



PLAN AND ZONING COMMISSION

**Meeting Agenda
Tuesday, May 5, 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 May 5, 2026 Agenda

Consider MOTION to approve and accept the May 5, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the April 21, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the April 21, 2026 minutes of the Plan and Zoning Commission meeting.

2. 3911 SE Four Mile Drive - Site Plan

Consider MOTION to approve the site plan for 3911 SE Four Mile Drive.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. REPORTS:

Director and Commissioner Reports

1. May 4, 2026 City Council Report
2. Tentative Agenda items for Tuesday, May 19, 2026
Set Public Hearing for Tuesday, May 19, 2026 at 6:30pm to consider:
Property owned by Legacy Housby, LLC to be rezoned from R-1, One-Family Residence District to M-1, Light Industrial District.
3. April 2026 Building Permit Report
4. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 5, 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 May 5, 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 May 5, 2026 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 5, 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 21, 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 21, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-04-21

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 21, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the April 21, 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, Trina Flack and Todd Ripper. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Bryan Morrissey, and Alexa Middleton.

AMENDMENTS TO THE AGENDA

Motion by T. Flack to approve and accept the April 21, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Email from Tim Wright, 10373 NW 42nd St, Polk City, IA 50226, stating his concern about the Moeckly Annexation. He expresses that his neighbors would be opposed to the annexation without assurances that no development would happen before the planned westward expansion of NW 18th Street to 415, as it has created a “cut through” situation in his neighborhood along 102nd Avenue that has become dangerous to pedestrians.

CITIZEN’S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

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

Item #2. 1600 Se Corporate Woods Drive – 2026 Baker Group Additon Site Plan

Motion to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan,

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

Motion to approve the final plat and site plan for Trailside at Trestle Ridge

Item #4. 3708 SE Convenience Blvd – Ankeny Regional Airport Construct Maintenance Building Site Plan

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

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item # 5. 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, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meredith Revocable Trust.

Staff Report

L. Hutzell, City Staff, explained that tonight’s rezoning request is a continuation of the public hearing held on 4.07.26. She reminded the Commission that the site is in the NE quadrant of Ankeny, bordered on one side by NE Delaware Avenue, a main arterial street on the west, and by Interstate 35 to the east. She explained that the city’s Future Land Use Map has the land in question categorized as Medium Density Residential, in line with the applicant’s request to rezone to R-3, with restrictions. She summarized the April 7th public hearing and explained she would address the concerns that arose from the opposing comments.

Hutzell began with clarifications: the request is for rezoning only, meaning that the commission is only considering whether the proposed zoning is appropriate and consistent with the City's Comprehensive Plan. A detailed layout or concept design is not required at this stage. She reminded the Commission that, should the rezoning move forward tonight, it would proceed to City Council for an additional public hearing and a final decision. Then the project would advance to final platting and site plan approval, where a detailed concept would be reviewed and ultimately approved by the Commission. She went on to address the following concerns from the April 7th public hearing:

Community members who spoke in opposition thought the property should remain designated for single-family. L. Hutzell explained that, from a planning perspective, townhomes are an appropriate use for this location which, bounded by a main arterial street on the west and a major interstate to the east, is not well-suited to single family homes. She showed examples, showing how other single-family zoned neighborhoods have buffers, i.e. golf courses or creeks when they abut a major interstate or arterial roadway. Furthermore, she showed on two maps that two previous City of Ankeny Future Land Use Maps, one adopted in 1993 and another in 2003, earmarked this property for higher-density residential use than what is being proposed, not lowering its recommendation to medium-density use until 2010. Infrastructure in this area has been planned with this level of development in mind.

Another concern was related to trespassing at the private pond in the Fountain View Estates development. NE Delaware Avenue acts as a significant barrier between Fountain View Estates and the proposed development. The proposed development is expected to include its own stormwater feature and residents-only amenities like a clubhouse and pool, features which reduce the likelihood of them crossing the busy road to access private amenities. While concerns about trespassing are understandable, those issues are not something zoning regulations control. Management of the pond would remain with the HOA, with support from law enforcement if needed.

Increased traffic was also discussed. A Traffic Impact Study has been completed for the proposed medium-density development. Based on the study's findings, these increases are not anticipated to significantly affect the operation of the roadway or nearby intersections.

Drainage and stormwater management were also discussed at the public hearing. City engineers have reviewed the preliminary drainage plan. Runoff from the development will remain on the east side of Delaware and will not flow toward the existing neighborhood. The project will be required to comply with the City's stormwater standards, ensuring that post-development runoff rates do not exceed current conditions.

There were also questions about whether the townhomes would be rentals or owner-occupied. Zoning does not regulate ownership. While this request limits the type of housing to townhomes and does not allow for apartment complexes, the units themselves could be either rented or owned.

L. Hutzell went on to address questions about screening and the look of the development by showing image examples of how a medium density development, like the one proposed, might look and fit into the area. She highlighted some different townhouse exteriors and screening landscaping examples.

Staff finds that the rezoning request is consistent with the City's Comprehensive Plan and represents appropriate use of the property given its location and surrounding conditions.

Therefore, staff recommends that the Plan & Zoning Commission recommend approval to City Council for this 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.

P. Tuning commended L. Hutzell for how well she captured the public hearing in the approved April 7th minutes, as well as how thoroughly she addressed each of the concerns brought up at the public hearing.

R. Weisheit questioned if the Traffic Study anticipated a traffic light at the intersection. Hutzell replied that the study did not find a traffic light necessary at the intersection in question.

Motion by T. Flack to recommend City Council approval of the 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, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meredith Revocable Trust. Second by R. Weisheit. Motion carried 6-0.

Item #6. Request by William Kimberley Development Corp. for 100% Voluntary Urbanized Annexation of property in the City of Ankeny (Moeckley)

E. Jensen presented the staff report for this project. The 100% voluntary annexation request received is for a territory, one parcel, just under 40 acres (39.79 acres) adjacent to the City's northwest boundary, generally located north of NW 18th Street and west of NW Weigel Drive. The Ankeny 2040 Comprehensive Plan identifies the annexation area as suitable for low-density residential. Regarding utilities, water and sewer are adjacent to the property to the south. Staff recommends the Commission recommend that the City Council approve the Moeckly Farm Annexation 100% Voluntary Urbanized Annexation.

T. Rapp asked for clarification on the property to the west: is it unincorporated Polk County? E. Jensen confirms that is the case.

E. Jensen addressed the communication, received from Tim Wright (10373 NW 42nd St, Polk City), concerning the use of a cut-through from Highway 415. He explains that the extension of NW 18th through to Highway 415 is in the 5-year CIP, but the date of construction is very flexible. The Council reviews that plan annually. The construction could move up or move back, based on what happens with development.

Motion by P. Tuning to recommend City Council approval of the Moeckly Farms Annexation 100% Voluntary Urbanized Annexation. Second L. West. Motion carried 6-0.

T. Flack asked if the County is also using the cut-through to get into the City of Ankeny? E. Jensen replies that it's quite possible.

R. Weisheit asked for clarification: is that area to the west Polk City or Unincorporated Polk County? E. Jensen clarifies that it is County.

T. Rapp asked if, once expansion of NW 18th to Highway 415 is complete, will those areas that bound it be asked to voluntarily annex? E. Jensen replied that they would not be asked to annex.

T. Flack mentioned that her home is pictured on the presented map, and that her children go to Abbie Grove Elementary, which borders the annexation to the south. She thinks the expansion plans make sense, as we continue to build out the area.

Motion by P. Tuning to recommend City Council approval the Moeckly Farms 100% Voluntary Urbanized Annexation. Seconded by L. West. Motion carried 6-0.

REPORTS

City Council Meeting

E. Jensen reported on the April 20, 2026 City Council meeting.

Director's Report

E. Jensen presented the tentative agenda items for the Tuesday, May 5th, 2026 Plan and Zoning Commission meeting. He gave a presentation on the upcoming Zoning and Subdivision Code update.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 7:35 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 5, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

3911 SE Four Mile Drive - Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion

LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 3911 SE Four Mile Drive.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Letter of Request
4. Site Plan
5. Building Elevations



N
1 inch = 583 feet
Date: 4/27/2026

3911 SE Four Mile Drive Site Plan Aerial Map

Agenda Item: 3911 SE Four Mile Drive – Site Plan
Report Date: April 30, 2026
Prepared by: Bryan Morrissey *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3911 SE Four Mile Drive.

Project Summary:

The subject property is generally located south of SE Oralabor Road and east of SE Four Mile Drive on Lot 2 of Albaugh Four Mile Industrial Park. The subject site is approximately 2.22-acres (+/-) in size and is zoned M-1, Light Industrial District. Neighboring properties are either zoned M-1, Light Industrial District or are not within Ankeny's Corporate Limits. The applicant, Starkenburg Property Management, is proposing to construct an approximate 10,500 square-foot multi-tenant building on the site. An outdoor storage area south of the building is being proposed as well; however, this storage area will be constructed at a future time separate from the development of the rest of the site.

The exterior of the proposed building will be constructed primarily of stone veneer and metal siding. The stone veneer is depicted at the base of the building, which meets the Code requirement for a base of permanent materials around the perimeter of the building. Additionally, the minimum primary material requirements of the Code have been met with the proposed elevations. Code requires 40% of the north and west facing elevations to be comprised of primary materials (stone), while the south and east elevations are required to be comprised of at least 30% primary materials.

The proposed plans call for parking to be located on the north side of the building, adjacent to SE 36th Circle. Per Code, a development of this kind requires twenty-one parking stalls, which has been met with the proposed plans. Vehicular access will come via the lone access drive that stems from SE 36th Circle, while a five-foot sidewalk extension is proposed along the north property line. In addition to the parking area, an outdoor storage area is proposed as well; however, this storage area will be constructed at a later date separate from the rest of the development. The outdoor storage area will be comprised primarily of crushed stone; however, a hard-surfaced drive aisle is proposed that will allow for the movement of vehicles without kicking up debris. The storage area will be surrounded by a six-foot-tall wood privacy fence and additional trees to screen the area from public view.

The landscaping and screening requirements of the Code have been satisfied with what's shown on the proposed plans. Headlight screening is shown along the north and west sides of the parking areas adjacent to both SE 36th Circle and SE Four Mile Drive. Open space, pavement shading, and screening requirements of the Code have also been satisfied with what's shown on the landscaping plan. The building will be serviced by connecting to the existing eight-inch sanitary and ten-inch water mains that run along SE 36th Circle. Storm water on the site will be collected by one of the multiple storm water intakes before being detained in the detention pond near the southwest corner of the property.

Site Plan Worksheet
3911 SE Four Mile Drive – Site Plan

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

A. Site Development

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

The proposed building is situated on a corner lot, with the primary building façade facing north towards SE 36th Circle.

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

The site plan generally complies with the landscaping and parking requirements of the Code.

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

The site provides adequate parking and circulation given the size and use of the proposed building. Code requires a minimum of one parking stall for every two employees on site. Plans show a total of twenty-one parking stalls being provided. A five-foot sidewalk is proposed along the north property line along SE 36th Circle.

- 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.**

A traffic memo for the site was reviewed and approved by the City's Traffic Engineering Manager. Public improvements stemming from the proposed development are not 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.**

Parking stalls are proposed along the north side of the proposed building. Landscaping is proposed along the north and west sides of the parking area to screen the stalls from SE Four Mile Drive and SE 36th Circle.

- 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.**

A dumpster enclosure is not proposed with the site; however, an outdoor storage area is proposed south of the proposed building. The outdoor storage area will be screened from public view via a six-foot wood fence with trees planted around the storage area. This storage area will be constructed at a future date, separate from the rest of the development.

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

All services to the building will be underground.

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

Lighting on the site will be directed away from adjoining properties and downward.

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

Storm water will drain from one of the multiple storm water intakes to the proposed detention basin located near the southwest corner 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.**

The applicant is proposing to connect to the eight-inch sanitary and ten-inch water mains that run along SE 36th Circle to service the proposed building.

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

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

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

The proposed landscaping conforms and meets the requirements of the Code.

B. Building Design

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

The proposed 10,500 square-foot building is comparable in size and scale to the surrounding light-industrial developments in the area. The size and design of the building align with the regulations of the Code.

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

The materials for the proposed buildings consist primarily of stone veneer and metal siding. The minimum primary material requirements of the Code have been met with what's proposed.

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

Any mechanical or utility equipment on the roof will be screened appropriately.

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

Only one building is being proposed on the site.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

D. Factors for Evaluation

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

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

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

- 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 other sites in the neighboring area.

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

The layout and circulation system for traffic on the site is appropriate.

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

The proposed building is comparable in scale and style to the other light-industrial developments in the Four Mile area. The building will be constructed primarily of stone veneer and metal siding.

