: H:\2025\2505409\WORK\2505409-SITE.PLT, LDWG
 PLOTTED BY: GAGE HEROLD
 DATE: 4/2/2026 2:57 PM
 COMMENT:
 EXC:

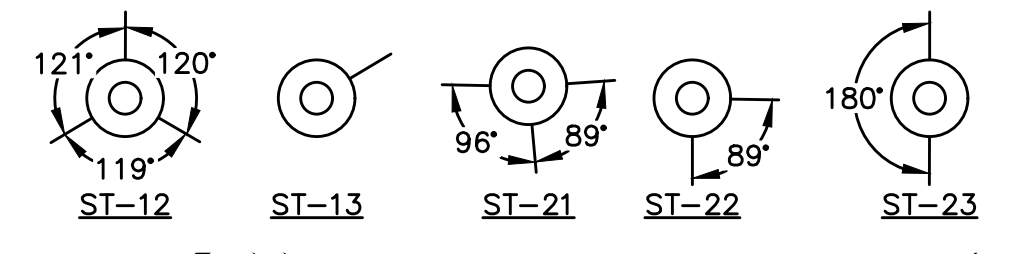


UTILITY NOTES

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

NOTE

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER AND WATER MAIN CONSTRUCTION.
 STORM SEWER IS PRIVATE.



TRAILSIDE AT TRESTLE RIDGE PLAT 1
UTILITY PLAN

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

ENGINEER: EKO
 ENGINEER: GH
 EI: MAE

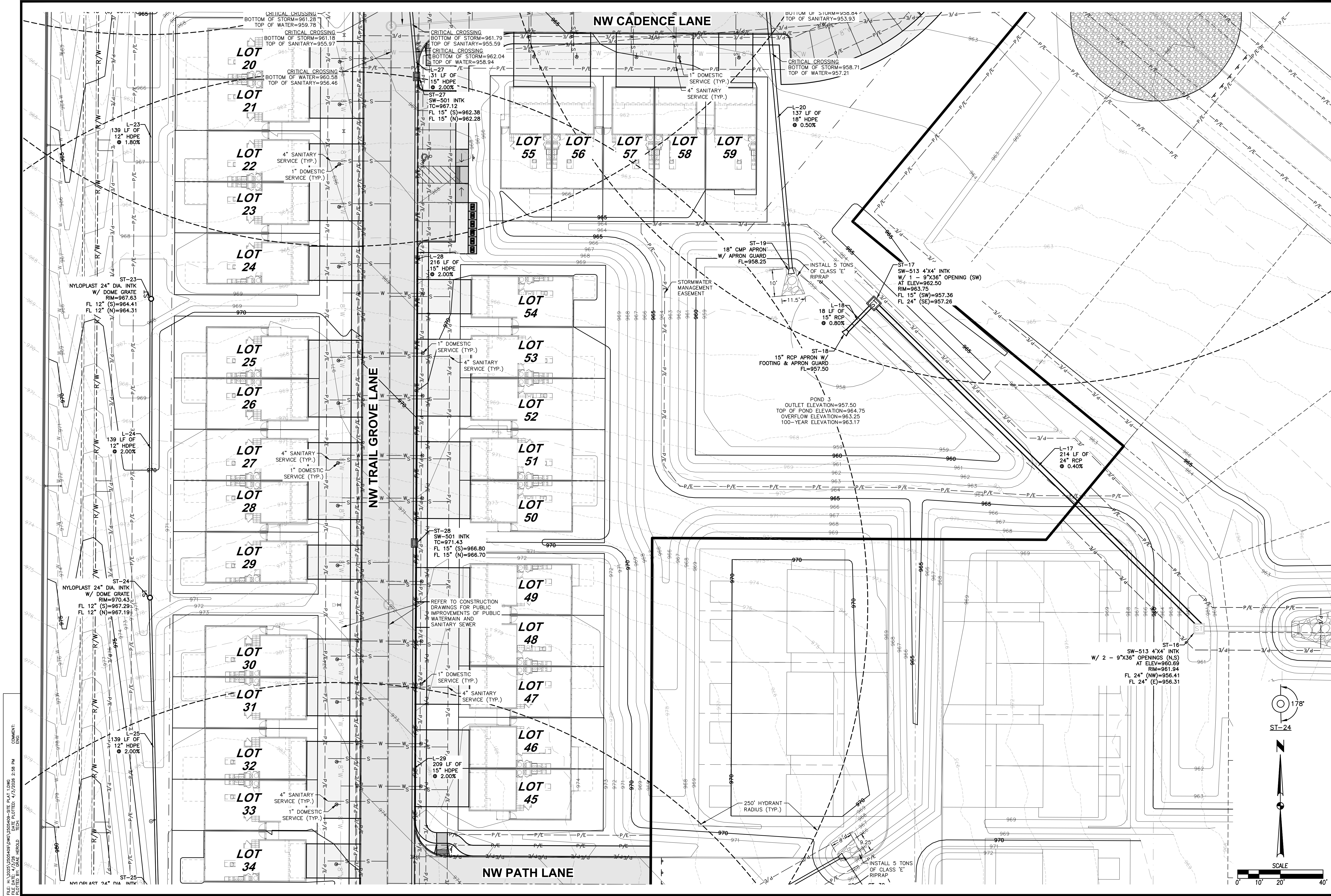
ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

DATE: 04/03/2026
 01/23/2026
 01/09/2026
 10/10/2025
 09/26/2025
 08/29/2025

REVISIONS:
 SIXTH SUBMITTAL
 FIFTH SUBMITTAL
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

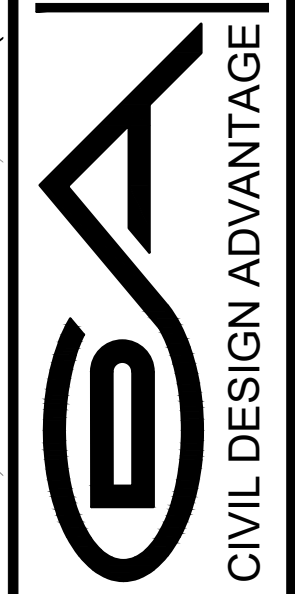
SHEET NUMBER:
C6.0
 2505.409



FILE: H:\2025\2505409\2505409-001-SITE PLAT 1.DWG
 PLOTTED BY: GAGE HEROLD
 DATE: 4/3/2026 2:58 PM
 COMMENT:
 ENCL:

DATE	REVISIONS
04/03/2026	SIXTH SUBMITTAL
01/23/2026	FIFTH SUBMITTAL
01/09/2026	FOURTH SUBMITTAL
10/10/2025	THIRD SUBMITTAL
09/26/2025	SECOND SUBMITTAL
08/29/2025	FIRST SUBMITTAL

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

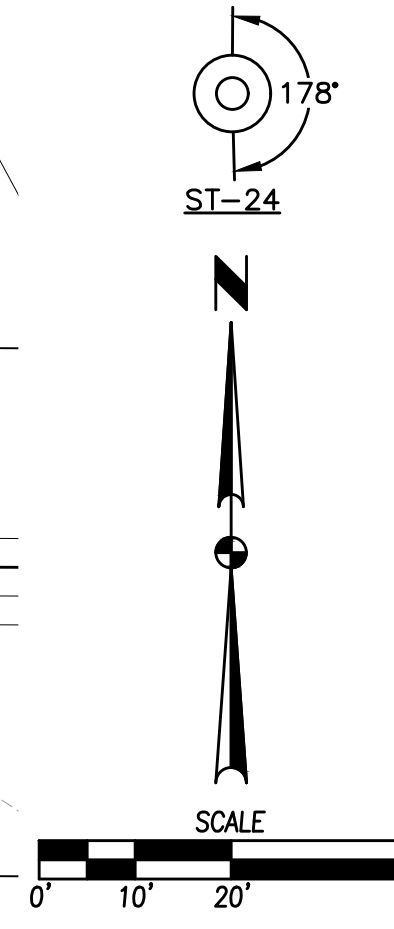


ANKENY, IOWA

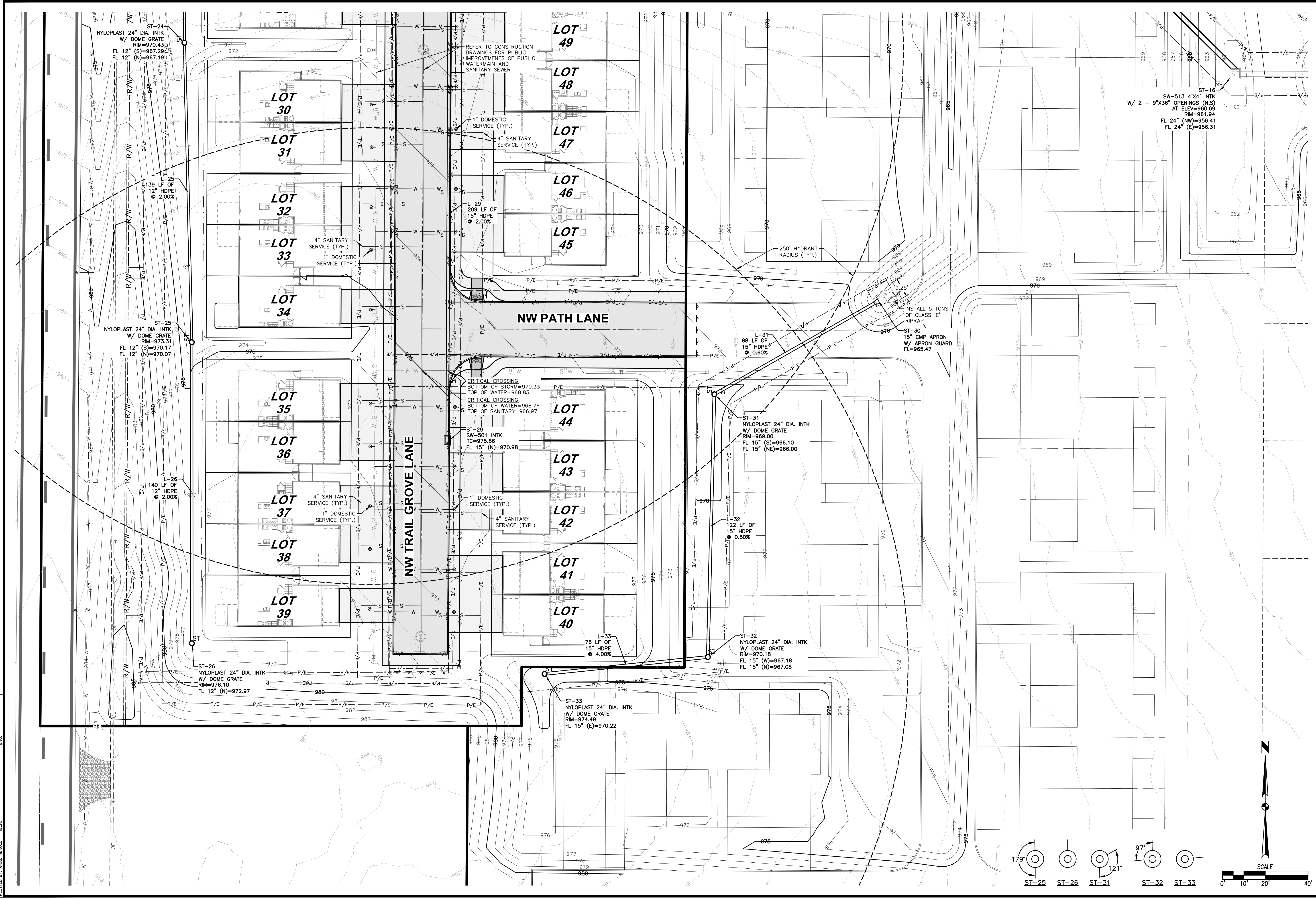
TRAILSIDE AT TRESTLE RIDGE PLAT 1
UTILITY PLAN

SHEET NUMBER:
C6.1
 2505.409

ENGINEER: EKO
 ENGINEER: GH
 EI: MAE



FILE: H:\2025\2505409\WORK\2505409-SITE PLAT.LDWG
 COMMENT: EXHIBIT
 PLOTTED BY: GAGE HEROLD
 DATE: 4/3/2026 2:58 PM



DATE	04/03/2026
SIXTH SUBMITTAL	01/23/2026
FIFTH SUBMITTAL	01/09/2026
FOURTH SUBMITTAL	10/10/2025
THIRD SUBMITTAL	09/26/2025
SECOND SUBMITTAL	08/29/2025
FIRST SUBMITTAL	

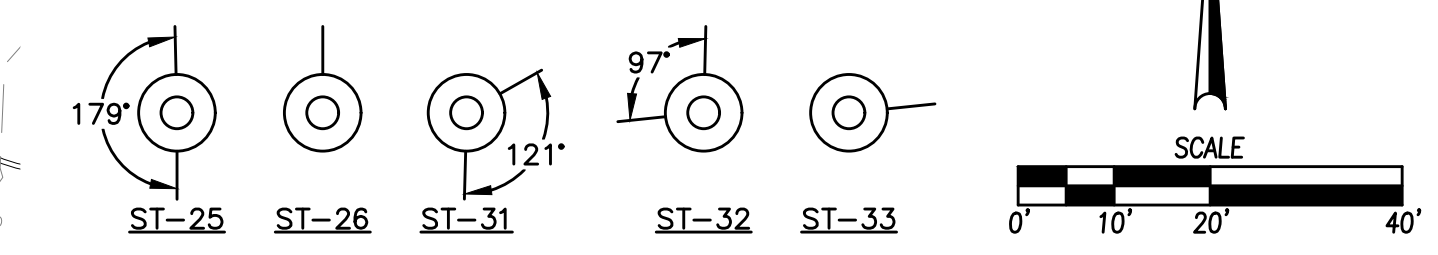
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

