PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, May 19, 2026
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the May 19, 2026 Agenda

Consider MOTION to approve and accept the May 19, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the May 5, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the May 5, 2026 minutes of the Plan and Zoning Commission meeting.

2. 1102 NW Weigel Drive - St. Luke the Evangelist Catholic School Building Addition (2026) Site Plan

Consider MOTION to approve the site plan for 1102 NW Weigel Drive, St. Luke the Evangelist Catholic School Building Addition (2026), subject to recordation of the associated Stormwater

Management Maintenance Area Easement document and approval of the associated Traffic Impact Study.

3. The Sloane Ankeny Final Plat and The Sloane Ankeny Site Plan

Consider MOTION to recommend City Council approval of The Sloane Ankeny Final Plat; and recommend City Council authorization of cost-participation for the extension of sanitary sewer services to surrounding property owners in the amount estimated to be $39,853.00 and cost-participation for sidewalk oversizing along NE Delaware Avenue estimated to be $8,127.00

Consider MOTION to approve the site plan for The Sloane Ankeny, subject to recordation of The Sloane Ankeny Final Plat.

4. North Grove Plat 1 Final Plat

Consider MOTION to recommend City Council approval of North Grove Plat 1 Final Plat

5. North Grove Plat 2 Final Plat

Cosider MOTION to recommend City Council approval of North Grove Plat 2 Final Plat.

6. First Street Commons Plat 5 Final Plat

Consider MOTION to reccomend City Council approval of the First Street Commons Plat 5 Final Plat.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

7. Legacy Housby, LLC request to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

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

H. BUSINESS ITEMS:

I. REPORTS:

Director and Commissioner Reports

1. May 18, 2026 City Council Report
2. Tentative Agenda items for Tuesday, June 2, 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

May 19, 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 19, 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 19, 2026 agenda with/without amendments.

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 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 May 5, 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 May 5, 2026 minutes of the Plan and Zoning Commission

meeting.

ATTACHMENTS

1. P&Z Minutes 2026-05-05

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 5, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 5, 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, Trina Flack and Todd Ripper. Absent: Phil Tuning. Staff present: Eric Jensen, Eric Carstens, Ryan Kirschman, Laura Hutzell, Bryan Morrissey, and Alexa Middleton.

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the May 5, 2026 agenda without amendments. Second by L. West. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS
Staff received no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the April 21, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. 3911 SE Four Mile Drive – Site Plan
Motion to approve the site plan for 3911 SW Four Mile Drive

Motion by T. Ripper to approve the recommendations for Consent Agenda Items #1 - #2. Second by R. Weisheit. Motion carried 6 - 0.

PUBLIC HEARINGS
There were no public hearings.

BUSINESS ITEMS
There were no business items.

REPORTS
City Council Meeting
E.Jensen reported on the May 4, 2026 City Council meeting.

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, May 19th, 2026 Plan and Zoning Commission meeting. 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.

Commissioner's Reports
There were no reports.

ADJOURNMENT
There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:45 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME

1102 NW Weigel Drive - St. Luke the Evangelist Catholic School Building Addition (2026) 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