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

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

April 3, 2026

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

RE: **3911 SE Four Mile Drive**
Site Plan

Dear Plan and Zoning Commission Members:

On behalf of Starkenburg Property Management, we are pleased to submit herewith a site plan for 3911 SE Four Mile Drive. The property is located southeast of the intersection of SE Four Mile Drive and SE 36th Circle. The site improvements include a 10,500 sf multi-tenant flex building used for office and storage space, paved sidewalk along SE 36th Circle, parking and associated utilities. Stormwater management will be provided along the western property line in a dry-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,

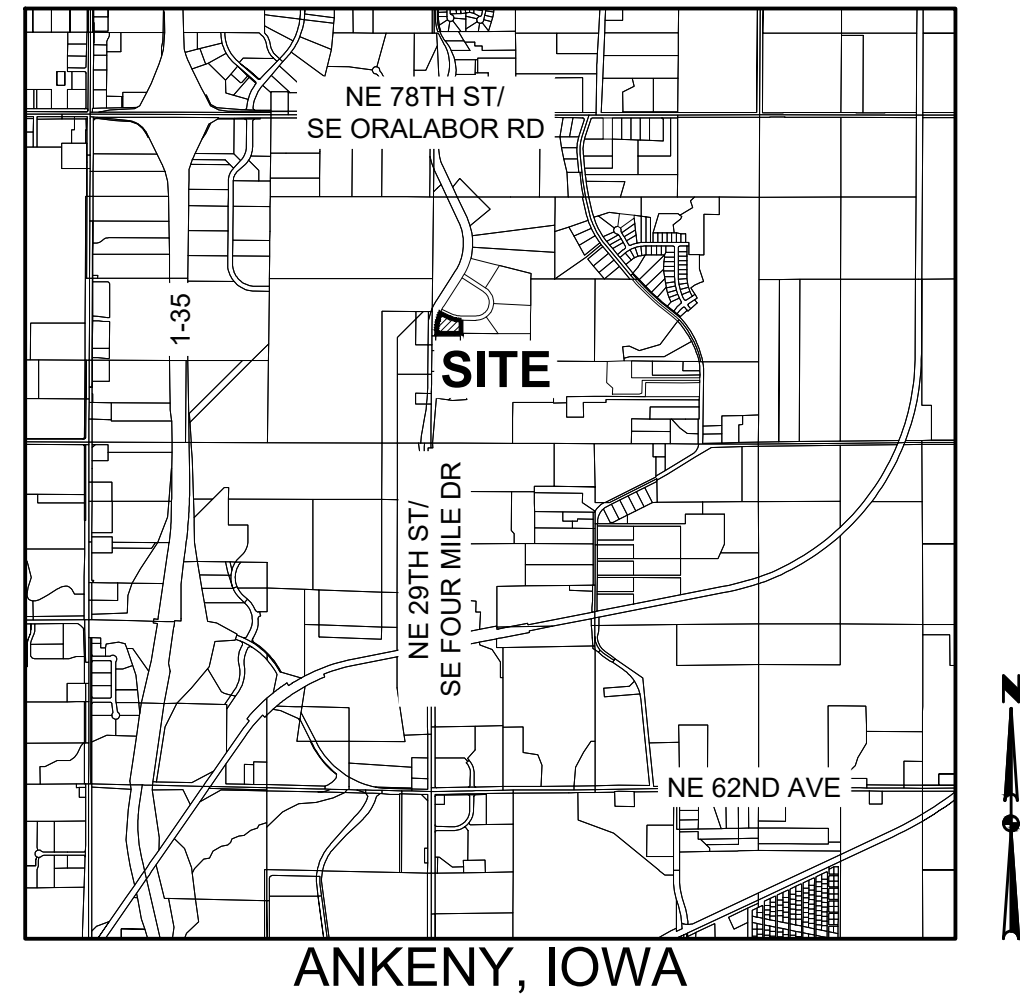


Jared Murray,
Project Manager
Civil Design Advantage, LLC

SITE PLAN FOR: 3911 SE FOUR MILE DRIVE

ANKENY, IOWA

VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION

LOT 2, ALBAUGH FOUR MILE INDUSTRIAL PARK, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

PROJECT SITE ADDRESS

3911 SE FOUR MILE DRIVE

DEVELOPMENT SUMMARY

AREA: 2.22 ACRES (96,876 SF)

ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS:

FRONT: 50 FEET
SIDE: NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL OR STREET RIGHT-OF-WAY, THEN 50 FEET
REAR: 40 FEET

OPEN SPACE CALCULATION:

TOTAL SITE:	= 96,876 SF (2.22 AC)
BUILDING	= 10,500 SF
6" PAVEMENT	= 12,021 SF
7" GRANULAR	= 23,982 SF
SIDEWALK	= 1,591 SF
OPEN SPACE PROVIDED	= 48,782 SF (1.12 AC)

MAX. BUILDING HEIGHT: 75 FEET

MAX. NUMBER OF STORIES: 5 STORIES

PARKING REQUIRED (10,500 SF BUILDING & 42 EMPLOYEES):
MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLY OF GOODS, MERCHANDISE AND EQUIPMENT (MAJORITY OF DOLLAR VOLUME OF BUSINESS NOT DONE WITH WALK-IN TRADE)

1 SPACE/2 EMPLOYEES	= 21 SPACES
TOTAL PARKING REQ.	= 21 SPACES

ACCESSIBLE PARKING REQUIRED:

1-25 SPACES	= 1 SPACE
-------------	-----------

PARKING PROVIDED:

ACCESSIBLE PARKING	= 1 SPACE
STANDARD PARKING	= 20 SPACES
TOTAL PARKING PROVIDED	= 21 SPACES

ERU CALCULATION

IMPERVIOUS SPACE CALCULATION:

BUILDING	= 10,500 SF
GRAVEL	= 23,982 SF
PAVEMENT (INCLUDES SIDEWALK)	= 13,612 SF
TOTAL IMPERVIOUS SPACE	= 48,094 SF

ERU CALCULATION:

48,094 SF OF IMP. AREA/4,000 SF/1 ERU = 12.02 (13 ERU'S)

DATE OF SURVEY

03/13/2026

BENCHMARKS

- CUT X ON BACK OF CURB @ DOUBLE INTAKE @ NE CORNER OF LOT 3 ALBAUGH FOUR MILE INDUSTRIAL PLAT 1
ELEVATION=892.72

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: SPRING 2026
ANTICIPATED FINISH DATE: FALL 2026

NOTES

- LOT OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG SE FOUR MILE DRIVE IF REQUIRED BY CITY AT A FUTURE DATE.

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	DIMENSION PLAN
4-5	GRADING PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7	UTILITY PLAN
8	LANDSCAPE PLAN

GENERAL LEGEND

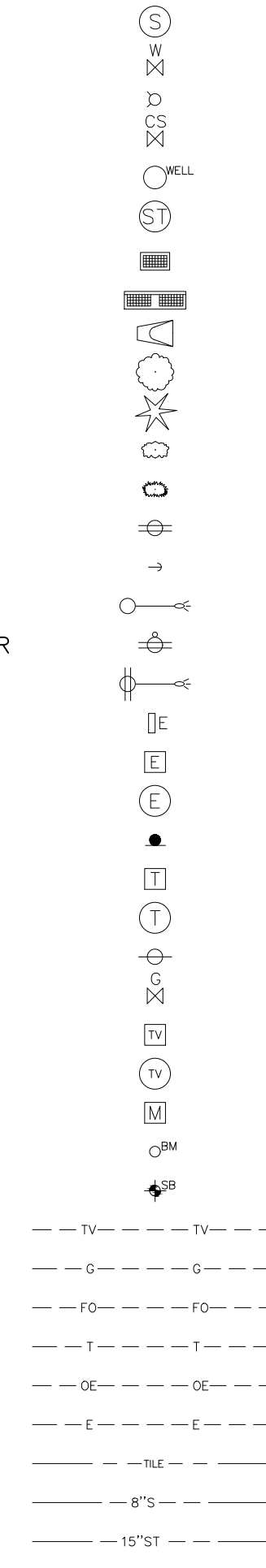
PROPOSED

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



EXISTING

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



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.

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

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

THE 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.