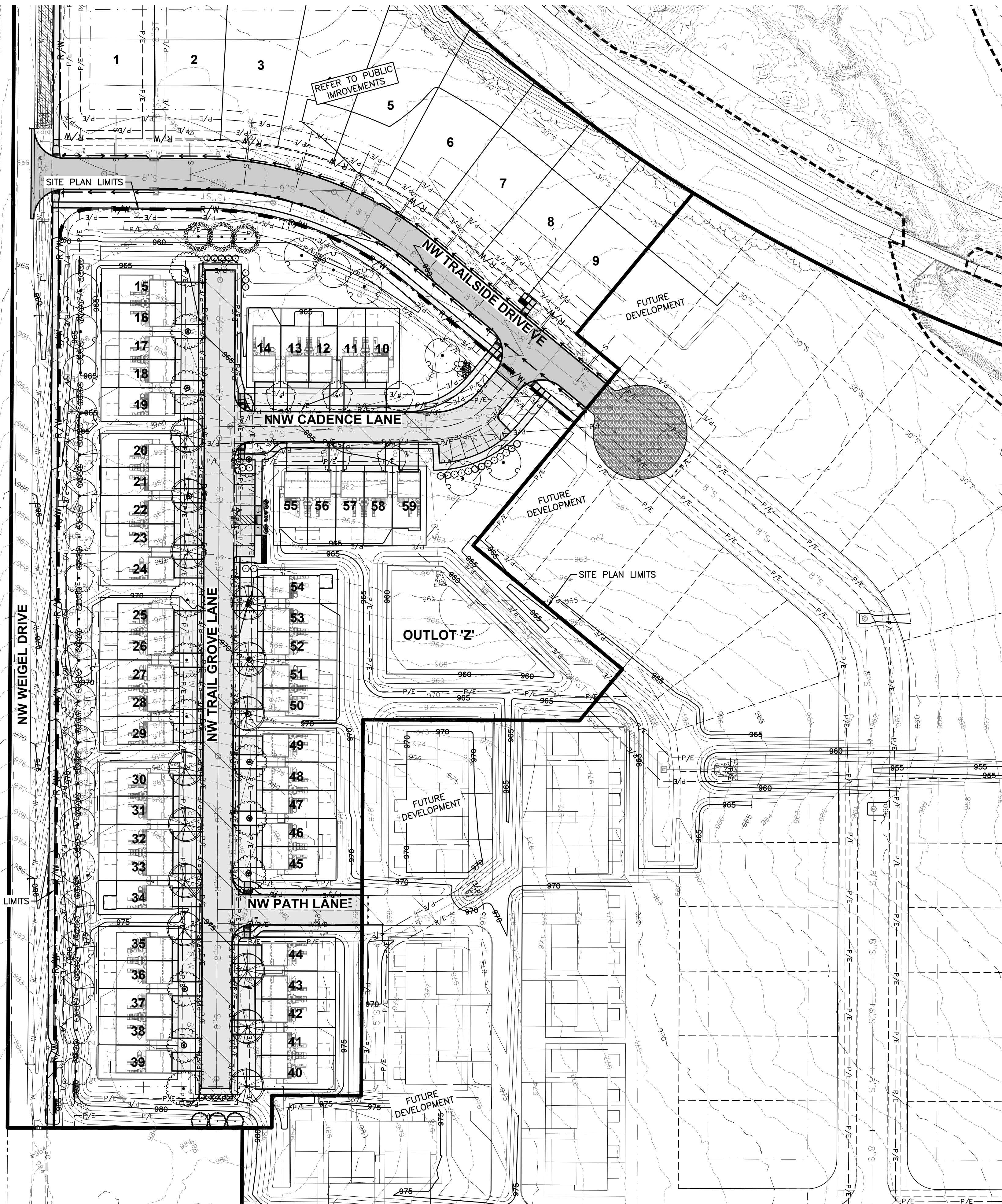
ENGINEER: EKO ENGINEER: GH EI: MAE

ESA
 CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
UTILITY PLAN

SHEET NUMBER:
C6.2
 2505.409





LANDSCAPE NOTES

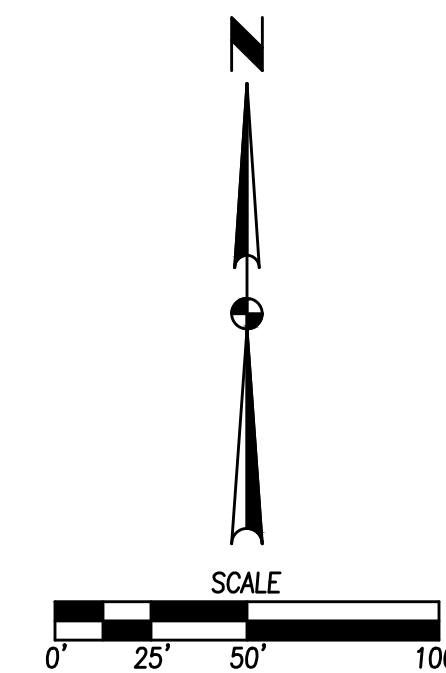
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST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

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:	
SITE AREA	5.80 ACRES (252,602 SF)
OPEN SPACE REQUIRED (20%)	50,520 SF
LANDSCAPING REQUIREMENT:	
3 TREES AND 3 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	
TREES REQUIRED	51 TREES
SHRUBS REQUIRED	51 SHRUBS
TREES PROVIDED	51 TOTAL
SHRUBS PROVIDED	51 TOTAL
PAVEMENT SHADING REQUIREMENT:	
PAVEMENT	40,562 SF
40,562 SF x 20%	8,112 SF
TREES REQUIRED: 8,112 SF / 706	= 12 TREES
TREES PROVIDED	12 TREES @ 100% (760 SF) = 9,120 SF INDICATED BY ○

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
CK	13	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
NS	8	TUPELO	NYSSA SYLVATICA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QN	13	NUTTALL OAK	QUERCUS NUTTALLII	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TR	13	REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
UL	10	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
EVERGREEN TREES				
ABC	13	WHITE FIR	ABIES CONCOLOR	B&B, 6' HEIGHT
WHP	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
SHRUBS				
BG	4	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	CONT, 24" HEIGHT
BSJ	8	'BLUE STAR' JUNIPER	JUNIPERUS SQAMATA 'BLUE STAR'	CONT, 24" HEIGHT
DKL	7	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 18" HEIGHT
GLS	12	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 18" HEIGHT
LPH	6	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	CONT, 24" HEIGHT
NBK	3	NINEBARK	PHYSCARPUS OPULIFOLIUS	CONT, 24" HEIGHT
RN	43	NOVA ZEMBLA RHODODENDRON	RHODODENDRON X 'NOVA ZEMBLA'	CONT, 24" HEIGHT
SGJ	13	'SEA GREEN' JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 18" HEIGHT
SIH	40	'SHAMROCK' INKBERRY HOLLY	ILEX GLABRA 'SHAMROCK'	CONT, 24" HEIGHT



DATE: 04/03/2026
 01/23/2026
 01/09/2026
 10/10/2025
 09/26/2025
 08/29/2025

REVISIONS:
 SIXTH SUBMITTAL
 FIFTH SUBMITTAL
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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

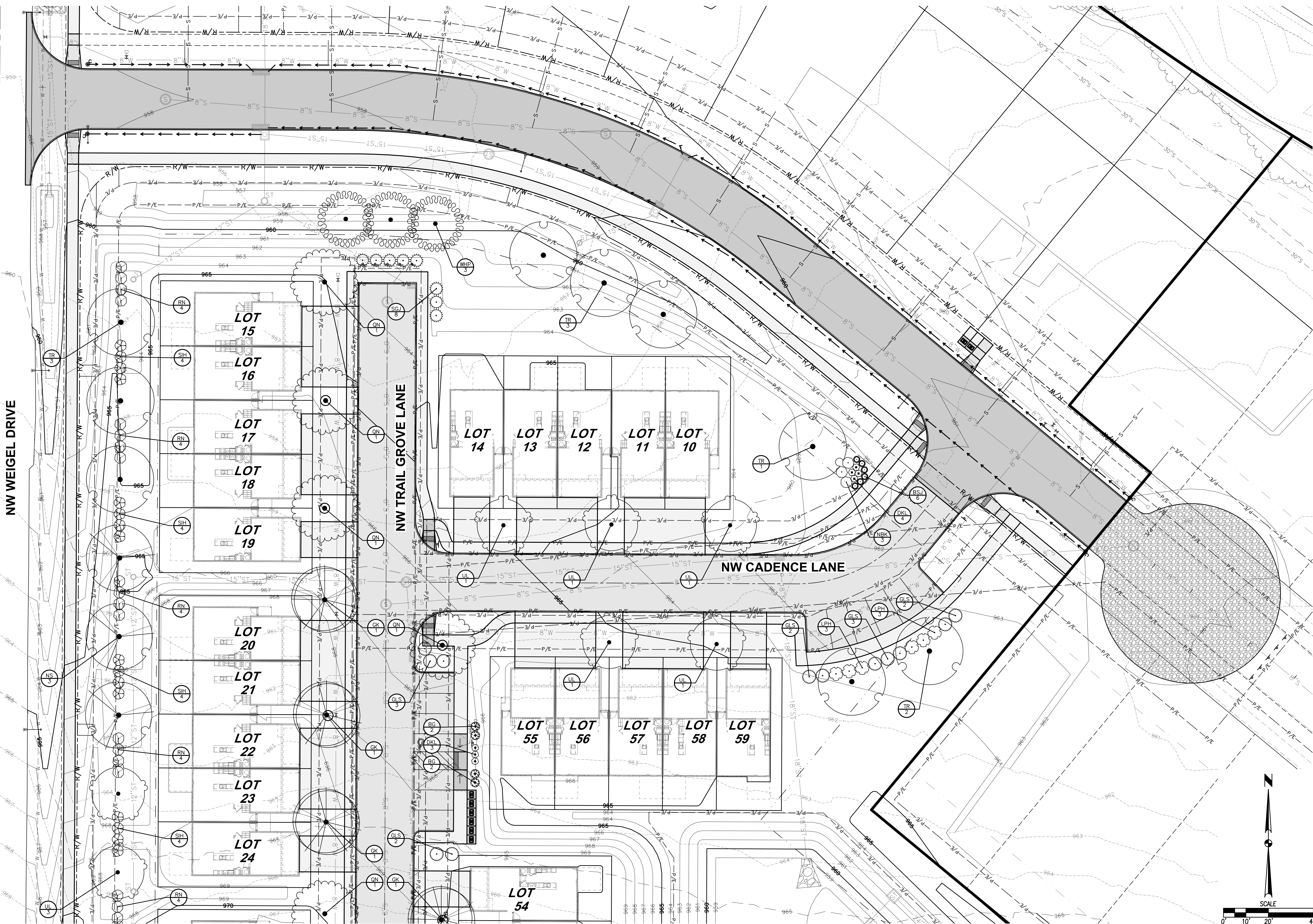
ENGINEER: EKO ENGINEER: GH EI: MAE

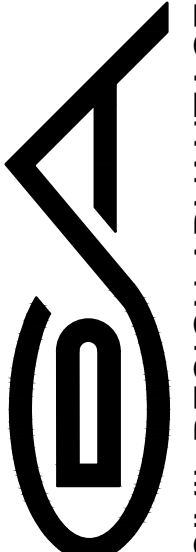
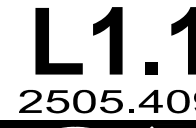
ESA
 CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