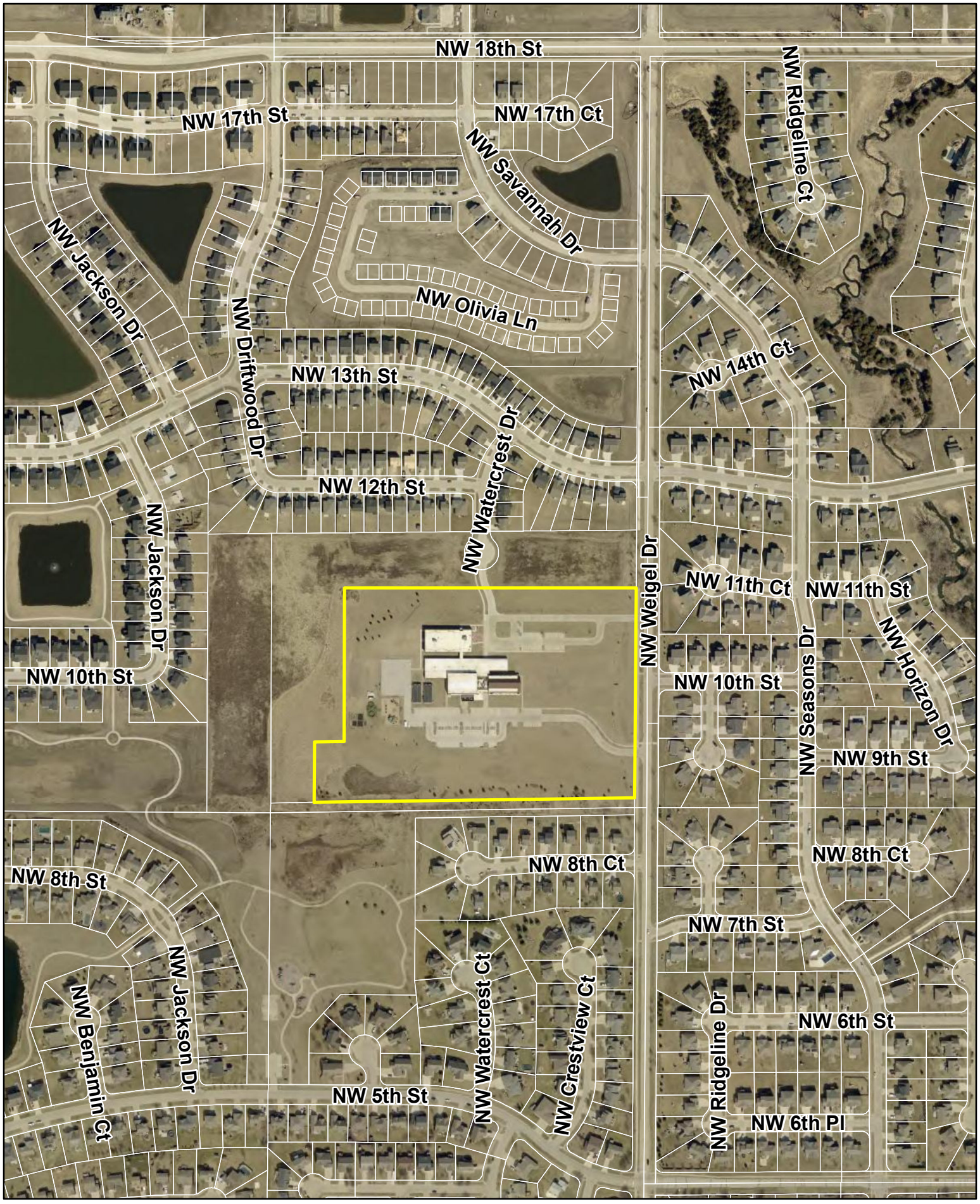
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1102 NW Weigel Drive, St. Luke the Evangelist Catholic School Building Addition (2026), subject to recordation of the associated Stormwater Management Maintenance Area Easement document and approval of the associated Traffic Impact Study.

ATTACHMENTS

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



N

1 inch = 425 feet

Date: 4/15/2026

1102 NW Weigel Drive
St Luke the Evangelist Building Addition (2026)
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: May 19th, 2026

Agenda Item: 1102 NW Weigel Drive – St. Luke the Evangelist Catholic School Building Addition (2026) Site Plan
Report Date: May 14, 2026
Prepared by: Bryan Morrissey EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1102 NW Weigel Drive, St. Luke the Evangelist Catholic School Building Addition (2026), subject to recordation of the associated Stormwater Management Maintenance Area Easement document and approval of the associated Traffic Impact Study.

Project Summary:

The subject property is located south of NW 18th Street and west of NW Weigel Drive. The site is approximately 17.81-acres (+/-) in size and is zoned as a part of the St. Luke's Planned Unit Development (PUD). Neighboring properties in all directions are residential in nature and are either zoned R-2, One-Family and Two-Family Residential District or are a part of a PUD. The applicant, on behalf of the property owner, is proposing an approximate 18,478 square foot building addition along the west side of the existing building. The proposed addition will add classroom space along with space for other school facilities, that are a part of a plan to remove the temporary classrooms on the site. The existing playground on the property will be removed and restored just west of the building expansion. The temporary classrooms will be relocated to the north side of the existing building while construction on the addition is ongoing. Once construction is completed, the mobile classrooms will be removed from the site.