CIVIL DESIGN ADVANTAGE

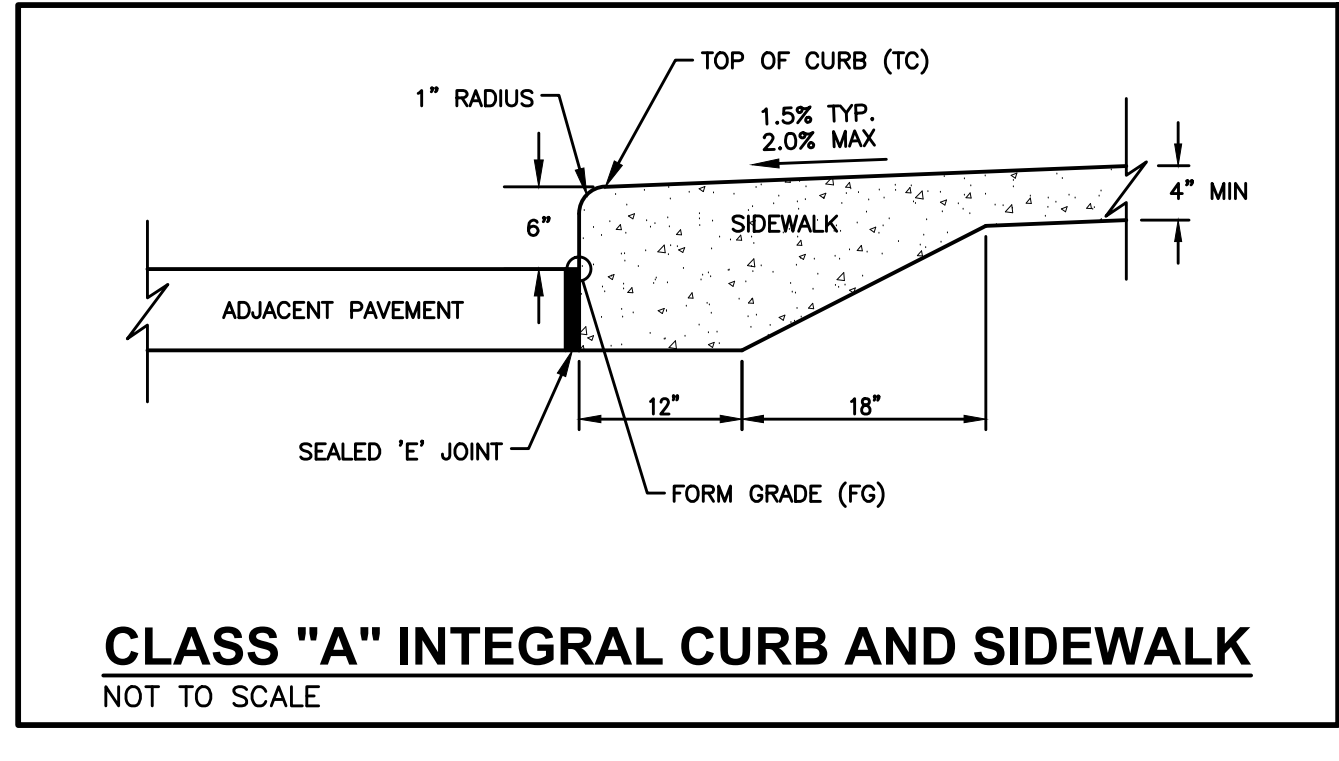
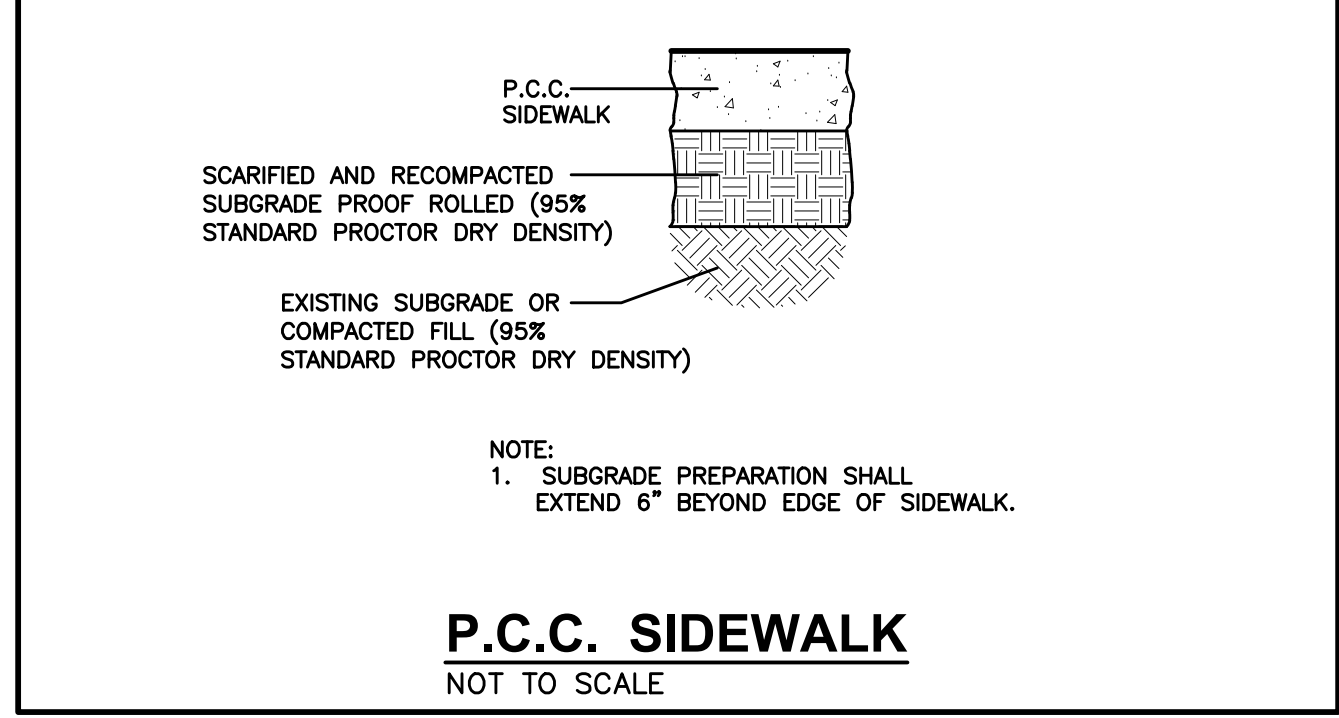
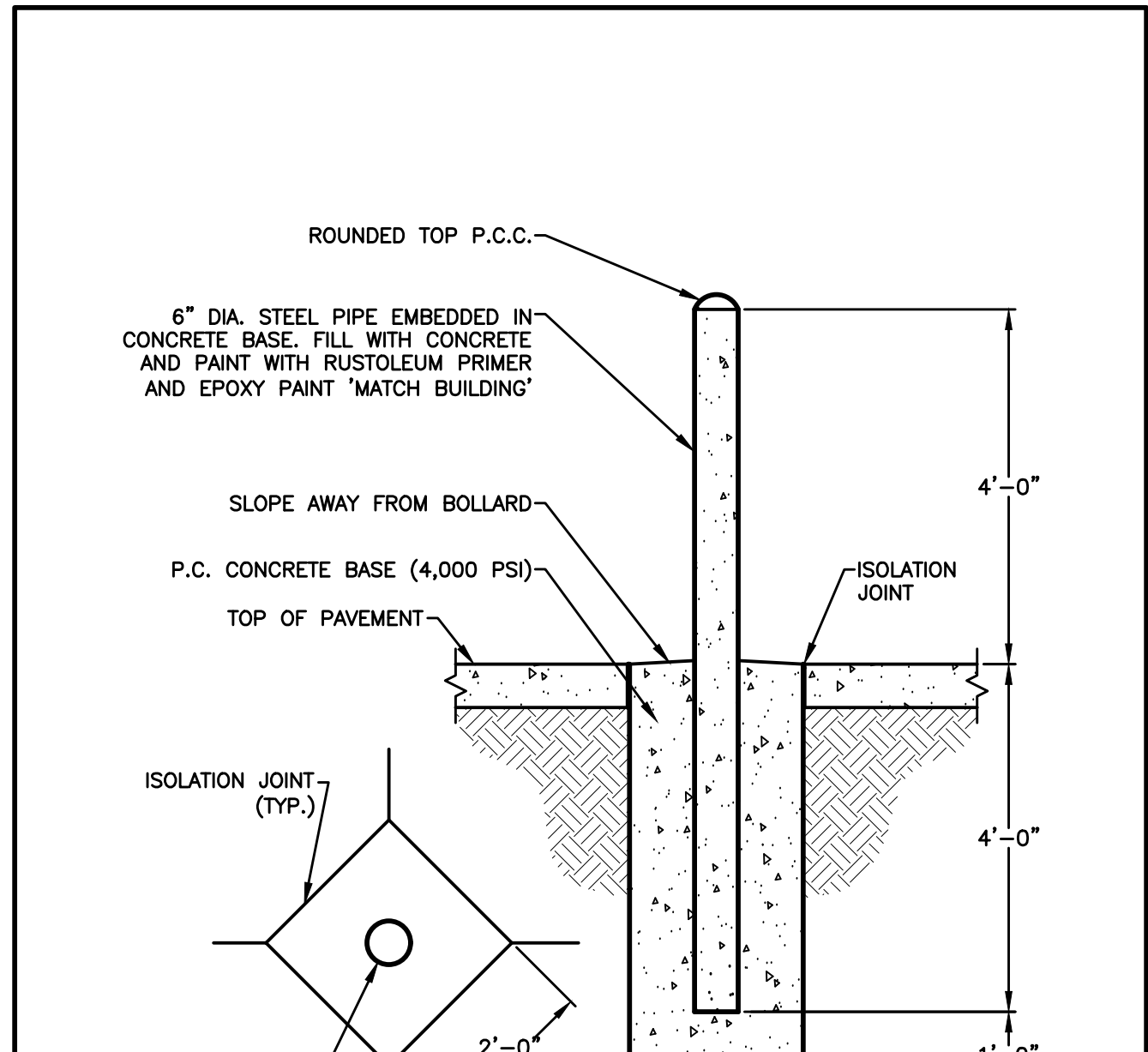
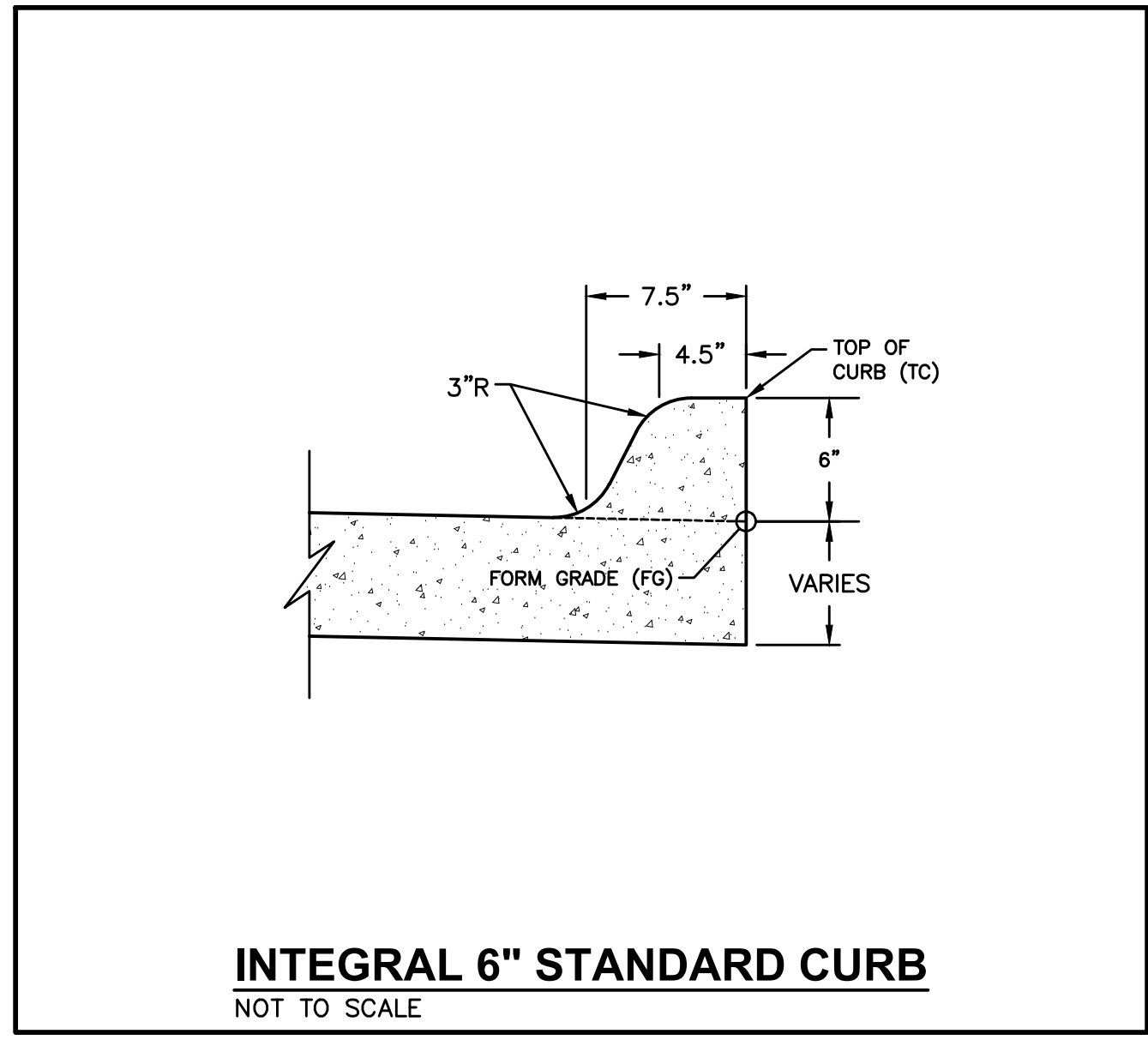
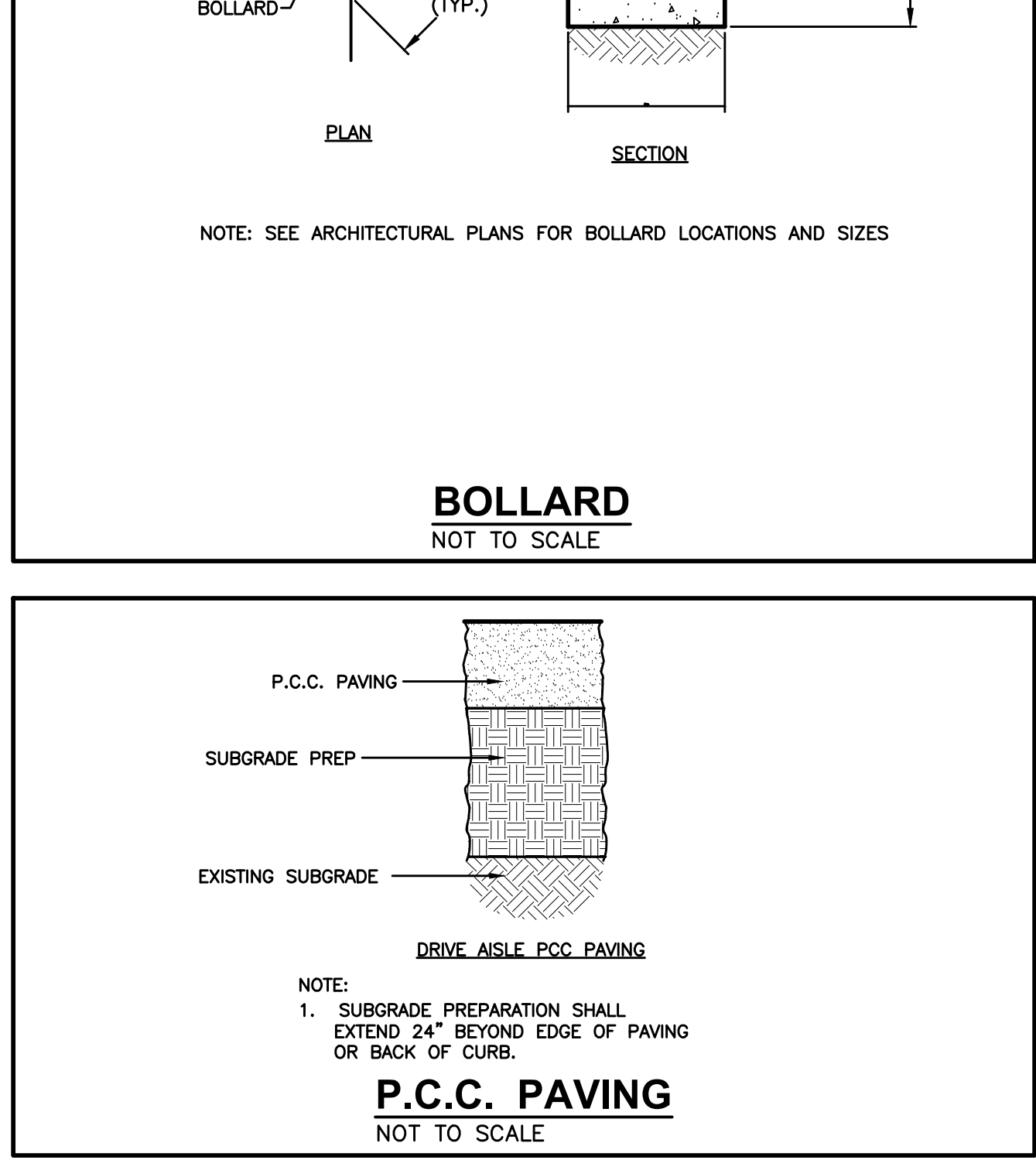