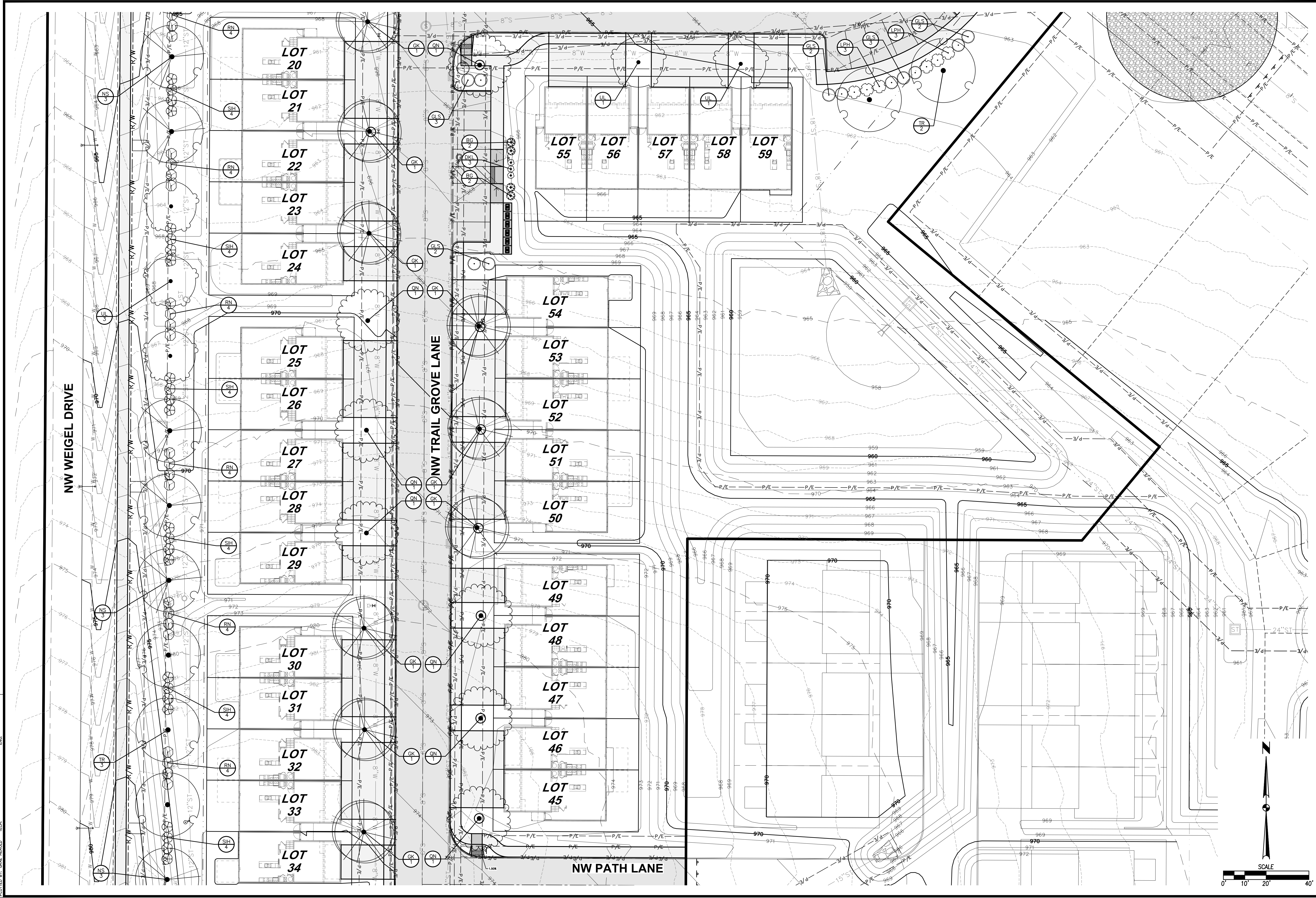
TRAILSIDE AT TRESTLE RIDGE PLAT 1
LANDSCAPE PLAN

SHEET NUMBER:
L1.0
 2505.409

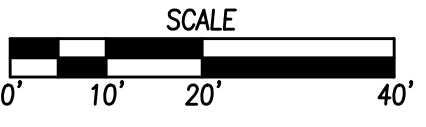
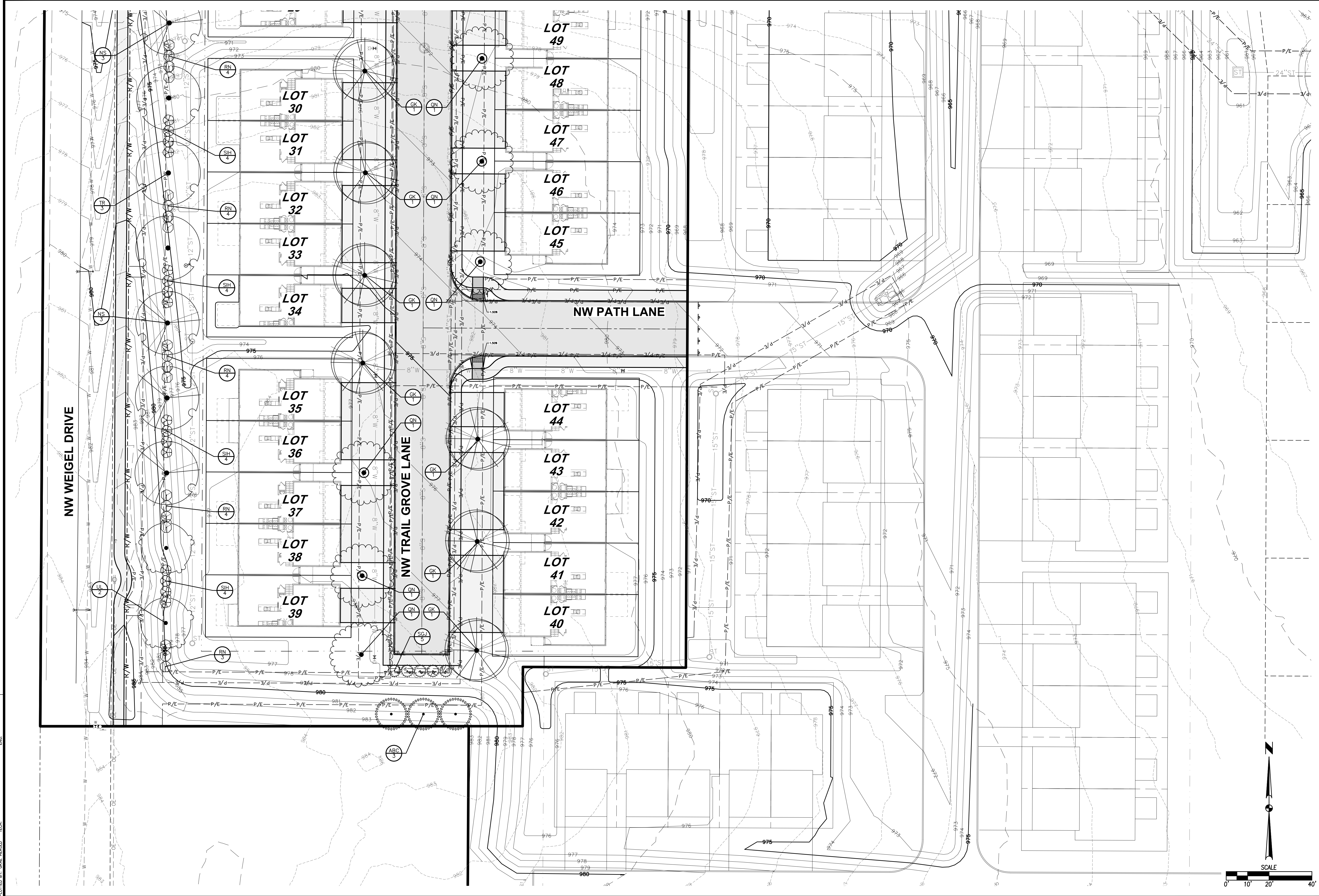
FILE: H:\2025\2505409\2505409-LANDSCAPE.DWG
 COMMENT:
 EXC:
 PLOTTED BY: GAAE HEROD
 DATE: 4/3/2026 2:58 PM



	
TRAILSIDE AT TRESTLE RIDGE PLAT 1 LANDSCAPE PLAN	
ANKENY, IOWA	
ENGINEER: EKO ENGINEER: GH EI: MAE	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
REVISIONS SIXTH SUBMITTAL FIFTH SUBMITTAL FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL	DATE 04/03/2026 01/23/2026 01/09/2026 10/10/2025 09/26/2025 08/29/2025
SHEET NUMBER: 	2505.409



<p>TRAILSIDE AT TRESTLE RIDGE PLAT 1 LANDSCAPE PLAN</p>	<p>ANKENY, IOWA</p>														
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>ENGINEER: EKO ENGINEER: GH EI: MAE</p>														
<p>SHEET NUMBER: 1.2 2505.409</p>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SIXTH SUBMITTAL</td> <td>04/03/2026</td> </tr> <tr> <td>FIFTH SUBMITTAL</td> <td>01/23/2026</td> </tr> <tr> <td>FOURTH SUBMITTAL</td> <td>01/09/2026</td> </tr> <tr> <td>THIRD SUBMITTAL</td> <td>10/10/2025</td> </tr> <tr> <td>SECOND SUBMITTAL</td> <td>09/26/2025</td> </tr> <tr> <td>FIRST SUBMITTAL</td> <td>08/29/2025</td> </tr> </tbody> </table>	REVISIONS	DATE	SIXTH SUBMITTAL	04/03/2026	FIFTH SUBMITTAL	01/23/2026	FOURTH SUBMITTAL	01/09/2026	THIRD SUBMITTAL	10/10/2025	SECOND SUBMITTAL	09/26/2025	FIRST SUBMITTAL	08/29/2025
REVISIONS	DATE														
SIXTH SUBMITTAL	04/03/2026														
FIFTH SUBMITTAL	01/23/2026														
FOURTH SUBMITTAL	01/09/2026														
THIRD SUBMITTAL	10/10/2025														
SECOND SUBMITTAL	09/26/2025														
FIRST SUBMITTAL	08/29/2025														



REVISIONS	DATE
SIXTH SUBMITTAL	04/03/2026
FIFTH SUBMITTAL	01/23/2026
FOURTH SUBMITTAL	01/09/2026
THIRD SUBMITTAL	10/10/2025
SECOND SUBMITTAL	09/26/2025
FIRST SUBMITTAL	08/29/2025

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



ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
LANDSCAPE PLAN

SHEET NUMBER:
1.3
 2505.409

ENGINEER: EKO ENGINEER: GH EI: MAE



Certainteed
Black Shingles



S601 in
Tricorn Black
SW6258



Royal Shake Vinyl
in White



Royal Horizontal
Vinyl in White & Sterling



Royal Board & Batten
Vinyl in Ironstone



Wayne Dalton
Garage in Black



Coastal Ohio Limestone
White Grout



Lineal Trim
Ironstone



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

3708 SE Convenience Boulevard - Ankeny Regional Airport Construct Maintenance Building 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

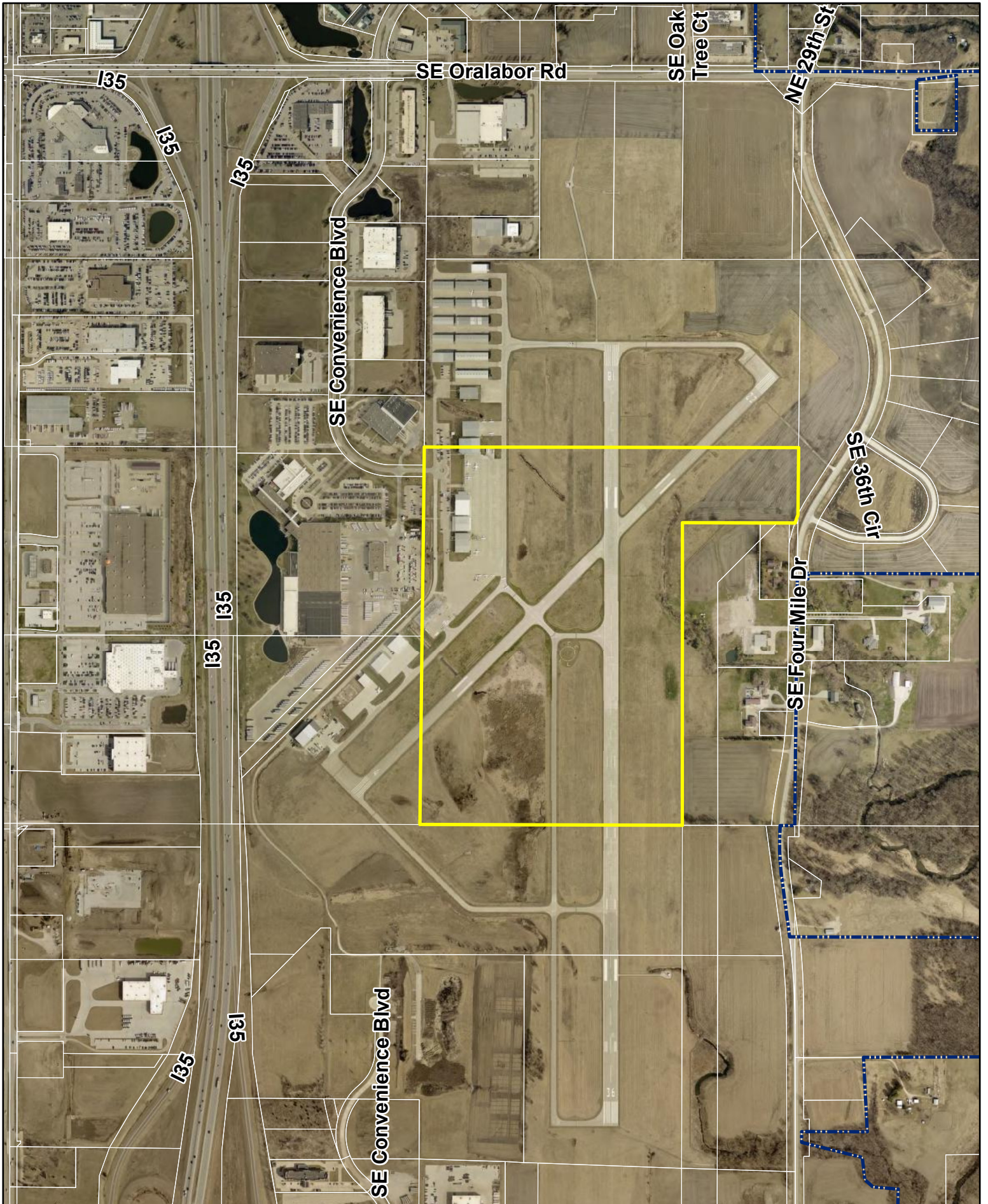
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 3708 SE Convenience Boulevard, Ankeny Regional Airport Construct Maintenance Building.

ATTACHMENTS

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



N



1 inch = 858 feet

Date: 4/13/2026

3708 SE Convenience Boulevard
Ankeny Regional Airport Construct Maintenance Building
Aerial Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: April 21, 2026

Agenda Item: Ankeny Regional Airport Construct Maintenance Building - 3708 SE Convenience Boulevard
Report Date: April 14, 2026 *ESC*
Prepared by: Ryan Kirschman, AICP
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the Ankeny Regional Airport Construct Maintenance Building at 3708 SE Convenience Boulevard.

Project Summary:

The developer, Polk County Aviation Authority, is proposing to construct an approximate 9,600 square-foot maintenance building at the Ankeny Regional Airport. The project area is located south of SE Oralabor Road and east of SE Convenience Boulevard. Despite there being a general address for the Ankeny Regional Airport (3700 SE Convenience Boulevard), each hanger on the property has their own address. The address for the proposed maintenance building is 3708 SE Convenience Boulevard.

The footprint of the proposed building is approximately 9,600 square feet in size, the building will have an office space as well as space for vehicle storage.

The exterior of the proposed building will be comprised entirely of metal paneling. The proposed building materials are similar to the existing hangars located at the airport. Per usual for these airport site plans, landscaping is not included as it is recommended by the FAA to limit landscaping to avoid attracting wildlife to the area.

Site Plan Worksheet
Casey's Airport Hangar – 3760 SE Convenience Boulevard

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 project area is located at the Ankeny Regional Airport and is consistent with previously approved site plans.