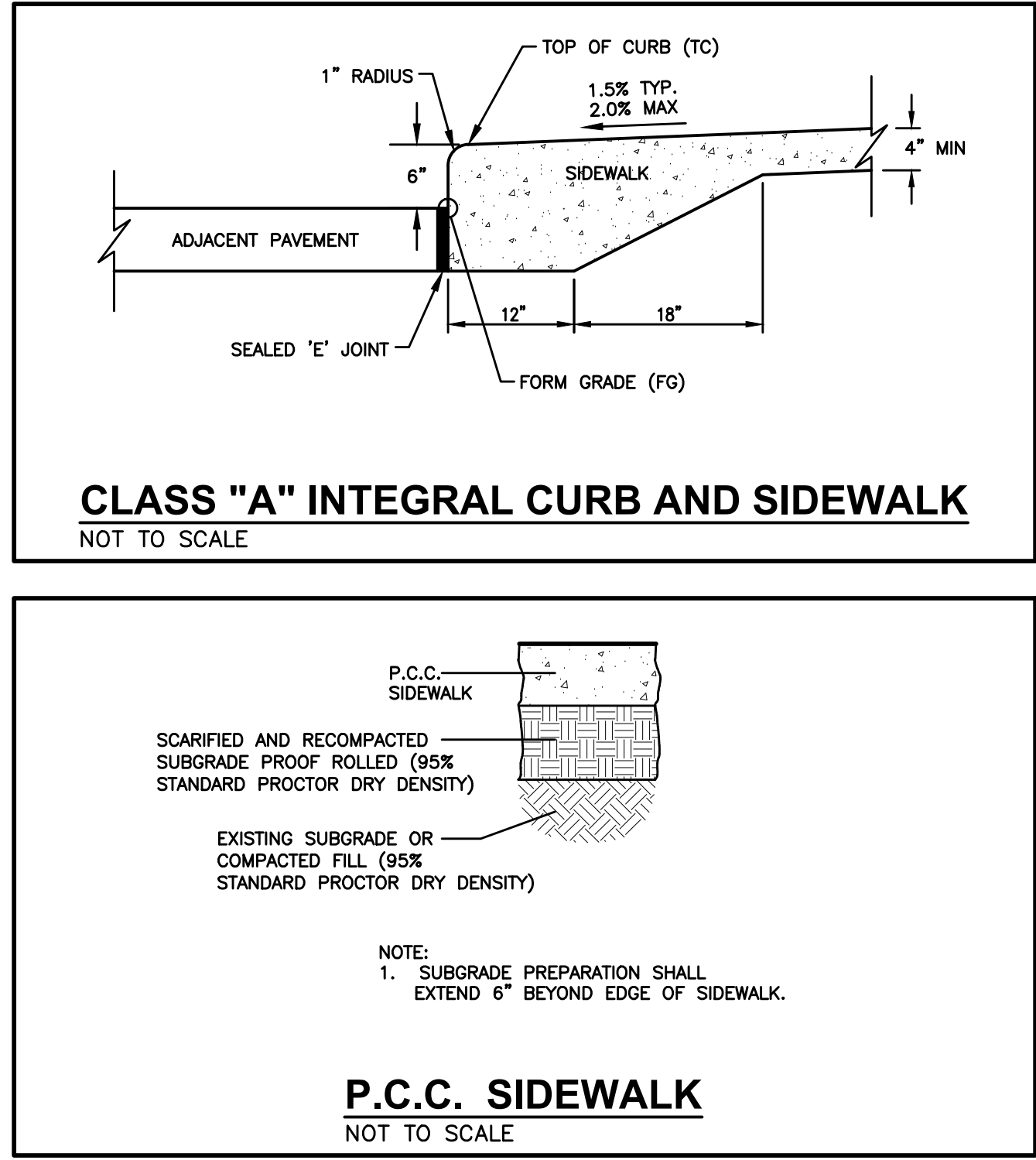
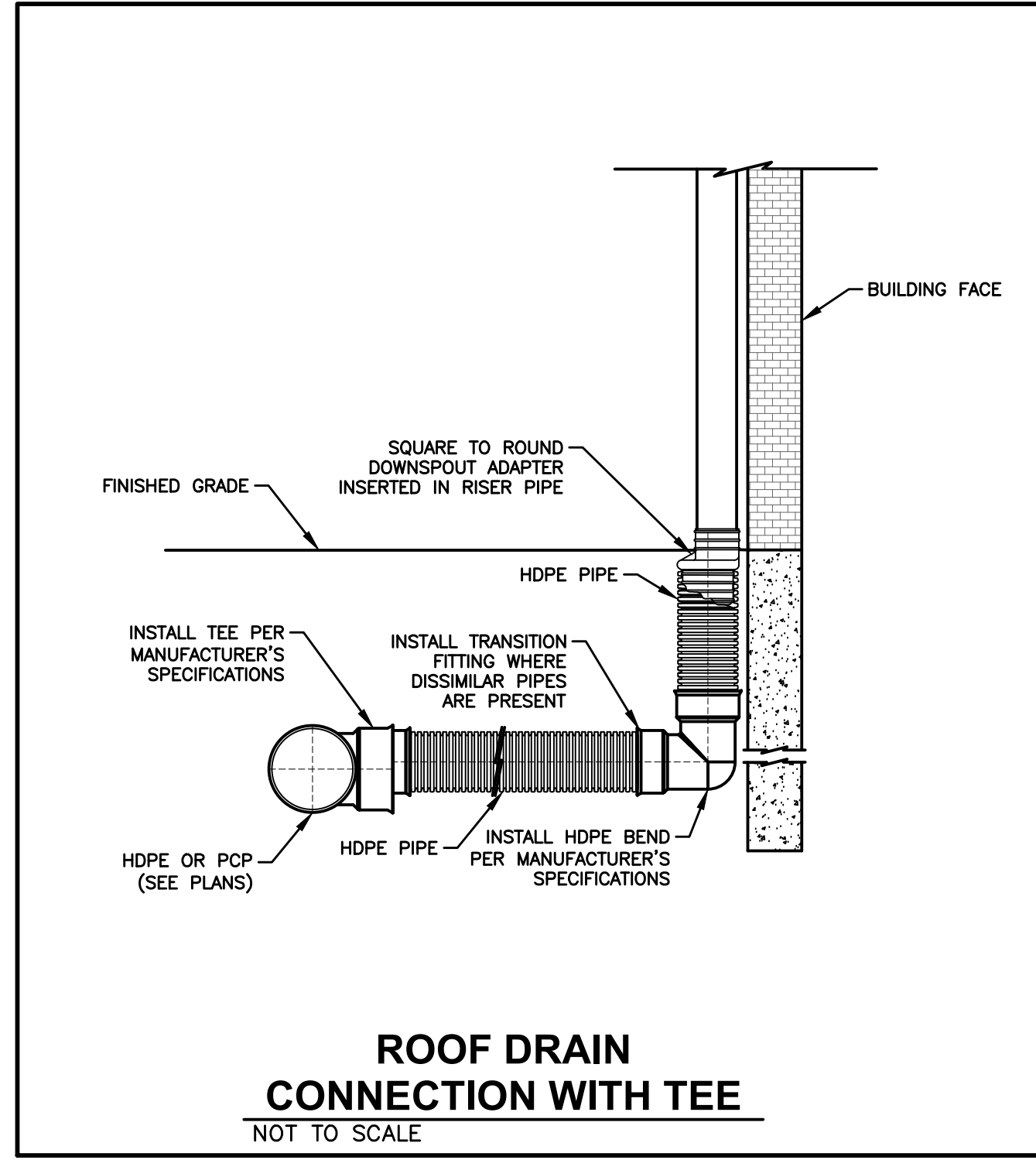
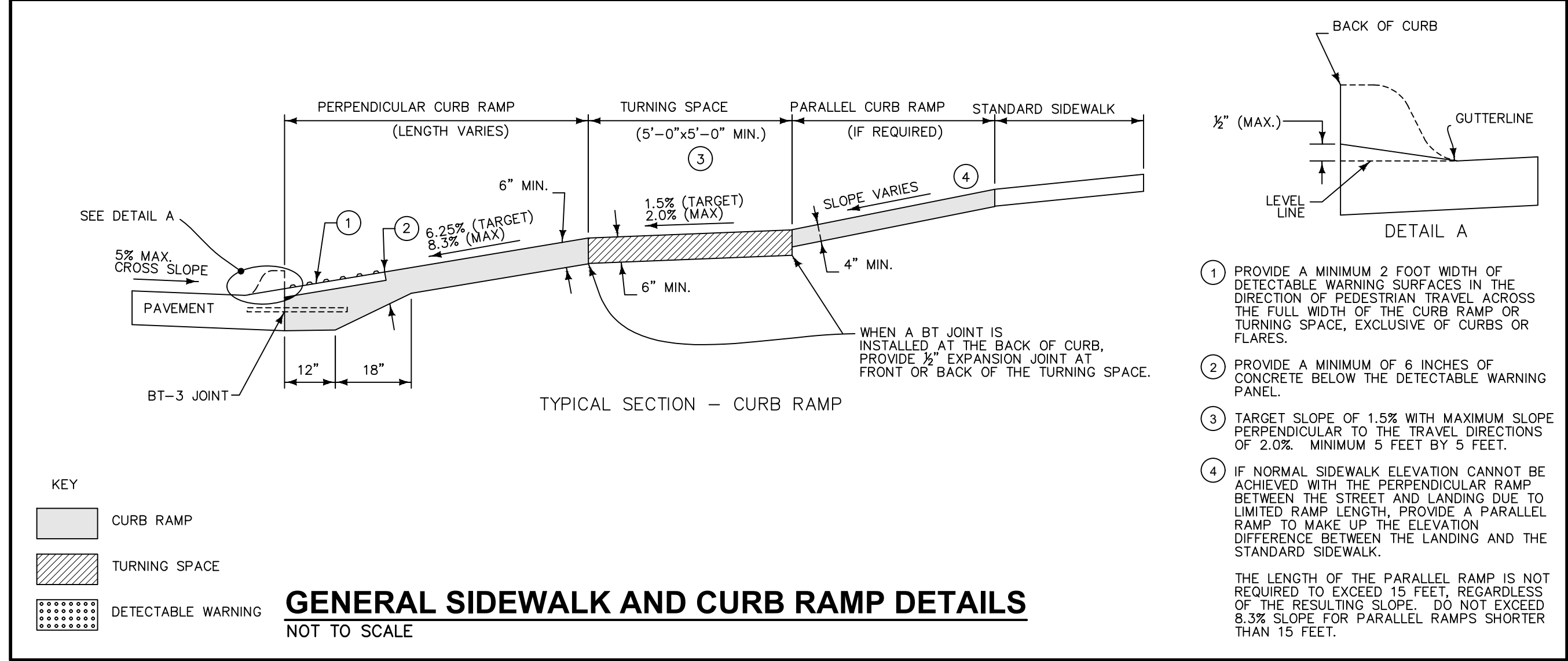
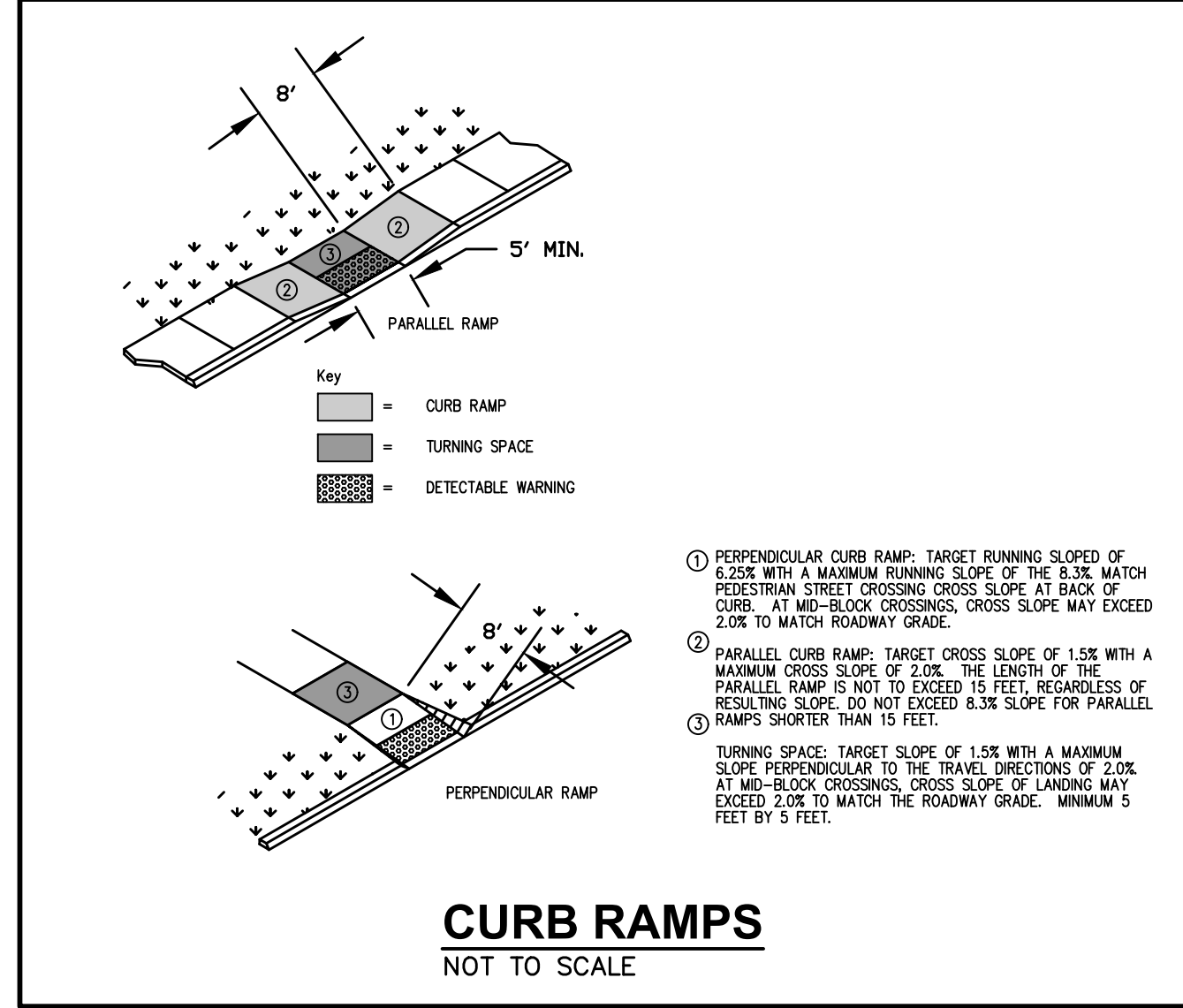
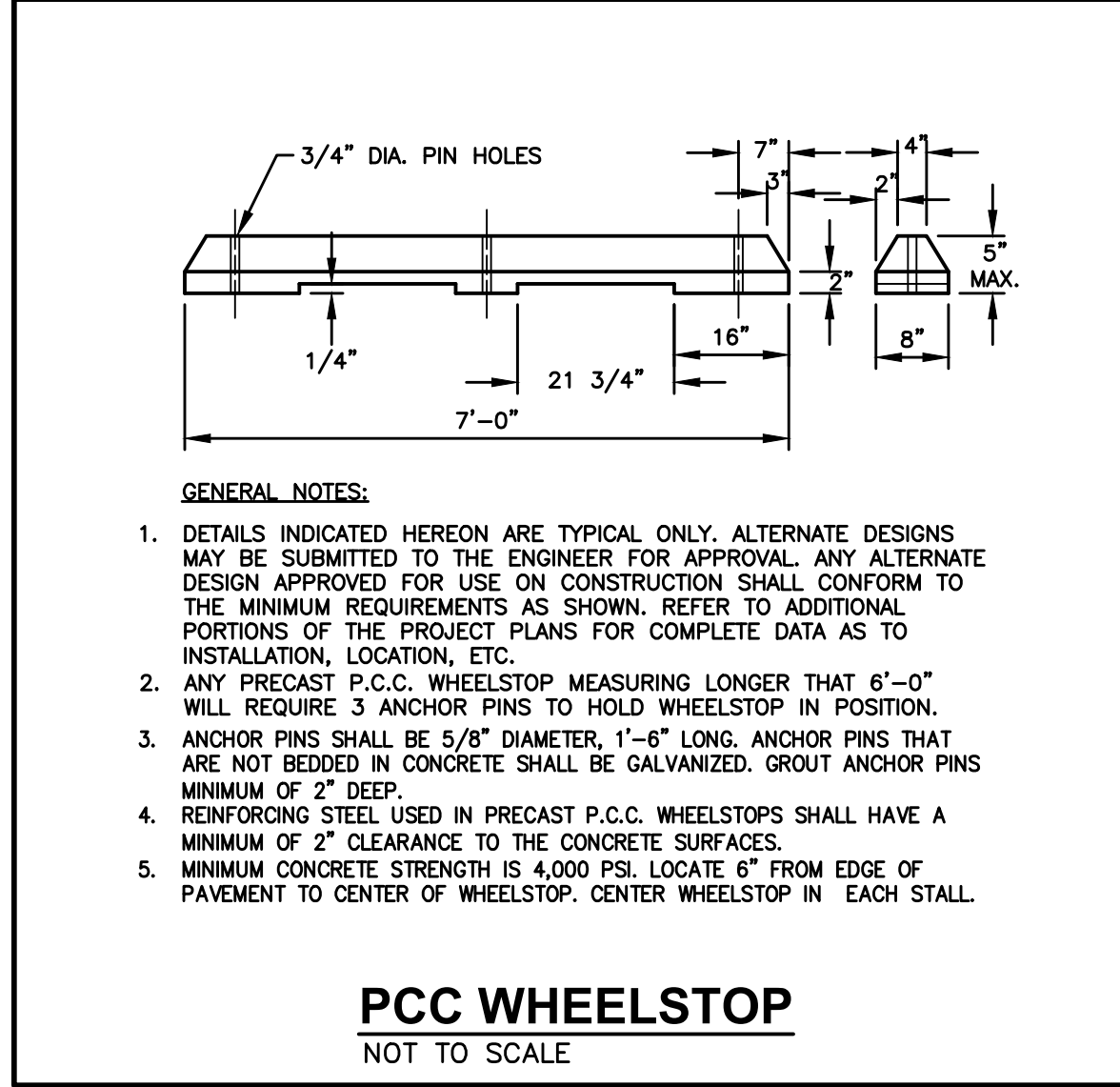
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

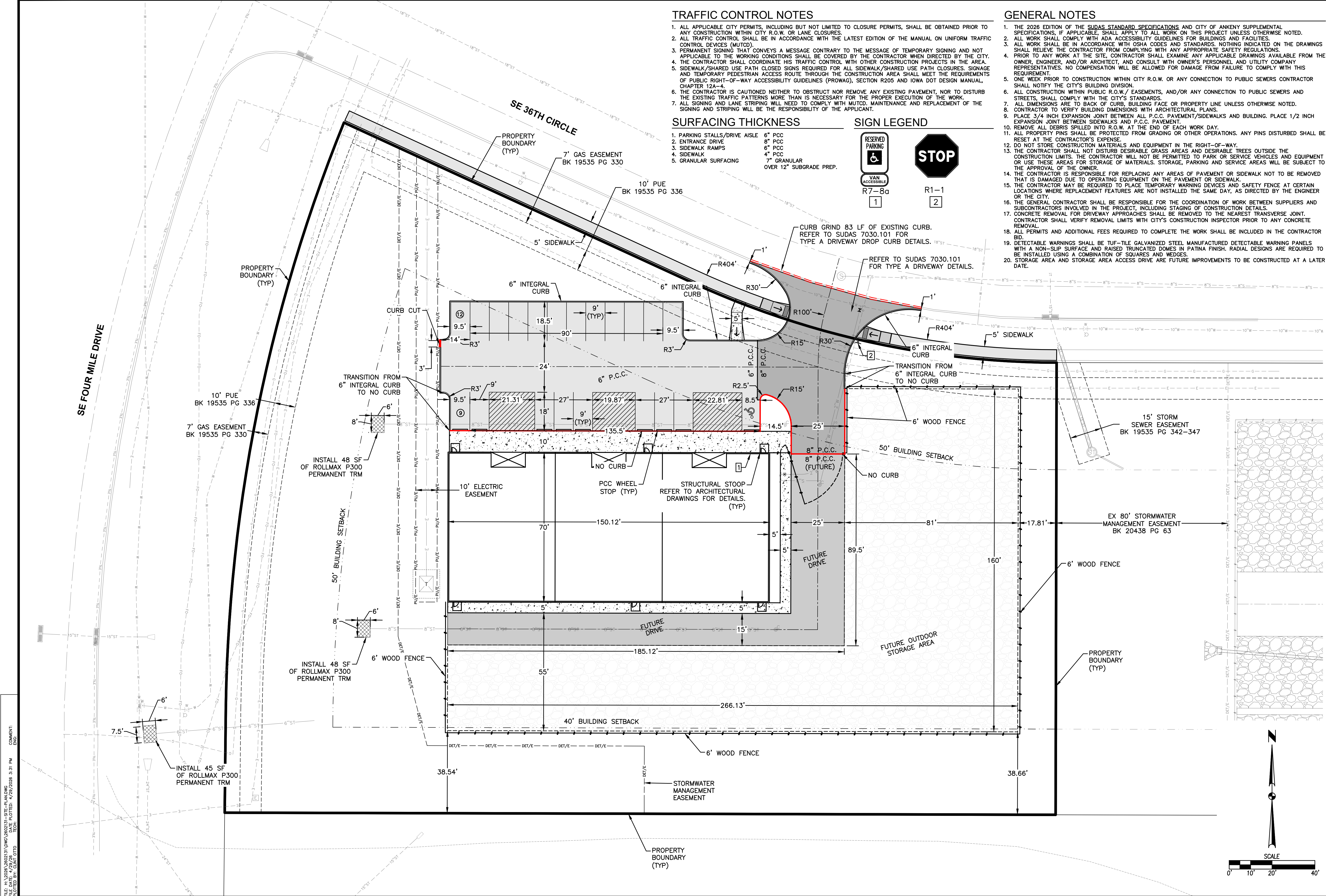
PROJECT NO. 2602.131

FILE: H:\2026\2602131\2602131-SITE-PLAN.DWG
 PLOTTED BY: GARY ONTO
 DATE: 4/29/2026 3:31 PM
 COMMENT: ENCL

FILE: H:\V2025\2602131\2602131-SITE-PLAN.DWG
 COMMENT: 4/29/2025 3:31 PM
 PLOTTED BY: GJAE OTTO
 TECH: JDS



DATE: 04/29/2025 04/24/2025 04/03/2025
 REVISIONS: SECOND SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL
 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
 CIVIL DESIGN ADVANTAGE ANKENY, IOWA
 3911 SE FOUR MILE DRIVE DETAILS
 2/8
 2602.131
 ENGINEER: JMM TECH: JDS



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/SHARED USE PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK/SHARED USE PATH CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
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.

SURFACING THICKNESS

- | | |
|-------------------------------|-------------------------------------|
| 1. PARKING STALLS/DRIVE AISLE | 6" PCC |
| 2. ENTRANCE DRIVE | 8" PCC |
| 3. SIDEWALK RAMPS | 6" PCC |
| 4. SIDEWALK | 4" PCC |
| 5. GRANULAR SURFACING | 7" GRANULAR OVER 12" SUBGRADE PREP. |

SIGN LEGEND

RESERVED PARKING
VAN ACCESSIBLE
R7-8g
1

STOP
R1-1
2

GENERAL NOTES

1. 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.
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 BUILDING 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. DETECTABLE WARNINGS SHALL BE TUF-TILE GALVANIZED STEEL MANUFACTURED DETECTABLE WARNING PANELS WITH A NON-SLIP SURFACE AND RAISED TRUNCATED DOMES IN PATINA FINISH. RADIAL DESIGNS ARE REQUIRED TO BE INSTALLED USING A COMBINATION OF SQUARES AND WEDGES.
20. STORAGE AREA AND STORAGE AREA ACCESS DRIVE ARE FUTURE IMPROVEMENTS TO BE CONSTRUCTED AT A LATER DATE.

FILE: H:\2026\2602131\2602131-SITE-PLAN.DWG
 COMMENT: ENO
 PLOTTED BY: GJAE OTTO
 DATE: 4/29/2026 3:31 PM
 TECH: JDS

DATE	04/29/2026	04/29/2026	04/03/2026
REVISIONS			
SECOND SUBMITTAL			
THIRD SUBMITTAL			
FIRST SUBMITTAL			

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

TECH: JDS

ENGINEER: JMM

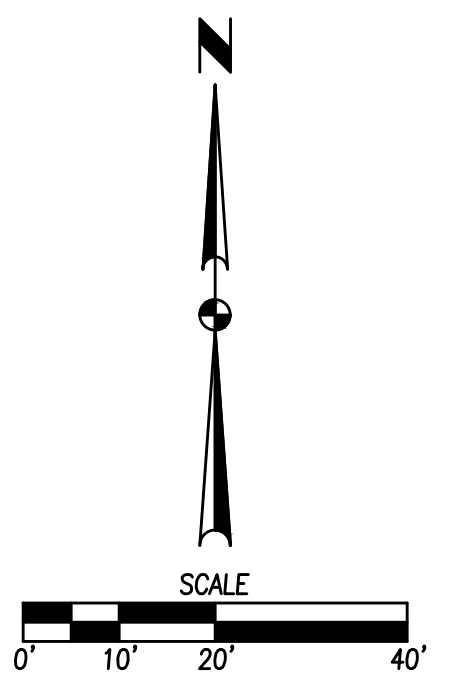
ESA
 CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