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

The project site is located at the Ankeny Regional Airport. Although the airport is accessed from SE Convenience Boulevard, the maintenance building is not adjacent to any public streetscape.

- 3. 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.**

Access to the site will come from the general entrance to the Ankeny Regional Airport off of SE Convenience Boulevard. The maintenance building is for private use only and is not anticipated to have a significant impact on traffic patterns in the area.

- 4. 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.**

Landscaping is not included as a part of this site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

- 5. 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 project will not be visible from public ways. Therefore, no screening is required by Code.

- 6. 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.

- 7. 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.

- 8. 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 will utilize existing storm water drains to address the change in impervious area. This can be accommodated with the existing infrastructure on the site.

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

The applicant is proposing to connect to the existing water and sanitary sewer lines that are located to the west of the proposed site.

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

The overall airport layout provides for adequate open space.

- 11. 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.**

There is no landscaping proposed with this site plan. The FAA recommends that landscaping be kept at a minimum to avoid attracting wildlife.

B. Building Design

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

The building design will conform to the existing architecture of adjacent hangars.

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

The proposed building is comprised entirely of metal paneling.

- 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.**

Trash containers will be kept inside the hangar and will utilize existing dumpsters on the site.

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

The proposed maintenance building is consistent with the architecture of the existing hangars at the Ankeny Regional Airport.

C. Signs

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

Final design and allowances will be determined with future sign permits should the applicant wish to install signage.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks and scale to the other hangars in the area.

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

The site layout is consistent with the Airport Plan.

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

The proposed building conforms to existing architecture at the Ankeny Regional Airport.

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

The proposed building is connecting to the existing utilities installed with Phase III Taxiway D improvements and appears that the impacts on these utility systems can be accommodated adequately.

Date: 2026-04-07

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



Re: Request for Approval – Construction of Maintenance Building
Ankeny Regional Airport

Dear Chair and Members of the Planning and Zoning Commission,

On behalf of the Polk County Aviation Authority, I respectfully submit this letter requesting approval for the construction of a new **Maintenance Storage Facility at the Ankeny Regional Airport**, as shown in the accompanying plan set titled **“Construct Maintenance Building – Ankeny Regional Airport” (Project No. 2022001042-016)**.

The proposed project consists of the construction of a **new, single-story maintenance storage facility** located on existing airport property at the Ankeny Regional Airport. The building is a **pre-engineered metal structure measuring approximately 120 feet by 80 feet**, totaling **9,600 square feet**. The facility will support airport maintenance staff operations and activities. The building is classified as a **non-sprinkled, mixed-use facility** with **Group S-1 (vehicle storage)** and **Group B (office)** occupancies. It complies with allowable area, height, and setback requirements under the 2024 adopted building and zoning codes, and all exterior walls are more than 20 feet from adjacent property lines. All site work is confined to previously developed airport property and will not negatively impact surrounding land uses. Existing utility infrastructure will be extended to serve the building, and pavement, grading, drainage, and erosion control measures are included in the project scope. The anticipated construction timeline is proposed to start construction in July 2026 and achieve substantial completion by the end of November 2026.

Construction phasing and safety measures have been coordinated to ensure continued airport operations throughout the project. The Polk County Aviation Authority will continue to coordinate closely with City staff, utility providers, and regulatory agencies throughout permitting and construction. All required inspections and approvals will be obtained prior to occupancy. This improvement will enhance the operational efficiency, safety, and reliability of airport maintenance activities, supporting both current users and the long-term growth of the Ankeny Regional Airport. The project represents an investment in public infrastructure that serves the community and regional aviation needs.

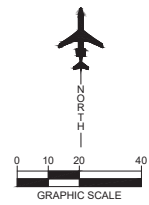
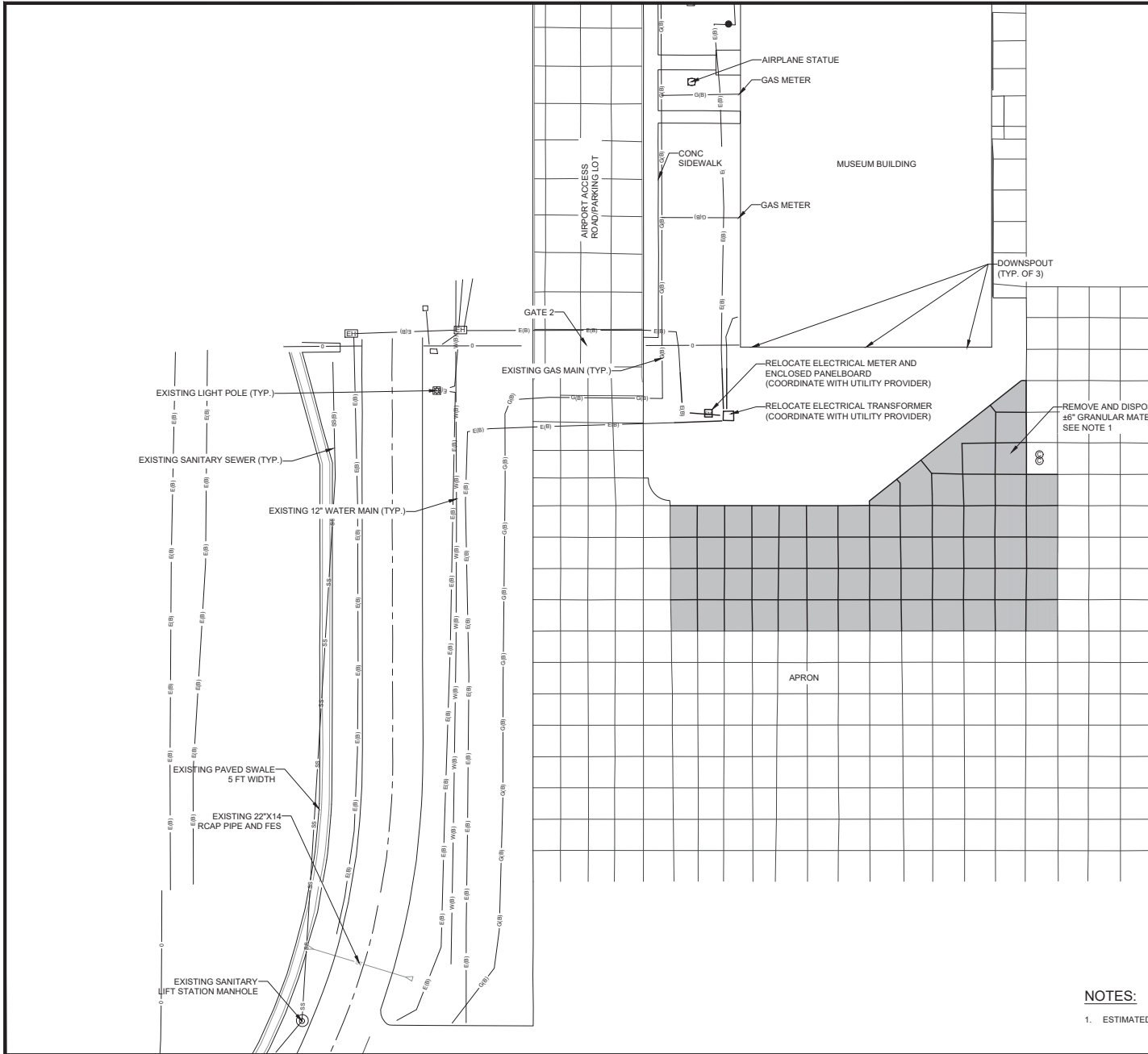
Based on the information provided and the accompanying plan submittal, we respectfully request the Planning and Zoning Commission’s approval of this project.

Please feel free to contact me if you require any additional information or clarification. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Kalwishky', with a long, sweeping underline.

Dave Kalwishky
Airport Manager
Polk County Aviation Authority



- NOTES:**
1. ESTIMATED DEPTH OF LAYERS TO BE REMOVED ARE APPROXIMATE AND MAY VARY.

McCLURE™
1360 NW 121st Street
Clive, Iowa 50325
PH: 515-964-1229

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

Ankeny Regional AIRPORT
IOWA DEPARTMENT OF TRANSPORTATION

KED bluestone

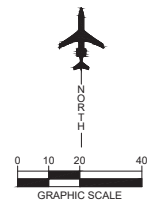
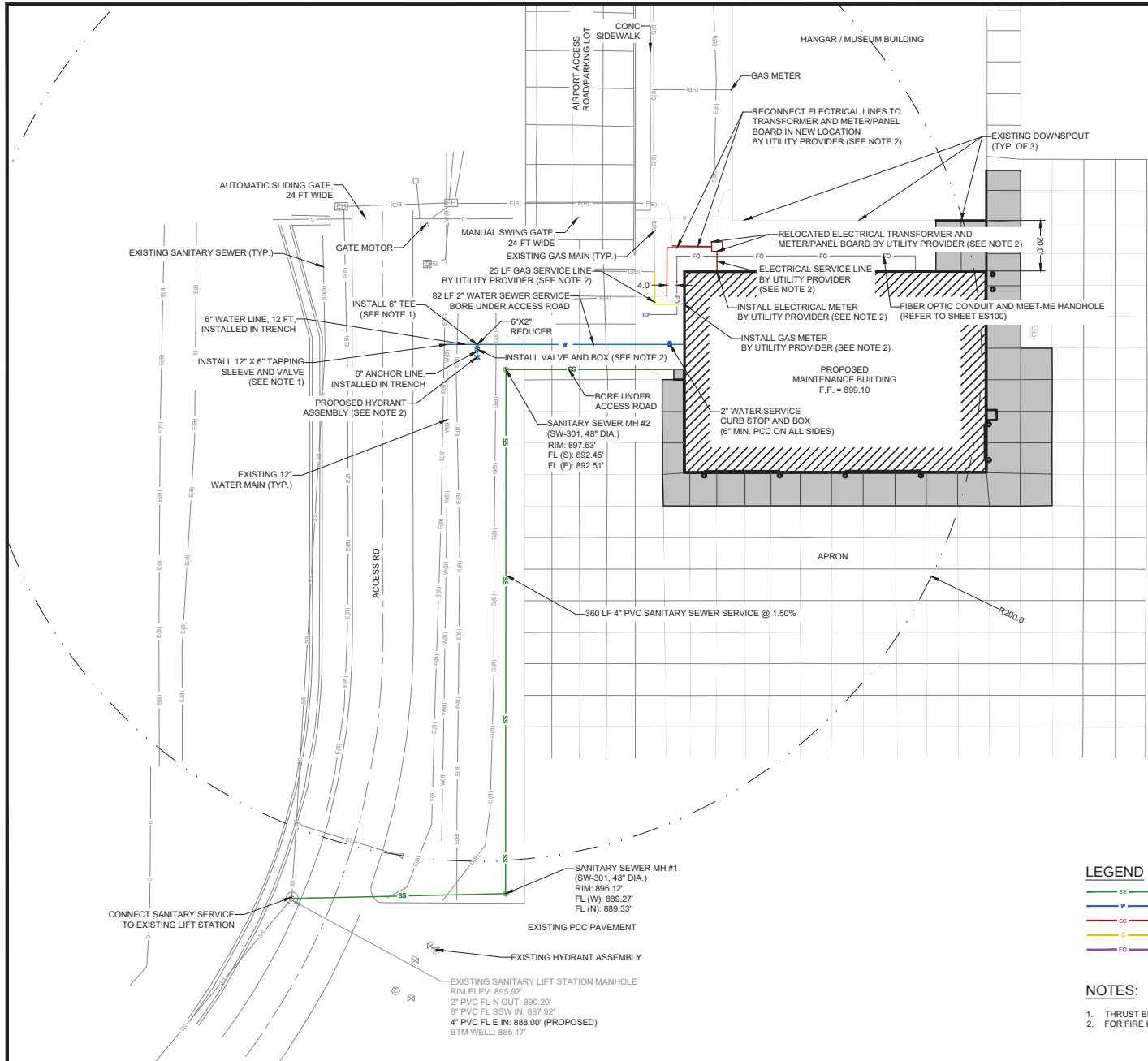
REVISIONS

ENGINEER: AJM DRAWN BY: DJM CHECKED BY: JAP

**ANKENY REGIONAL AIRPORT
ANKENY, IOWA
3708 SE CONVENIENCE BLVD.
EXISTING CONDITIONS**

P:\2020\042018-ANKENY-Constaint Maintenance Building\4\Drawings\Site\EC-01 PLAN.BE-TELECASTING CONDITIONS.dwg 4/7/2020 1:29 PM

DRAWING NO.
EC-01



McCLURE™
 1360 NW 121st Street
 Clive, Iowa 50325
 PH: 515-964-1229

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA
 Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS
 Portsmouth, NH | Boston, MA