3911 SE FOUR MILE DRIVE
DIMENSION PLAN

3 / 8

2602.131



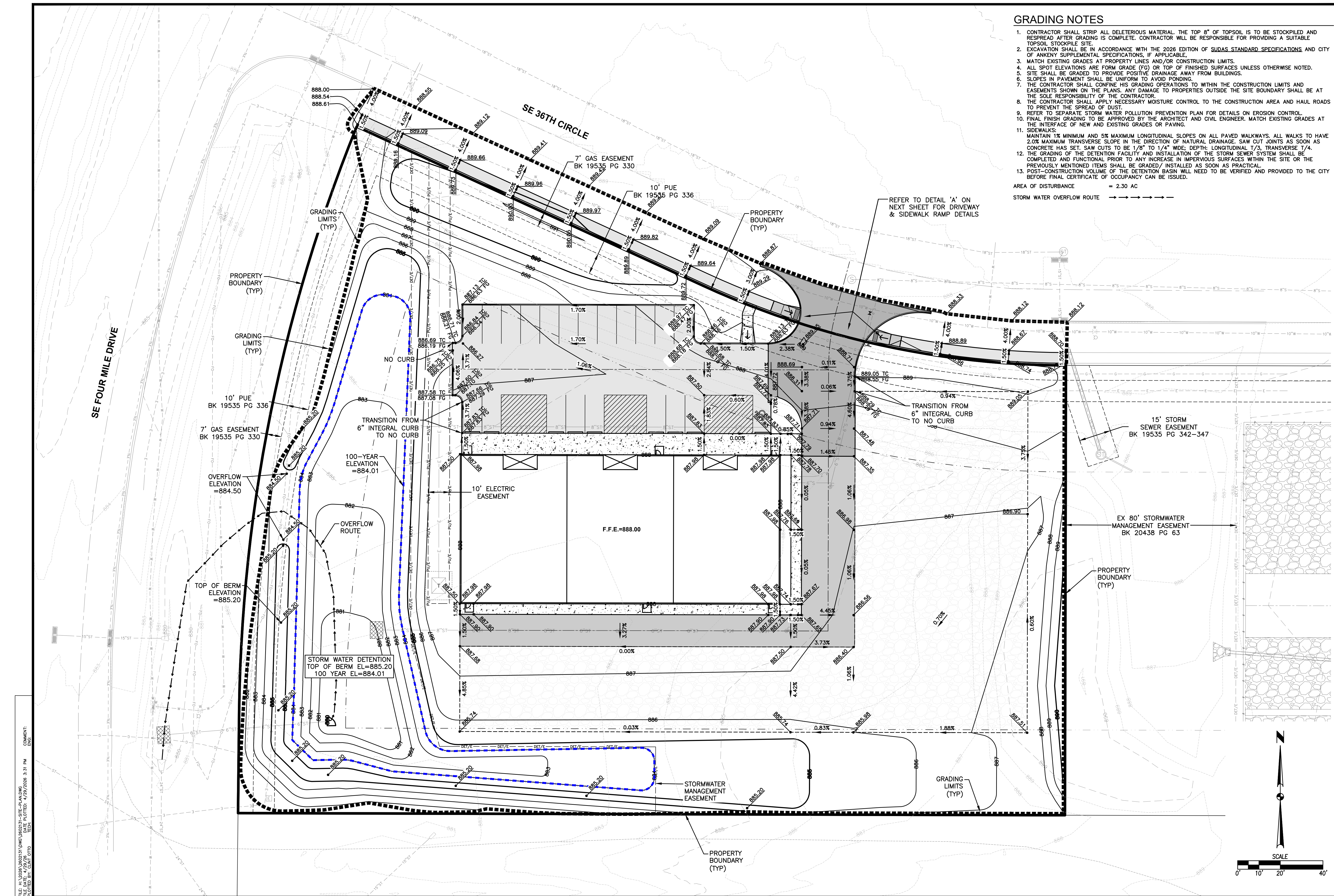
FILE: H:\2025\260213\260213-1-SITE-PLAN.DWG
 DATE: 4/29/2025 3:31 PM
 PLOTTED BY: GJAE OTTO
 COMMENT: ENCL

GRADING NOTES

1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
2. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2026 EDITION OF SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE.
3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. 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.
11. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
12. THE GRADING OF THE DETENTION FACILITY AND 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.
13. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

AREA OF DISTURBANCE = 2.30 AC
 STORM WATER OVERFLOW ROUTE → → → → →

REFER TO DETAIL 'A' ON NEXT SHEET FOR DRIVEWAY & SIDEWALK RAMP DETAILS



DATE	04/29/2025	04/24/2025	04/03/2025
REVISIONS			
	SECOND SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

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

TECH: JDS
 ENGINEER: JMM

ESA
 CIVIL DESIGN ADVANTAGE

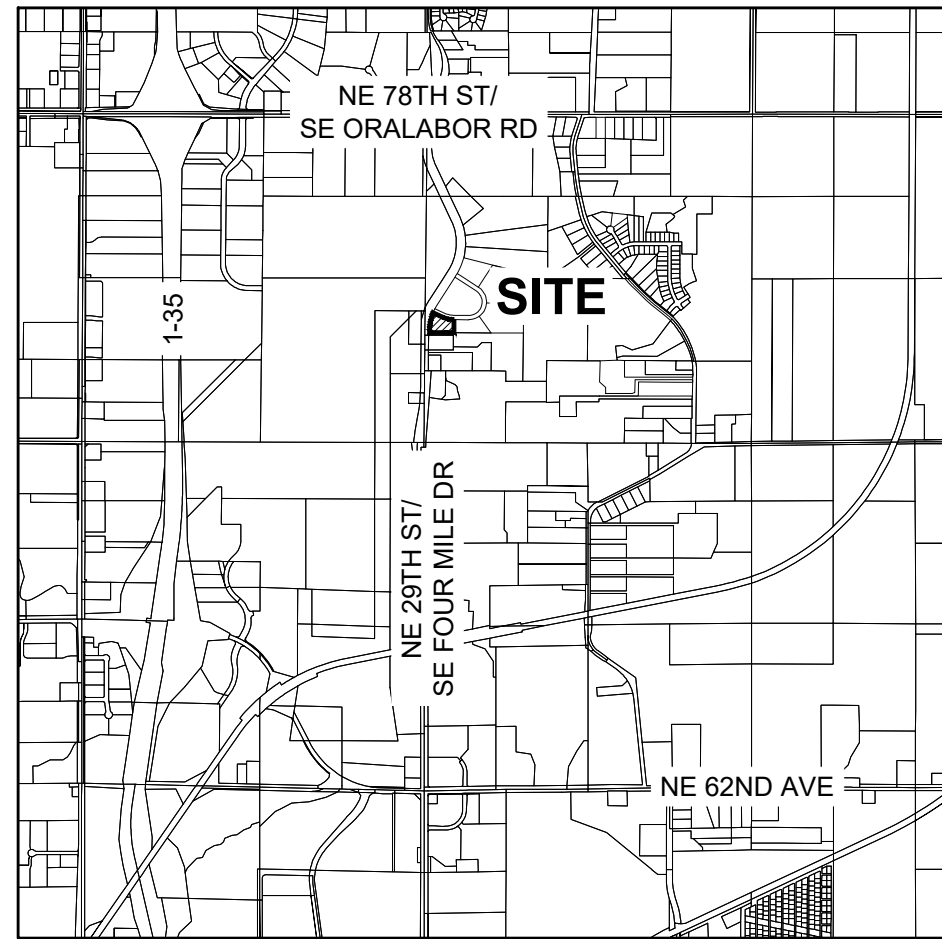
ANKENY, IOWA

3911 SE FOUR MILE DRIVE
GRADING PLAN

4 / 8
 2602.131

3911 SE FOUR MILE DRIVE

VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

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.

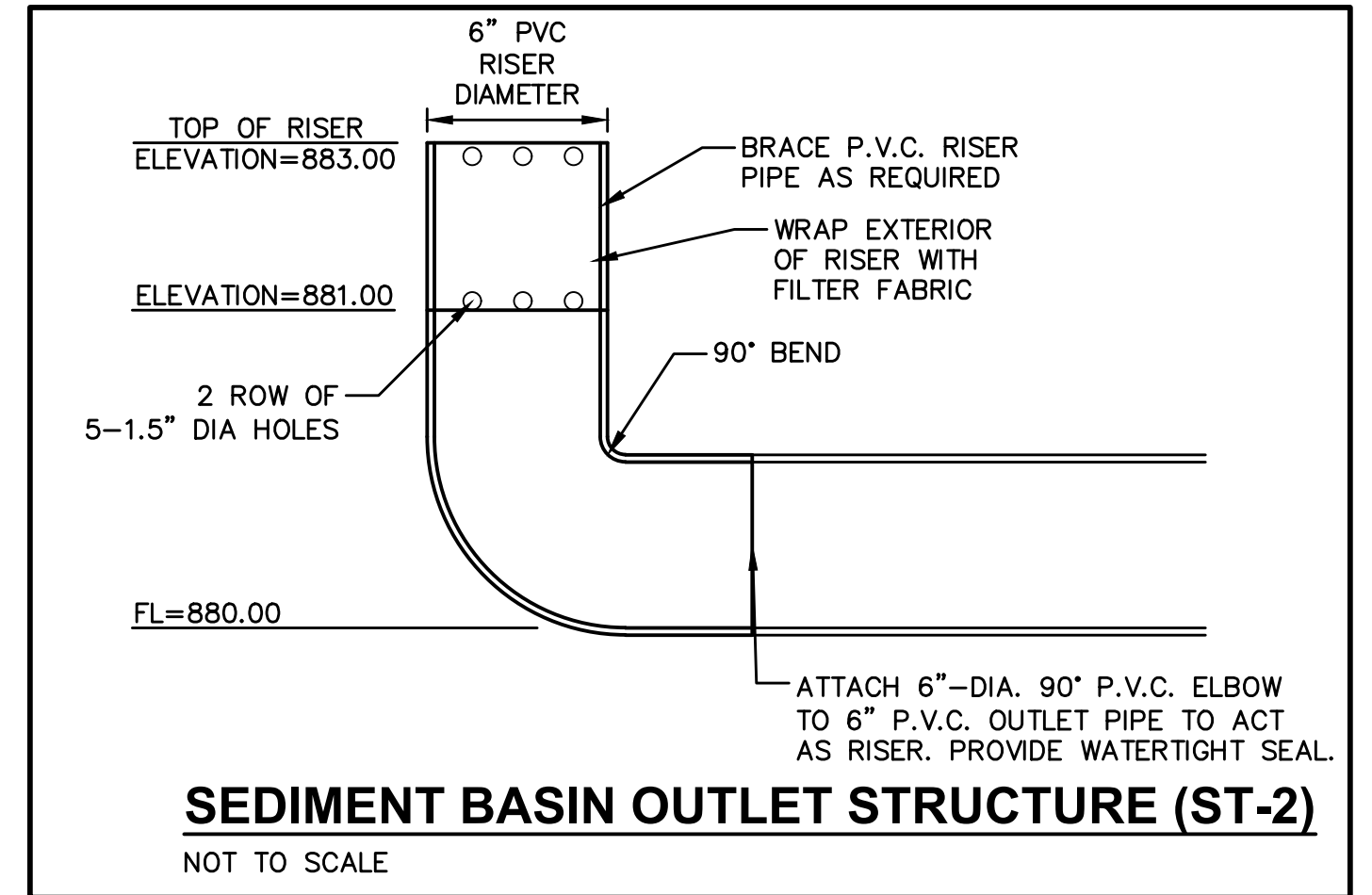
EROSION AND SEDIMENT CONTROL PLAN

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK ±1,100 FT	2.30 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	8,280 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	86 CU FT
VOLUME PROVIDED IN FILTER SOCK (43 LF @ 2.0 CU FT/LF OF SOCK)	6,143 CU FT
VOLUME PROVIDED IN SILT FENCE (1,365 LF @ 4.5 CU FT/LF OF FENCE)	11,834 CU FT
VOLUME PROVIDED IN TSB (OVEREXCAVATE 2' @ 3:1)	18,063 CU FT
TOTAL VOLUME PROVIDED	