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

Ankeny Regional Airport
 Iowa Department of Transportation

KED bluestone

REVISIONS

ENGINEER: AJM DRAWN BY: DJM CHECKED BY: JAP

LEGEND

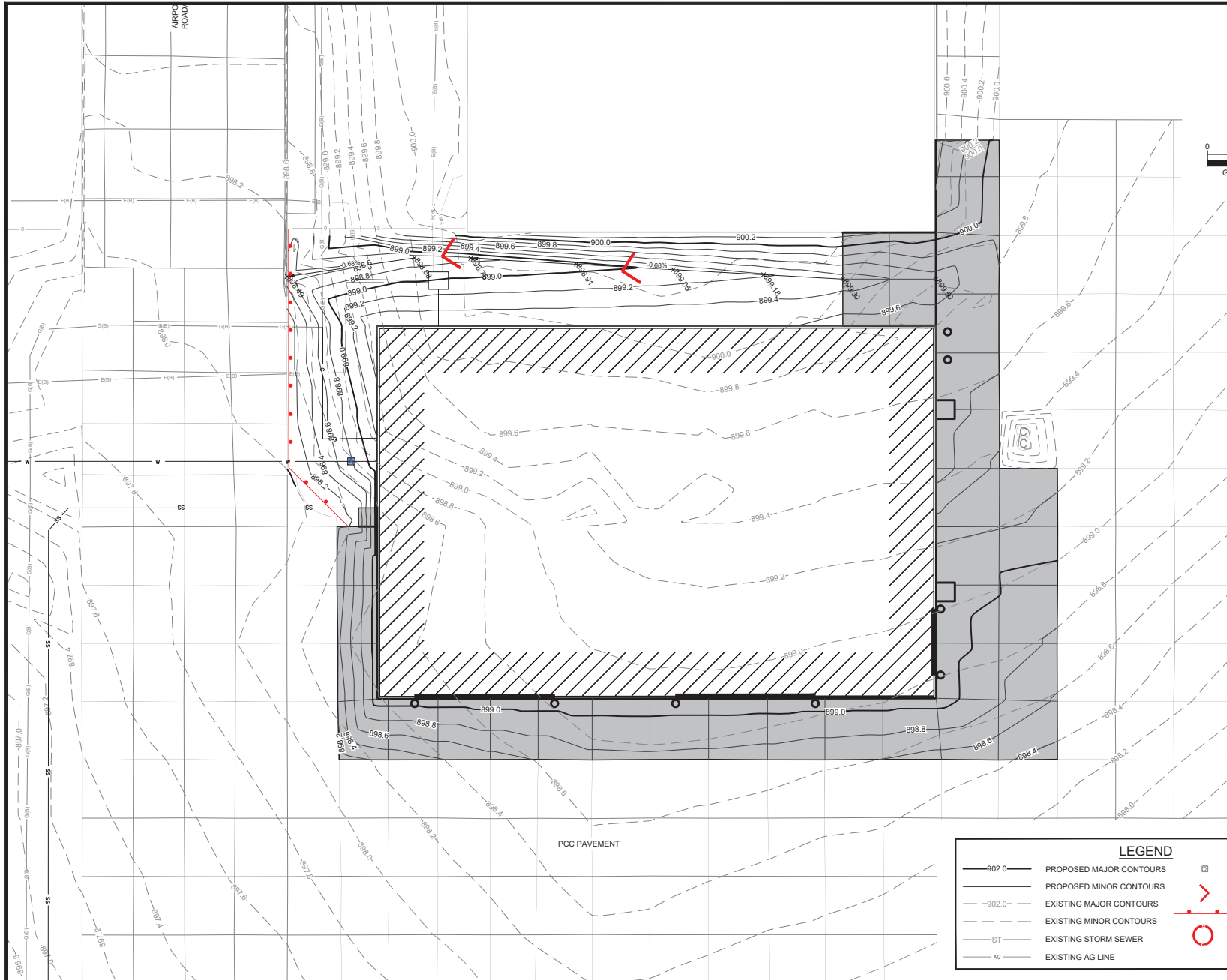
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER SERVICE
- ES — PROPOSED ELECTRIC SERVICE LINE (COORDINATE WITH UTILITY)
- G — PROPOSED GAS LINE (COORDINATE WITH UTILITY)
- FO — PROPOSED FIBER OPTIC CONDUIT

NOTES:

- THRUST BLOCKS WILL BE INSTALLED IN ACCORDANCE WITH SUDAS FIGURE 5010.101.
- FOR FIRE HYDRANT ASSEMBLY, REFER TO SUDAS FIGURE 5020.201.

**ANKENY REGIONAL AIRPORT
 ANKENY, IOWA
 3708 SE CONVENIENCE BLVD.
 SITE UTILITY PLAN**

DRAWING NO.
SP-01



APRON

PCC PAVEMENT

LEGEND			
— 902.0 —	PROPOSED MAJOR CONTOURS	■	EXISTING STRUCTURE
- - - 902.0 - - -	EXISTING MAJOR CONTOURS	— > —	DITCH CHECK
- - - 902.0 - - -	EXISTING MINOR CONTOURS	○	SILT FENCE
- - - ST - - -	EXISTING STORM SEWER	○	FILTER SOCK
- - - AG - - -	EXISTING AG LINE		

McCLURE™
 1360 NW 121st Street
 Clive, Iowa 50325
 PH. 515-964-1229

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA
 Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS
 Portsmouth, NH | Boston, MA

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.



REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ENGINEER DRAWN BY CHECKED BY
 AJM DJM JAP

ANKENY REGIONAL AIRPORT
 ANKENY, IOWA
 3708 SE CONVENIENCE BLVD.
 GRADING PLAN



- GENERAL NOTES:**
1. EXTERIOR ROOF WALL PANELS AND TRIM SHALL BE SELECTED WITH INPUT FROM OWNER.
 2. THE BUILDING FOUNDATION DESIGN SHALL BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.



NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

MISSOURI CERTIFICATE OF AUTHORITY
 NO. E-200003203
 EXPIRES: DECEMBER 31, 2026

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

ENGINEER NAME
 LICENCE NUM
 LICENCE EXP

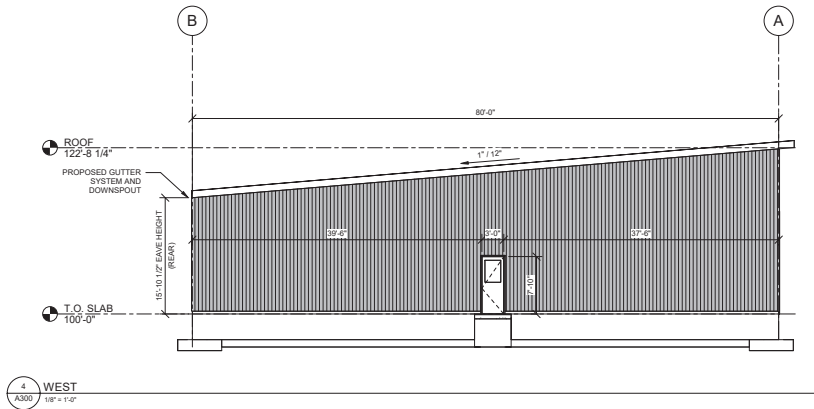
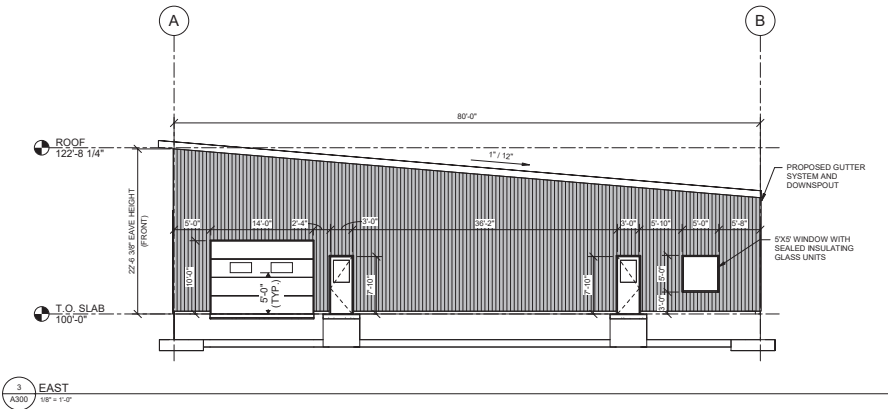
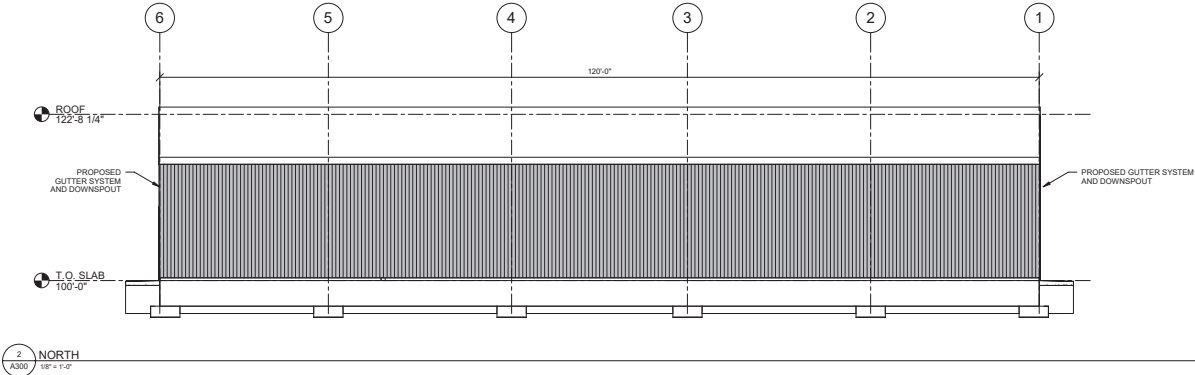
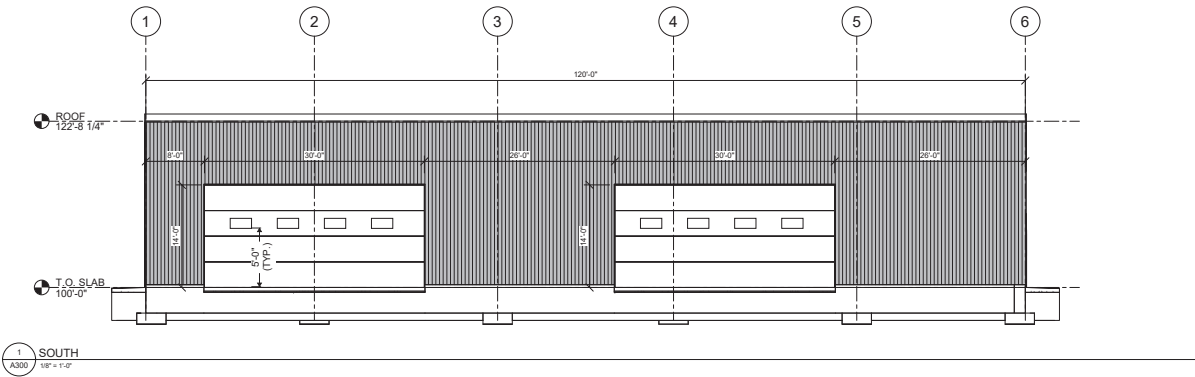
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A QUALIFIED LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

No.	Description	Date

PROJECT NUMBER: 2022001042-016 SET/ISSUE DATE:
 ENGINEER: ABC DRAWN BY: DEF CHECKED BY: GHI

**ANKENY REGIONAL AIRPORT
 CONSTRUCT MAINTENANCE BUILDING**
 3708 SE CONVENIENCE BLVD.
 BUILDING ELEVATIONS

P:2022001042-016 -HVJ -Construct Maintenance Building/01-Dwg/01-Design/2022001042-016 -HVJ -Construct Maintenance Building -01.rvt





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone 16.62 acres from

R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

ATTACHMENTS

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

Agenda Item: Meridith Property Rezoning - Action

Report Date: April 15, 2026

Prepared By: Laura Hutzell *EJC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

Project Report

The applicant Hubbell Realty Company is requesting to rezone 16.62 acres from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

The applicant was only able to obtain 4% consent 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 rezoning 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 of a proposed rezoning post public notification signage. The applicant posted the signage on March 23, 2026, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 7, 2026. During the public hearing there was a presentation from City Staff, followed by comments from multiple members of the public who spoke against the proposed rezoning.

The Process:

A few members of the public asked for clarification of the process going forward. The proposed request represents the rezoning stage only. At this point, Ankeny City Code does not require the applicant to submit a concept plan, as the responsibility of the Planning and Zoning Commission is limited to making a recommendation on whether the proposed zoning district is consistent with the Comprehensive Plan's Future Land Use designation. The Planning and Zoning Commission serves as a recommending body, with final action on rezoning requests taken by the City Council.

If the Commission recommends approval tonight, the request will proceed to the City Council, where an additional public hearing will be held on May 18th, prior to any final decision.

If the rezoning is approved by the City Council, the project would then move into the City of Ankeny's subdivision and development review process, including Final Platting and Site Plan review. These subsequent stages involve a more detailed evaluation of the proposed development, including layout, design, infrastructure, and compliance with all applicable City standards and regulations.

While an applicant may choose to provide a concept plan for illustrative purposes at the rezoning stage, this plan is not part of the official rezoning approval and is not binding. It may be modified in the future, as long as it complies with the standards and permitted uses of the approved zoning district.

R-1 vs. R-3:

Members of the public expressed a preference for the subject parcel to remain as single-family rather than be developed as multi-family. Staff notes that townhome development is not uncommon in a location such as this, particularly given its proximity to the interstate. In nearby areas where single-family detached homes exist closer to the interstate, they are typically .5-acre sized lots or more and are usually buffered by features such as a creek or golf course and are not bounded by a main arterial roadway on the other side.

NE Delaware Avenue is classified as a major arterial within the City's transportation network. As such, medium-density townhome development represents an appropriate land use transition from the higher-intensity interstate corridor to a major arterial roadway, and ultimately to lower-density residential areas.

It is also important to note that the Future Land Use Maps in both the 1993 and 2003 Ankeny Comprehensive Plans designated this 16-acre parcel for High Density Residential use. It was not until the 2010 and 2018 plan updates that the designation was revised to Medium Density Residential. As a result, since at least 1993, this property has been planned for higher-density residential development, and it would not have been reasonable to expect single-family detached use during that time.

Finally, supporting infrastructure, including roadways, sanitary sewer, water, and other utilities—have been designed and planned to accommodate this anticipated level of development.

Trespassing of the existing Fountain View Pond:

Residents from the nearby single-family neighborhood have expressed concerns about possible increases in trespassing and litter around the private pond located across NE Delaware Avenue. This pond is owned and maintained by the Fountain View Estates homeowner's association and is not regulated by the city.

The proposed townhome development is separated from this neighborhood by NE Delaware Avenue, which is a major roadway and creates a clear barrier between the two areas. While the development will add additional residential units, it's staff's opinion that this separation will limit direct impacts to the private pond.