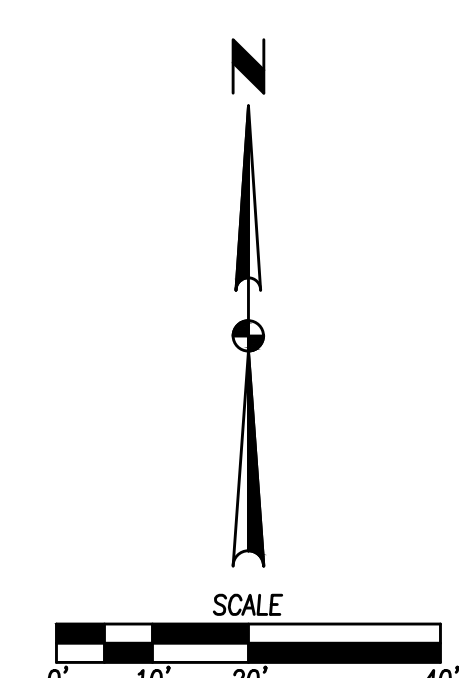
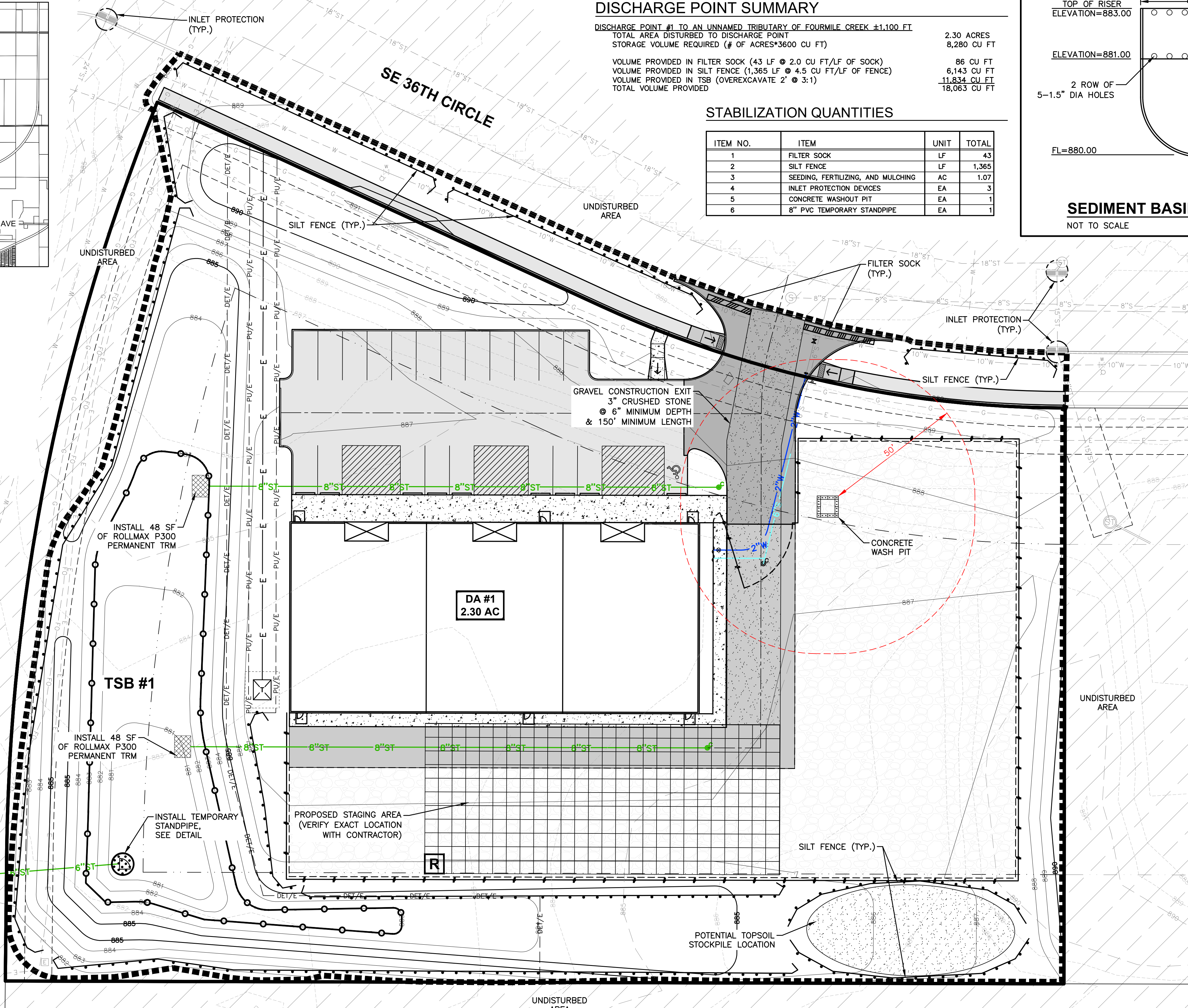
STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	FILTER SOCK	LF	43
2	SILT FENCE	LF	1,365
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.07
4	INLET PROTECTION DEVICES	EA	3
5	CONCRETE WASHOUT PIT	EA	1
6	8" PVC TEMPORARY STANDPIPE	EA	1



SWPPP LEGEND

- DRAINAGE ARROW → X.XX %
- GRADING LIMITS ————
- FILTER SOCK [Symbol]
- SILT FENCE [Symbol]
- DITCH CHECK [Symbol]
- INLET PROTECTION [Symbol]
- PORTABLE RESTROOM [R]
- TEMPORARY STANDPIPE [Symbol]
- CONCRETE WASHOUT PIT [Symbol]
- AREA TO BE SEEDED [Symbol]
- STRAW MAT [Symbol]
- UNDISTURBED AREA [Symbol]
- RIP-RAP [Symbol]
- GRAVEL ENTRANCE [Symbol]
- STAGING AREA [Symbol]
- TEMPORARY SEDIMENT BASIN [TSB#]



FILE: H:\2025\2602131\SWPPP.DWG
 COMMENT: SWPPP
 PLOTTED BY: GJAE OTTO
 DATE: 4/29/2025 3:31 PM
 PLOT: 1

DATE	04/29/2025	04/24/2025	04/03/2025
REVISIONS			
SECOND SUBMITTAL			
SECOND SUBMITTAL			
FIRST SUBMITTAL			

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

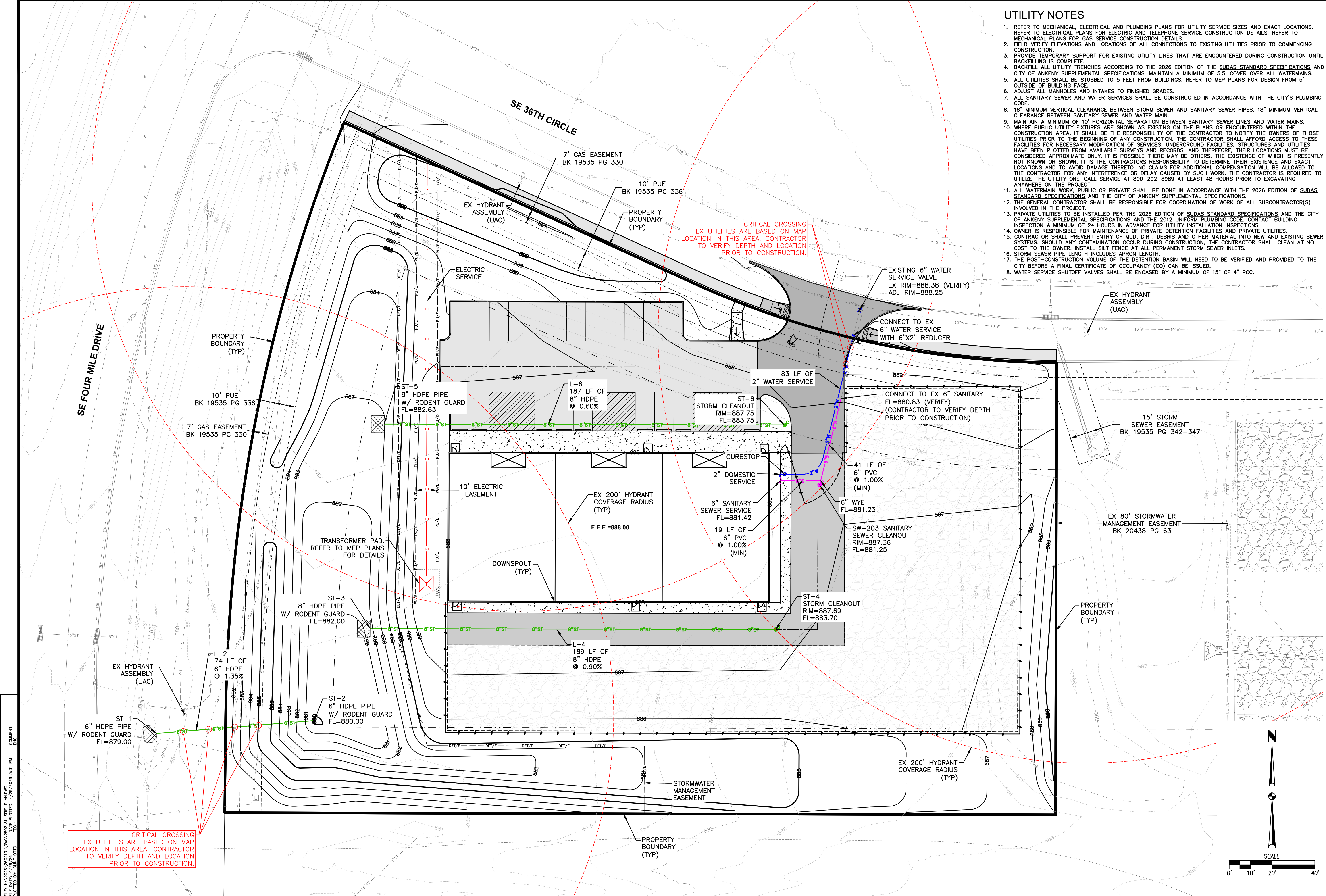
TECH: JDS
 ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

3911 SE FOUR MILE DRIVE
 EROSION AND SEDIMENT CONTROL PLAN

6
 8
 2602.131



- ### 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 CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. MAINTAIN A MINIMUM OF 6.5' COVER OVER ALL WATERMANS.
 - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
 - ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
 - ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'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 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.
 - ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2026 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE 2026 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS 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 DETENTION FACILITIES AND 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.
 - STORM SEWER PIPE LENGTH INCLUDES APRON LENGTH.
 - THE 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.
 - WATER SERVICE SHUTOFF VALVES SHALL BE ENCASED BY A MINIMUM OF 15" OF 4" PCC.

FILE: H:\2026\2602131\2602131-SITE-PLAN.DWG
 DATE: 4/29/2026 3:31 PM
 PLOTTED BY: GJAE OTTO
 TECH: JDS

CRITICAL CROSSING
 EX UTILITIES ARE BASED ON MAP
 LOCATION IN THIS AREA. CONTRACTOR
 TO VERIFY DEPTH AND LOCATION
 PRIOR TO CONSTRUCTION.

DATE	04/29/2026	04/29/2026	04/29/2026
REVISIONS	SECOND SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

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

TECH: JDS
 ENGINEER: JMM

ANKENY, IOWA

3911 SE FOUR MILE DRIVE

UTILITY PLAN

7/8

2602.131

GRAND MEADOW | MESIC SITE SEED MIX

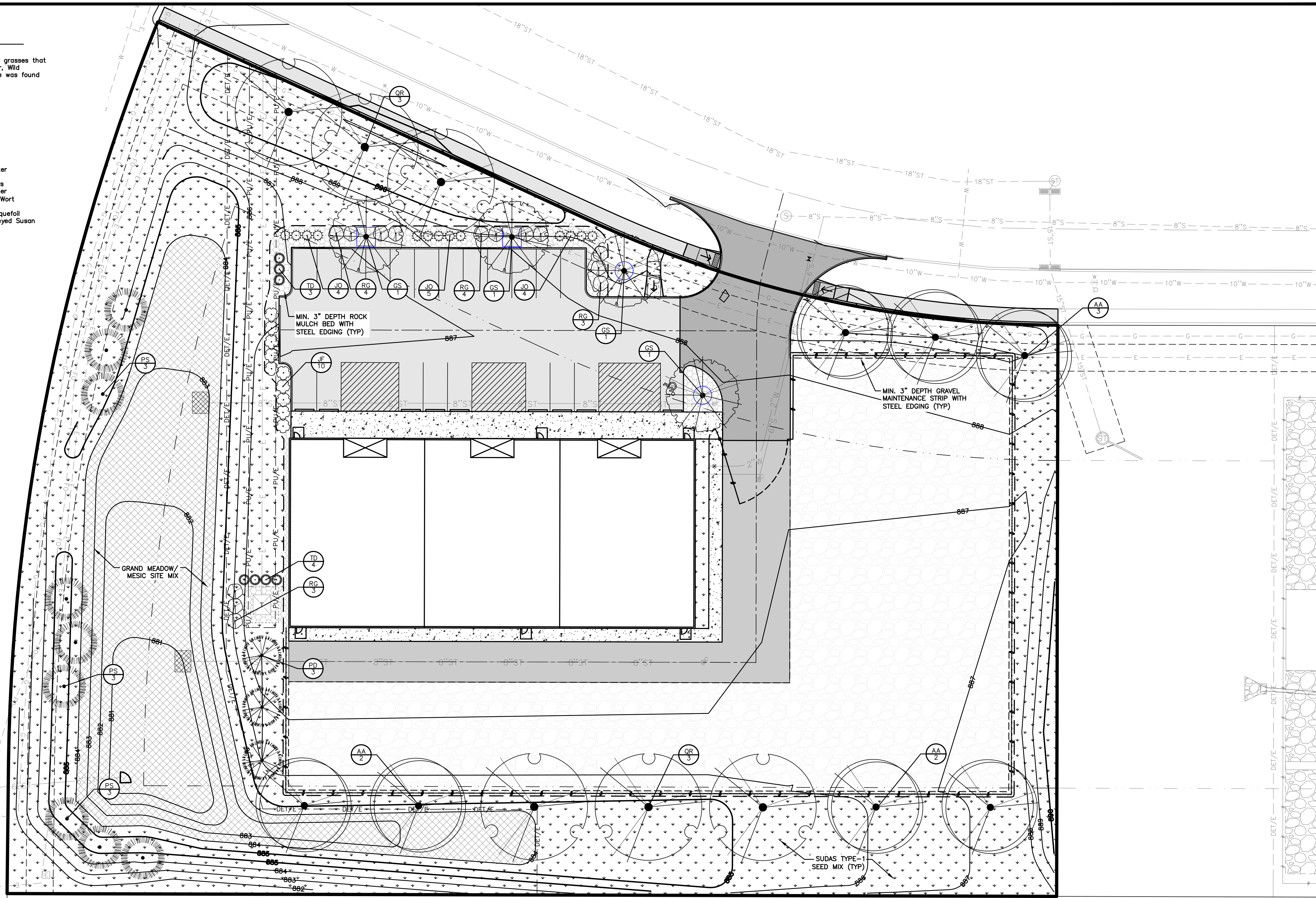
Product Description
The Grand Meadow | Mesic Site Seed mix is filled with a grand diversity of wildflowers and native grasses that will bloom from spring into the fall. Pictured above are Prairie Blazingstar, Yellow Coneflower, Wild Bergamot, Big Bluestem and Indiangrass. This mix typifies the Tall Grass Prairie that once was found from Canada to Texas.