The proposed townhome development will also include its own wet bottom detention basin, which could potentially serve as an on-site feature for residents. The proposed development also intends to provide amenities such as a clubhouse and pool for their residents to use. Amenities as such would likely reduce the number of people attempting to access the private pond across the street.

While concerns about trespassing and litter are understandable, these issues are not typically handled through zoning regulations. Managing access to the private pond will continue to be the responsibility of the homeowner's association, with help from law enforcement if needed.

Traffic:

A traffic impact study (TIS) has been completed for this area. For safety purposes, the study recommends modifying the median on NE Delaware Avenue to provide a southbound left-turn lane.

Some key findings from the TIS include:

- A development of 200 townhomes is projected to generate approximately 82 additional trips during the AM peak hour and 104 additional trips during the PM peak hour.
- Projected east/west traffic volumes approaching the NE Delaware Avenue and Fountain View Blvd intersection are:
 - **AM peak:** 25 trips from the existing neighborhood to the west; 62 trips from the new development to the east
 - **PM peak:** 20 trips from the existing neighborhood to the west; 39 trips from the new development to the east

Overall, this level of additional traffic on the five-lane divided arterial is expected to have minimal impact on the operation of either the intersection or NE Delaware Avenue.

Drainage and stormwater:

Many members of the public had concerns regarding drainage and storm water. City Engineering staff have completed an initial review of the proposed detention located in the northeast corner of the site. The detention outlet pipe is designed to discharge into the existing storm sewer along the east side of NE Delaware, ultimately draining to the creek north of the subject property. As a result, all site drainage will remain on the east side of NE Delaware. Furthermore, in accordance with the City's detention flow requirements, the proposed townhome development—at a density of 12 units per acre—is not expected to impact the Fountain View development, as post-development discharge rates will not exceed existing conditions.

Rental vs. Ownership:

Some members of the public asked whether the proposed townhomes would be owned or rented. Zoning does not treat rental and owner-occupied housing differently. The proposed rezoning restricts development to townhomes and does not allow apartment-style buildings. However, the townhomes could still be owned or rented. Regardless of ownership type, all future development must follow the rules and allowable uses of the zoning district, along with all site plan requirements.

Proposed Layout: Members of the public raised questions about screening, density, and the overall layout of the proposed development. These detail items will be reviewed later in the development process should the rezoning be approved. City staff will then review the site plan to make sure the project includes adequate buffering, landscaping, and building placement along both NE Delaware Avenue and Interstate 35. As shown, medium-density developments (around 12 units per acre) can look attractive and fit well with the area when they include a mix of materials, changes in rooflines, and good spacing between buildings. During the site plan process, staff will review the design, layout and landscaping to make sure the development creates a visually pleasing streetscape along NE Delaware Avenue and Interstate 35. Per Ankeny Code buildings along the interstate and NE Delaware Avenue will be required to be oriented with greater variation and limit repetitive design. A buffer yard will also be required along NE Delaware avenue and Interstate 35.



12 Units per acre (5 acres)

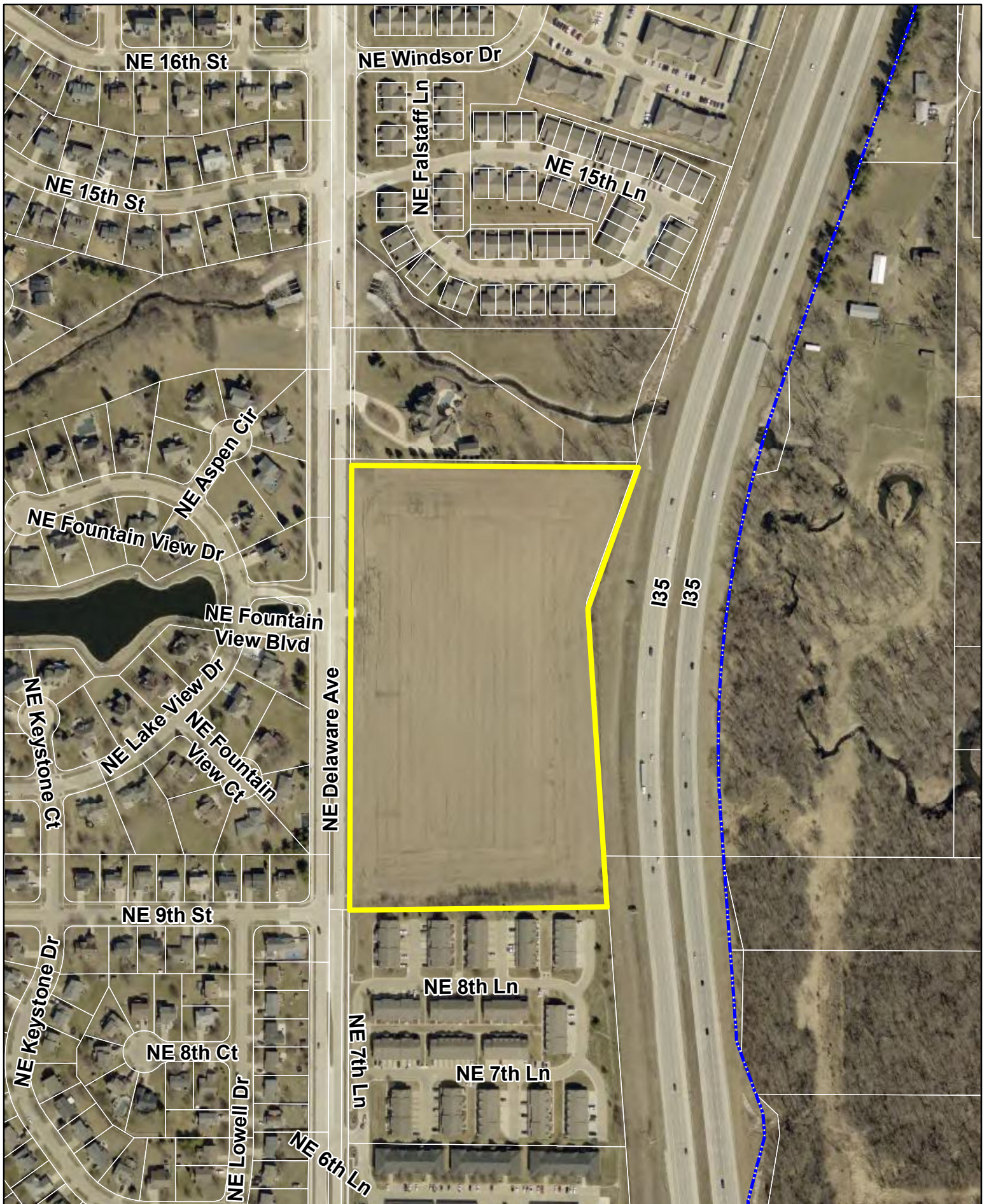


Buffering

Summary:

Based on the factors outlined above, City staff has determined that the proposed rezoning of 16.62 acres from R-1, One-Family Residence District to R-3, Multi-family Residence District, restricted to 12 units per acre and no apartments is appropriate

Therefore, Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.



N



1 inch = 306 feet

Date: 3/25/2026

Meridith Property Rezoning Aerial map

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;

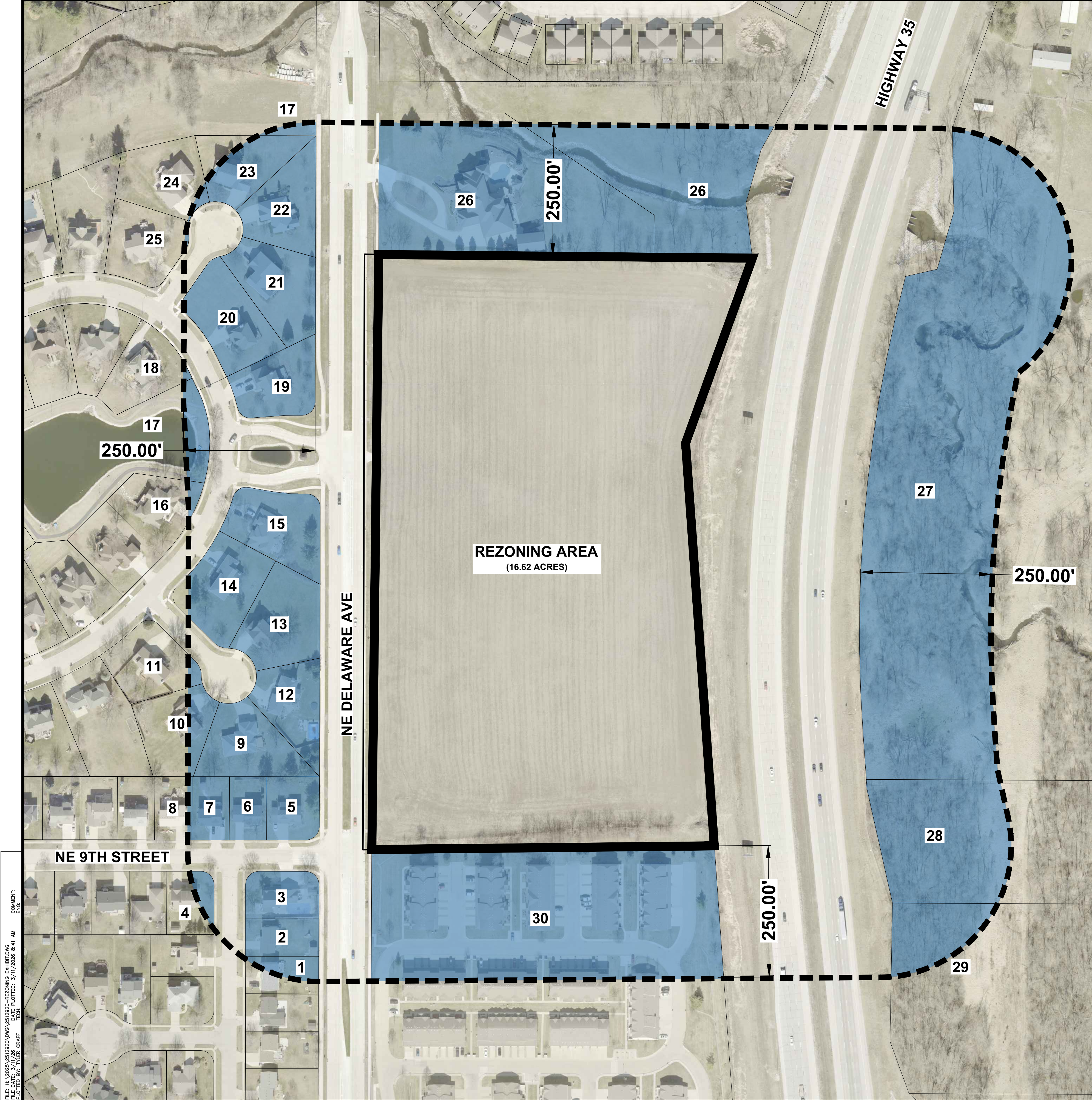
On behalf of Hubbell Realty Company, we submit herewith the following rezoning request to rezone approximately 16.62 acres located Northeast of NE Delaware Avenue/NE 9th Street, East of Interstate 35 and west of NE Delaware Avenue. The existing zoning on the property is R-1 One-Family Residential, and 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 URBAN DALE DRIVE
 URBAN DALE, 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

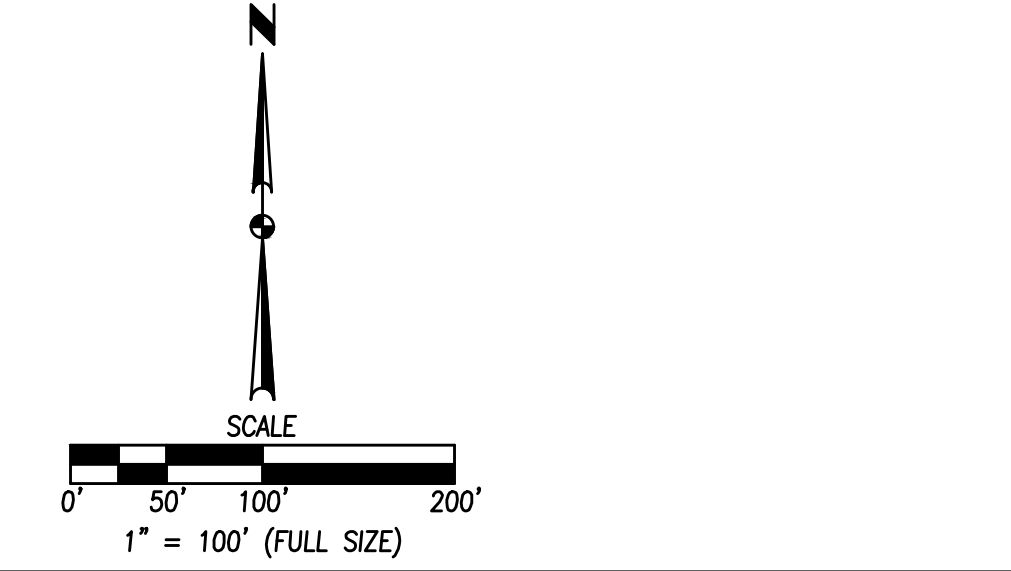
R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)
 FRONT SETBACK = 30 FEET
 SIDE SETBACK = 22 FEET TOTAL
 REAR SETBACK = 35 FEET
 OPEN SPACE = 20%