Mixture: 50% Wildflowers | 50% Grasses, by weight.
Seeding Rate: 10-15 lbs. per Acre
Soil Preference: Mesic, Wet Mesic
Bloom Time: Spring, Summer, Fall
Colors: June, July, August, September, October
Blue, Cream, Orange, Purple, Yellow, White, Green, Brown

Wildflowers:
Anise Hyssop
New England Aster
Partridge Pea
Showy Tick Trefoil
Cream Gentian
Dense Blazingstar
Foxglove Beardtongue
Yellow Coneflower
Compass Plant
Hoary Vervain
Canada Anemone
Upland White Aster
Wild Senna
Pale Purple Coneflower
Oxeye Sunflower
Wild Lupine
White Prairie Clover
Blackeyed Susan
Ohio Goldenrod
Ironweed
Butterfly Milkweed
Smooth Blue Aster
Canada Milkweed
False Aster
Tall Coreopsis
Golden Alexanders
Purple Coneflower
Rattlesnake Master
Prairie Alum Root
Great St John's Wort
Wild Bergamot
Dotted Mint
Purple Prairie Clover
Prairie Cinequefoil
Sweet Blackeyed Susan
Browmeyed Susan
Stiff Goldenrod
Showy Goldenrod

Grasses:
Big Bluestem
Indiangrass
Little Bluestem
Rough Dropseed
Virginia Wild Rye

SOURCE:
ION EXCHANGE INC.
Phone: 563-419-0837 or 563-535-7231
1878 Old Mission Dr, Harpers Ferry, IA 52146



LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- 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.
- 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 'I' 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 2.22 ACRES (96,876 SF)
OPEN SPACE REQUIRED (20%) 19,376 SF

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

TREES REQUIRED 20 TREES
SHRUBS REQUIRED 20 SHRUBS

TREES PROVIDED 20 TOTAL
SHRUBS PROVIDED 20 TOTAL
SCREENING SHRUBS PROVIDED 44 TOTAL

PARKING LOT PAVEMENT SHADING REQUIREMENT:
PAVEMENT 8,659 SF
8,659 SF x 20% 1,732 SF
TREES REQUIRED: 1,732 SF / 760 = 3 TREES

TREES PROVIDED
2 TREES @ 100% (760 SF) = 1,520 SF INDICATED BY ○
2 TREES @ 50% (380 SF) = 760 SF INDICATED BY □
TOTAL = 2,280 SF

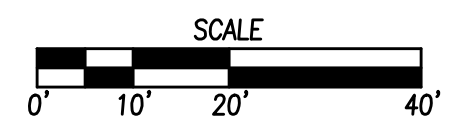
PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PD	3	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 6' HEIGHT
PS	8	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
11		SUBTOTAL:		
DECIDUOUS TREES				
AA	7	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	B&B, 1.5" CALIPER
GS	4	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
QR	6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
17		SUBTOTAL:		
SHRUBS				
JF	10	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
JQ	13	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS 'OLD GOLD'	5 GAL
RG	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
TD	7	DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL
43		SUBTOTAL:		

LANDSCAPE SCREENING REQUIREMENTS

TYPIC 'C' SCREEN REQUIRED IN AREAS WHERE STORAGE IS ADJACENT TO PUBLIC R.O.W.
TREES PROVIDED 6

HEADLIGHT SCREENING IS REQUIRED FOR PARKING SPACES
SCREENING SHRUBS PROVIDED 44



FILE: H:\2026\260213\LANDSCAPE PLANNING
DRAWN BY: GUY OTTO
CHECKED BY: GUY OTTO
DATE: 4/29/2026 3:31 PM
SCALE: AS SHOWN

DATE: 04/29/2026
04/24/2026
04/03/2026

REVISIONS: SECOND SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

TECH: JDS

ENGINEER: JMM

ESA
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

3911 SE FOUR MILE DRIVE
LANDSCAPE PLAN

2602.131

Side Elevation 1 - City Submittal

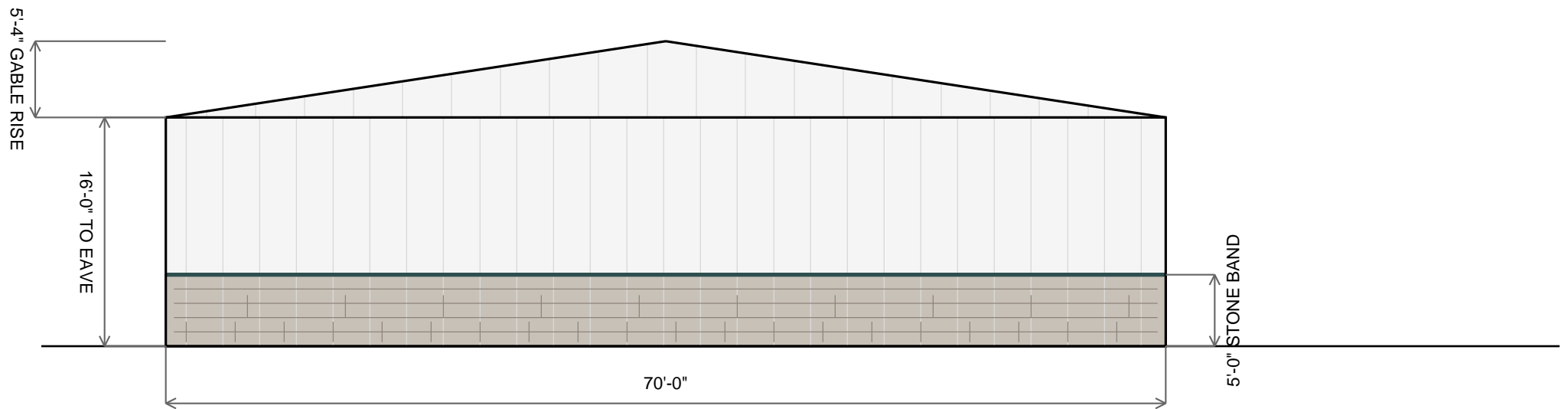
70'-0" wide | 5'-0" stone band incl. cap | Gable shown

PROJECT: 4 Mile Rd Development - Ankeny, IA

OWNER: Starkenburg Property Management

SHEET 1 OF 4 REV A

Area calculations	
Gross wall area	1,120 sf
Openings deducted	0 sf
Net wall area	1,120 sf
Stone area	350 sf
Stone coverage	31.2%



- Submittal notes**
1. Stone percentage is based on rectangular wall area below the 16'-0" eave only.
 2. Gable area is shown for reference and excluded from the calculation.
 3. No openings are included on this elevation.
 4. Full-width 5'-0" stone band yields 31.3% stone coverage.

C2 Endwall Elevation - City Submittal

70'-0" wide | 6'-0" stone band incl. cap | 4 windows

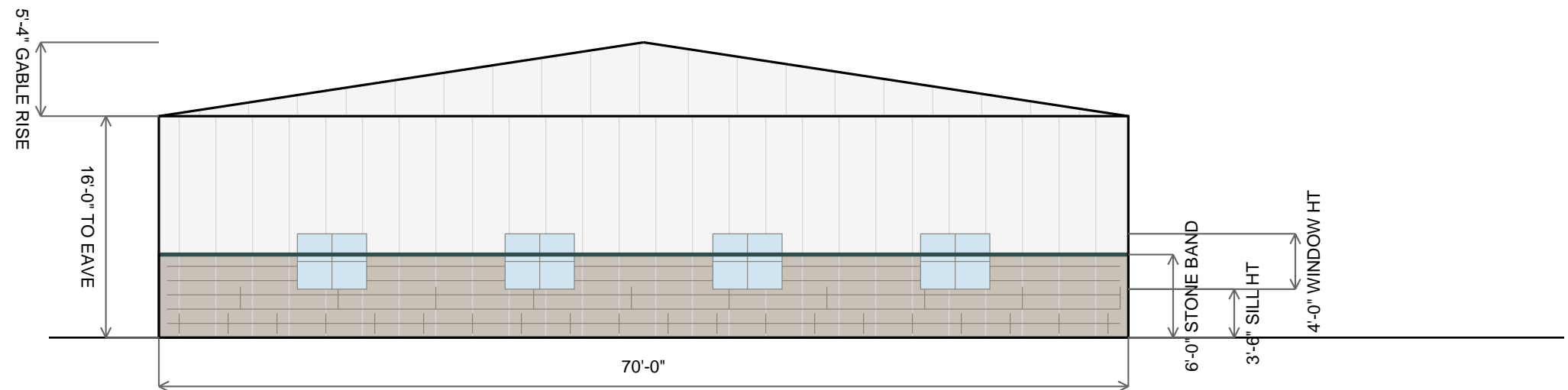
PROJECT: 4 Mile Rd Development - Ankeny, IA

OWNER: Starkenburg Property Management

SHEET 2 OF 4 REV A

Area calculations

Gross wall area	1,120 sf
Openings deducted	80 sf
Net wall area	1,040 sf
Stone area	420 sf
Stone coverage	40.4%



Submittal notes

1. Stone percentage is based on net wall area below the 16'-0" eave.
2. Gable area is shown for reference and excluded from the calculation.
3. Four 60" x 48" windows are included with 7'-6" window head.
4. Full-width 6'-0" stone band yields 40.4% stone coverage.

B2 Sidewall Elevation - City Submittal

150'-0" wide | 6'-0" stone band incl. cap | Net stone calculation

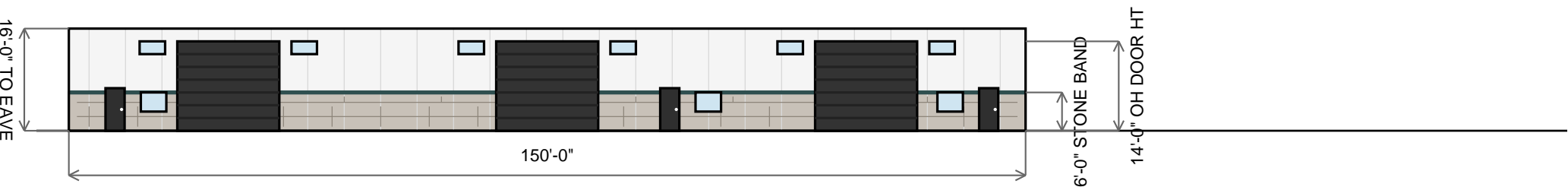
PROJECT: 4 Mile Rd Development - Ankeny, IA

OWNER: Starkenburg Property Management

SHEET 3 OF 4 REV A

Area calculations

Gross wall area	2,400 sf
Openings deducted	816 sf
Net wall area	1,584 sf
Stone area	900 sf
Stone coverage	56.8%



Submittal notes

1. Stone percentage is based on net wall area below the 16'-0" eave, excluding all openings.
2. Right lower window is located left of the man door per latest revision.
3. Upper windows are aligned to the overhead door heads, one on each side of each OH door.
4. Full-width 6'-0" stone band yields 56.8% stone coverage.

D2 Sidewall Elevation - City Submittal

150'-0" wide | 6'-0" stone band incl. cap | 3 man doors

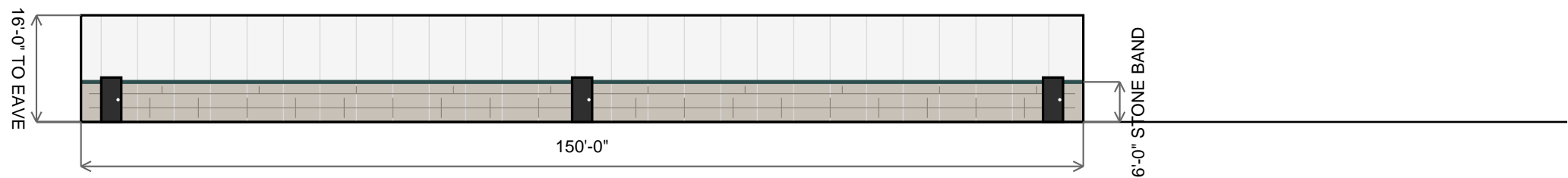
PROJECT: 4 Mile Rd Development - Ankeny, IA

OWNER: Starkenburg Property Management

SHEET 4 OF 4 REV A

Area calculations

Gross wall area	2,400 sf
Openings deducted	60 sf
Net wall area	2,340 sf
Stone area	900 sf
Stone coverage	38.5%



Submittal notes

1. Stone percentage is based on net wall area below the 16'-0" eave.
2. Three man doors are included: one at each end and one at the center.
3. No gable and no windows are included on this elevation.
4. Full-width 6'-0" stone band yields 38.5% stone coverage.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 5, 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. May 4, 2026 City Council Report
2. Tentative Agenda items for Tuesday, May 19, 2026
Set Public Hearing for Tuesday, May 19, 2026 at 6:30pm to consider:
Property owned by Legacy Housby, LLC to be rezoned from R-1, One-Family Residence District to M-1, Light Industrial District.

3. April 2026 Building Permit Report
4. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 5, 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