REZONING AREA DESCRIPTION

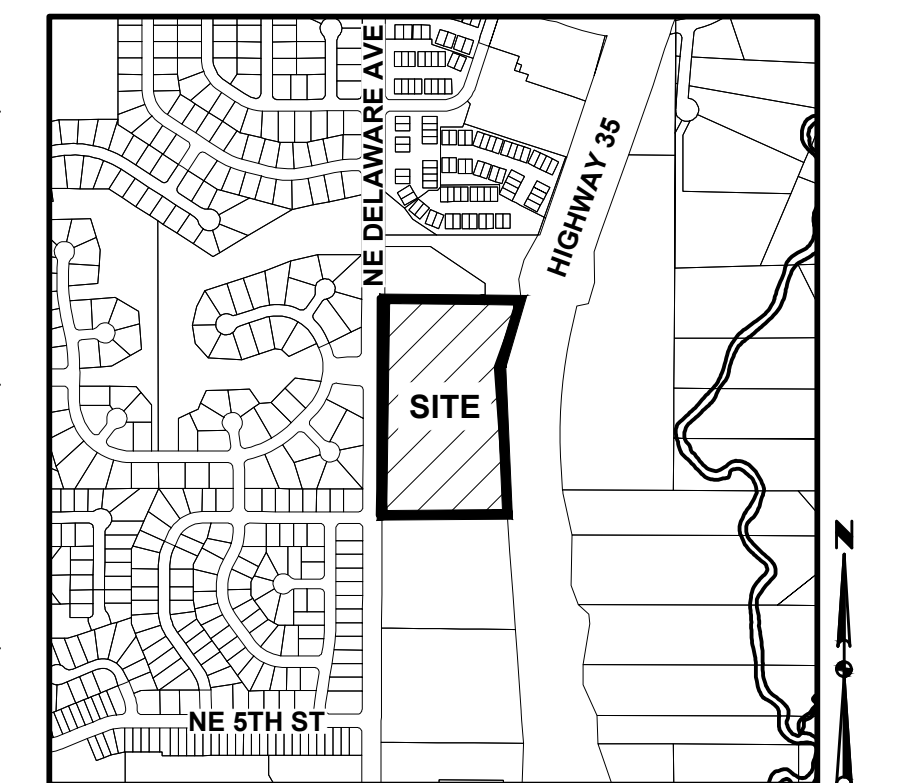
AN EX. TRACT IN THE SW $\frac{1}{4}$, NW $\frac{1}{4}$ & NW $\frac{1}{4}$, SW $\frac{1}{4}$ SEC. 18-80-23, CITY OF ANKENY, POLK CO., IOWA
 AN EXISTING TRACT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 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%



VICINITY MAP



ANKENY, IOWA

FILE: H:\2025\251220\251220-REZONING EXHIBIT.DWG
 PLOTTED BY: TYLER GRAFF
 DATE: 3/11/2025 8:41 AM

DATE: 03/11/2025
 REVISIONS: _____
 PREPARED: _____

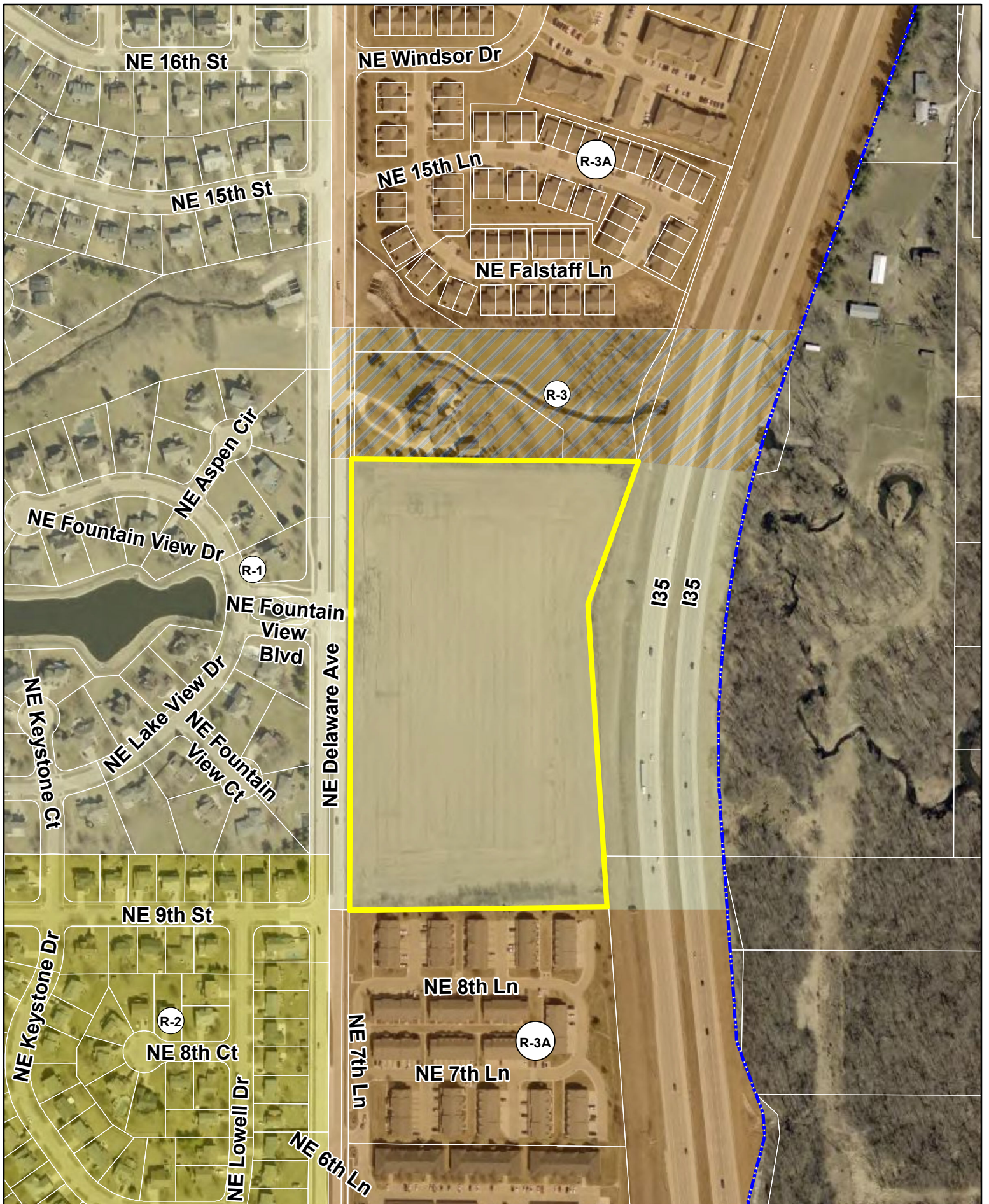
4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322
 PHONE: (515) 369-4400

TECH: _____ REVIEW: _____
 ENGINEER: _____

CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

MERIDITH PROPERTY REZONING
REZONING MAP

1
 25.12.920



N
 1 inch = 306 feet
 Date: 3/25/2026

**Meridith Property Rezoning
 Current Zoning Map**



N



1 inch = 306 feet

Date: 3/25/2026

**Meridith Property Rezoning
Future Land Use Map**



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Request by William Kimberley Development Corp. for 100% Voluntary Urbanized Annexation of property into the City of Ankeny (Moeckly)

ORIGINATING DEPARTMENT

Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

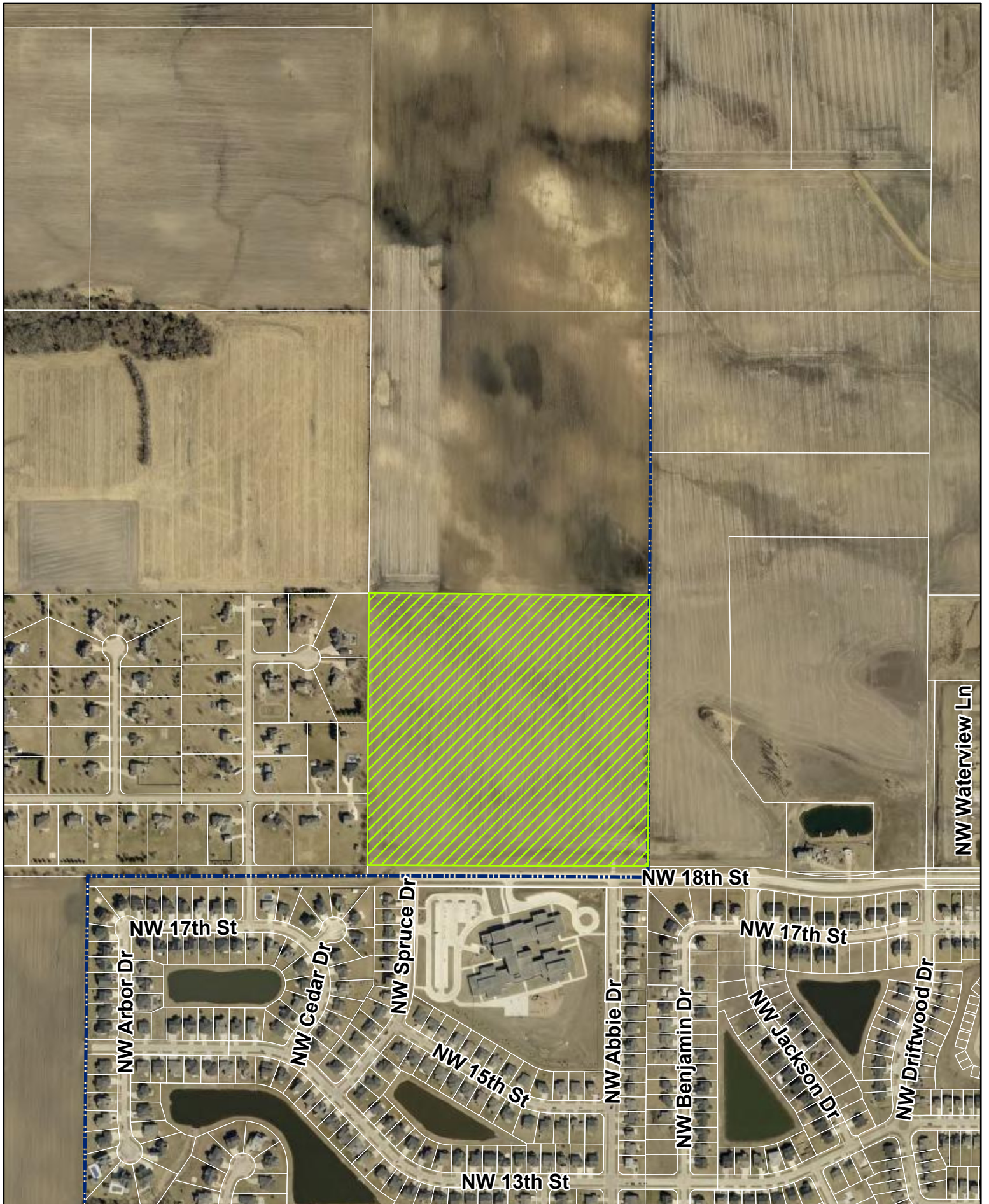
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Moeckly Farms Annexation 100% Voluntary Urbanized Annexation

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Annexation Petition
4. Land Owners Map
5. Annexation Map
6. Future Land Use Plan Map
7. Zoning Map
8. Utility Map
9. Proximity Map



N



1 inch = 572 feet

Date: 2/3/2026

Moeckly Farms Annexation Aerial Map



Agenda Item: Moeckly Farm Annexation 100% Voluntary Urbanized Annexation
Report Date: April 14, 2026
Prepared By: Ryan Kirschman, AICP *ETC*
Planner I

Recommendation:

That the Plan and Zoning Commission recommend that City Council approve the Moeckly Farm Annexation 100% Voluntary Urbanized Annexation.

Discussion:

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's northwest boundary, generally located north of NW 18th Street and west of NW Weigel Drive.

The annexation area is located within two miles of the City of Polk City, which per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 39.79 acres (+/-), 38.29 acres (+/-) of which are owned by a property owner who has signed a petition consenting to the annexation. Approximately 1.5 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all public road right-of-way to the centerline of the adjacent road.

The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential. If the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, consistent with all newly incorporated properties in the City of Ankeny. A map is included showing the proposed annexation area in relation to Ankeny's Corporate Limits.

A. Consenting Property Owners' Petitions:

The City of Ankeny received a written voluntary annexation petition from the following property owner:

Consenting Properties	Acreage
#1: William Kimberley Development Corp.	38.29
Total Consenting Properties	38.29

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 100% voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This particular annexation will advance the City towards accomplishing the previously mentioned goals, adds lands to the inventory of developable land, and assures efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation territory is currently classified as Rural Residential (RR) on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary, and is currently identified as Low-Density Residential. The Ankeny Plan 2040 Comprehensive Plan defines the land use as the following:

Low-Density Residential (LDR): This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 square feet. Lots should include public or private street frontage and driveway access, and may also be served by an alleyway. Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

The proposed annexation area consists of agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as are all newly annexed properties in the City of Ankeny. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, an appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny presently provides no municipal services (other than partial fire and full EMS) to the annexation territory, but has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

a. Comprehensive planning and zoning.

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future

Land Use Map of the Comprehensive Plan. As previously indicated, the proposed annexation area is located within the City's Planning Boundary.

b. Extension of services.

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 76,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2025, the City of Ankeny recorded 17 plats creating 464 lots on 465 acres, permitted 1293 new dwelling units and 27 new commercial and industrial buildings, and added \$482,338,527 in valuation. While the northwestern quadrant is comprised primarily of residential land uses, the Ankeny Plan 2040 still identifies the northwestern quadrant of Ankeny as a suitable area to further fill the need for developable property over the next decade.

3. The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, there is a 15" sanitary service line south of the subject property. Any sanitary sewer constructed within the development will be the developer's responsibility.

b. Water:

Existing water mains via the City of Ankeny are shown on the provided utility map. An existing 12-inch City of Ankeny water main is running along the south side of NW 18th Street and stops at the end of NW 18th Street. The developer will be responsible for the construction of water main within the development.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with residential lots, in alignment with the City's Comprehensive Plan. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is partially located within the City of Ankeny Fire Protection District and fully covered for EMS. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow

and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 20% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. Recognizing the City's financial stewardship, the Government Finance Officers Association of the United States and Canada has awarded the City the Distinguished Budget Presentation Award and the Certificate of Achievement in Financial Reporting. Ankeny maintains an overall property tax levy of \$9.90 per \$1,000 of taxable property valuation. This rate is the lowest among cities with populations of 5,000 or more within the Des Moines metropolitan area and also the lowest among Iowa's largest cities. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

Urban Services Agreement and Boundary:

The City of Ankeny currently has an Annexation agreement with Polk City; and the property in question is within Ankeny's area as defined by that agreement. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

F. Combined Legal Descriptions:

The composite legal description of the annexation territory is shown on the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NW 18th Street.

G. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The Polk County Auditor approved the previously mentioned documents on February 17, 2026.

H. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Polk City, lying approximately 0.5 miles from Polk City's corporate limits.

I. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain approximately 1.5 acres (+/-) of County owned right-of-way.

J. Certification of Compliance with Other Notice Requirements:

A consultation meeting is not required with a 100% voluntary annexation.

K. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

L. Identification of Non-Consenting Property Owners and Legal Descriptions:

The annexation territory is 100% voluntary, consisting of all consenting property owners

M. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
#1: Berwick Holdings, LLC	38.29
Total Consenting Properties	39.29
Total Annexation Acres (minus road right-of-way)	
	38.29
Polk County Road Right-of-Way	1.5
Total Annexation Acres	39.79

N. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

O. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

P. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned North of the intersection of NW 18th Street and NW Abbie Drive

Legal Description (if necessary, provide attachment) THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY IOWA, EXCEPT THE SOUTH 50.00 FEET THEREOF AND CONTAINING 38.29 ACRES (1,667,913 SQUARE FEET). PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Property Owner(s): William Kimberley Development Corp.

Address: 2785 N. Ankeny Blvd, Suite 22

Address: Ankeny, Iowa 50023

Phone #: (515) 963-8335

Signed by: Jenna Kimberley **Date:** 1/20/2026
*Property Owner Signature **

Jenna Kimberley
Name (Print/Type)

Date: _____
Property Owners Signature

Name (Print/Type)

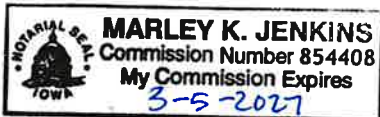
Date: _____
Property Owners Signature

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 20 day of January, 2026, before me, a Notary Public in and for Polk County, personally appeared Jenna Kimberley, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa
Marley Jenkins



STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

STATE OF IOWA, COUNTY OF POLK, ss

On this 20 day of January, 20 26, before me, a Notary Public in and for Polk County, personally appeared Jenna Kimberley CEO (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Jenna Kimberley, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



Notary Public in and for Polk County, Iowa

Marley K. Jenkins

Applicant / Contact Kimberley Development Corporation - Contact: Jenna Kimberley

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Phone #: (515) 963-8335

Date: Jenna Kimberley 1/20/2026
Applicant/Contact

Jenna Kimberley

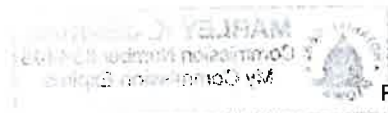
Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.





William Kimberley
Development Corp.

NW 18th St

NW 17th St





NW 13th St

NW Cedar Dr

NW Spruce Dr

NW 15th St

Legend

-  Right Of Way
-  Consenting Properties
-  Non-Consenting Properties
-  Ankeny Corporate Limits

N



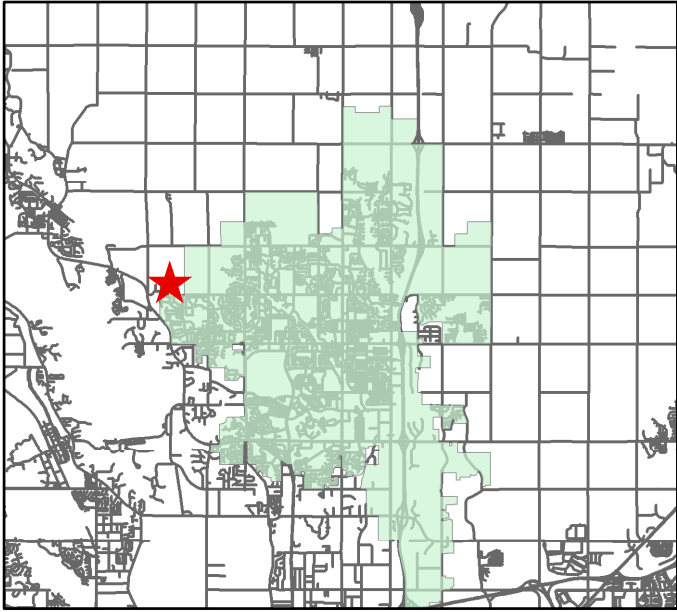
1 inch = 358 feet

Date: 4/14/2026

**Moeckly Farms Annexation
100% Voluntary Urbanized Annexation
Landowners Map**

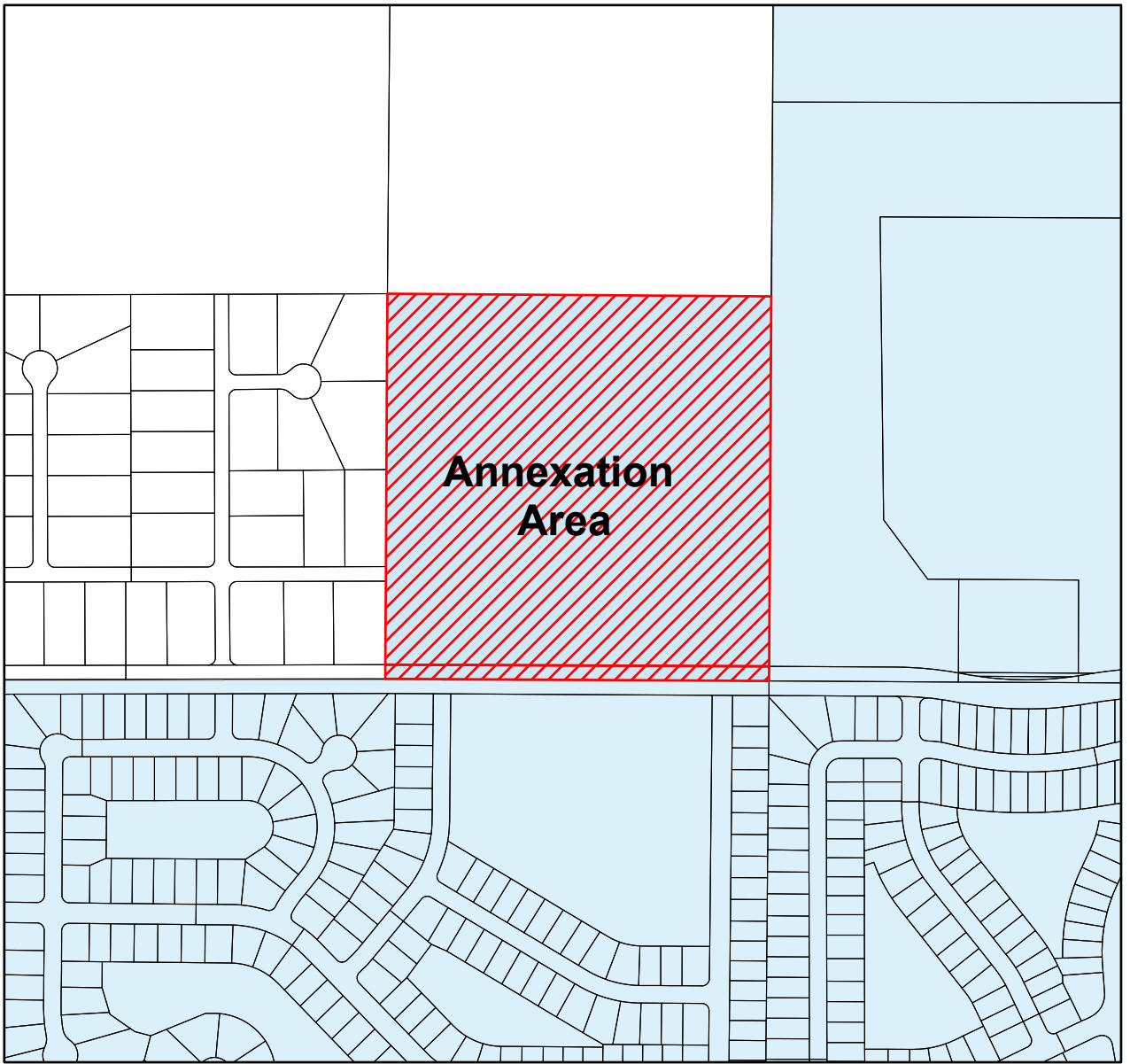


Vicinity Map



LEGAL DESCRIPTION
 "THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY IOWA, EXCEPT THE SOUTH 50.00 FEET THEREOF

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."



1 inch = 582.8 feet

Annexation Map

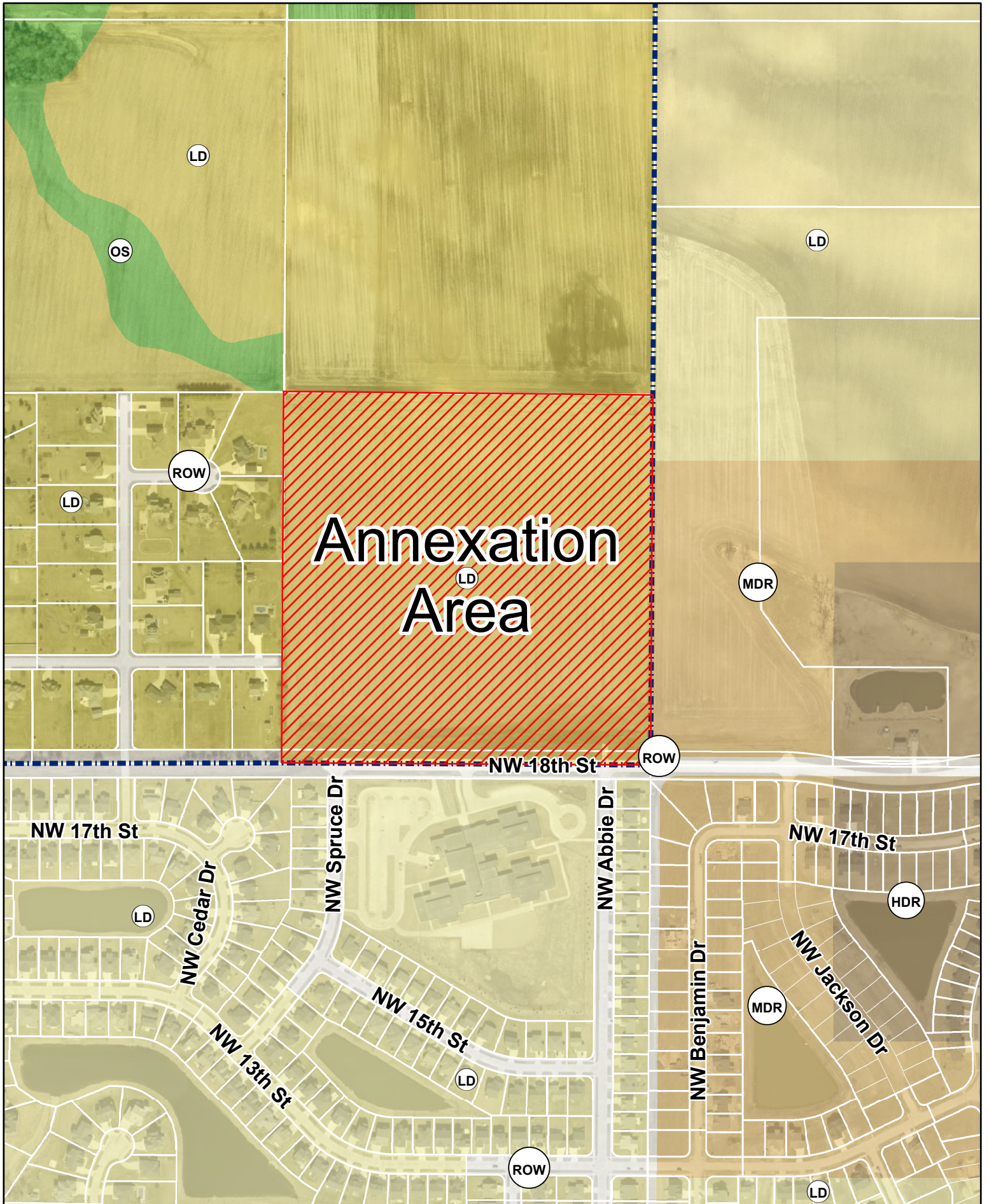
Property Owners:
 William Kimberley Development Corp.

City of Ankeny

Moeckly Farm Annexation

Sheet No.
 1 of 1

City of Ankeny, Iowa
 Community Development Department
 Drawn By: RJK
 Checked by: EB
 Date: February 17, 2026



N
 1 inch = 435 feet
 Date: 4/10/2026

Moeckly Farm Annexation
100% Voluntary Urbanized Annexation
Future Land Use Plan Map





N
 1 inch = 435 feet
 Date: 4/10/2026

Moeckly Farm Annexation
100% Voluntary Urbanized Annexation
Zoning Map



Annexation Area

City of Ankeny
Sanitary Sewer Ends

City of Ankeny
Water 12" Main

N



1 inch = 435 feet

Date: 4/10/2026

Moeckly Farm Annexation 100% Voluntary Urbanized Annexation Utility Map





Polk City

0.5 Miles

Ankeny

2 Mile Radius

Johnston

N
1 inch = 2,860 feet
Date: 4/14/2026

**Moeckly Farms Annexation
100% Voluntary Urbanized Annexation
Proximity Map**



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 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 20, 2026 City Council Report
2. Tentative Agenda items for Tuesday, May 5, 2026
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 21, 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