The exterior of the proposed addition will be constructed primarily of precast concrete and metal paneling. These materials are consistent with the existing building on the property and are permissible within the St. Luke's PUD. Additional parking is included, as the plans call for eighteen additional parking stalls located south of the proposed addition. Pavement shading trees are included to account for the increase in pavement on the property. The proposed plans call to utilize the existing utility infrastructure on the property to service the addition, while stormwater runoff will be directed towards the detention pond near the southwest corner of the site. Service areas, dumpster enclosures, and outdoor storage areas are not proposed with this addition. Lastly, the applicant is working towards finalizing the traffic impact study associated with this addition. The needed public improvements are known at this time; however, the study still needs to be finalized. With that in mind, a note has been added to the plans that holds the owner responsible for constructing the public improvements. Additionally, staff is recommending that the plans be approved subject to approval of the associated traffic study.

Site Plan Worksheet
1102 NW Weigel Drive – St Luke the Evangelist Catholic School Building Addition (2026) 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 addition is located on the west side of the existing building and includes two areas that will be connected to one another. Generally, the addition is compatible with the buildings already on the property.

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 requirements of the Code. Additional parking stalls are included with these plans.

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

   Parking is already prevalent on the site for the worship area and existing classrooms. Additional parking stalls are included to account for a potential increase in traffic.

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

   A traffic impact study is currently being reviewed by the City's Traffic Engineering Manager. A note is included on these plans that state that the applicant is responsible for constructing the public improvements in accordance with the approved study.

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.**

   18 additional parking stalls are proposed with the development. Landscaping to the south of the parking area will be relocated along with additional proposed trees.

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.**

   Additional services areas and dumpster enclosures are not included with these plans.

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 to the existing detention basin located southwest of the southern parking lot on the property.

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 utilize the existing utility infrastructure on the site to service the building addition.

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.

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 Ankeny Municipal 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 addition is approximately 18,478 square feet in size. This addition is comparable in size and scale to the existing building and previous addition on the site.

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

   The materials for the proposed addition consist primarily of precast concrete and metal paneling. These materials are consistent with the existing structure and are permissible within the PUD.

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.**

   The proposed addition will be complimentary and compatible of the existing building 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 and the St. Luke's PUD.

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 addition is comparable in scale and style to the existing building on the property.

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.

27 February 2026

City of Ankeny
410 W. First Street
Ankeny, IA 50023
Attn: Planning Department

RE: Site Plan Submittal: St. Luke The Evangelist Catholic Church Classroom Expansion

We are pleased to submit the enclosed materials for site plan consideration. This project will add needed classroom space, as well as a new cafeteria and kitchen, in support of the school facilities within the church. This expansion is part of the long-term plan to remove the temporary classrooms on the site and bring those spaces inside the main building.

In addition to the building expansion, our plans include a small addition to the southwest corner of the existing parking facilities. Based on concerns from city staff regarding traffic flow, a traffic impact study is underway and will be forwarded to staff as soon as it is complete. This expansion will provide additional parking during peak worship services, but it also adds significantly to the queuing distance for parent drop off and pick up. The existing playground will be removed for the building expansion and restored just west of the existing pavement.

No new sanitary or water services are being proposed with the addition. This layout utilizes the existing grease interceptor and sanitary lines as well as tying minimal roof drains into the existing pipe network, which will carry storm water to the detention basin on the south side of the property. Stormwater calculations are included showing that the existing stormwater basins have sufficient capacity for the increased impervious surface.

Note, we have not included any updated photometric plans currently as we anticipate minimal lighting on the addition itself. We can provide updated photometrics as requested by staff, if deemed necessary.

Best Regards,

Michael Gaunt, PLA, ASLA
Senior Project Manager

1360 NW 121st Street, Clive, Iowa 50325
P 515.964.1229 | mcclurevision.com

ST. LUKE THE EVANGELIST CATHOLIC SCHOOL
BUILDING ADDITION 2026
LOCATED IN
1102 NW WEIGEL DR
ANKENY, IOWA

APPLICANT:
SVPA ARCHITECTS
1466 28TH STREET
WEST DES MOINES, IA 50266
SARA HERMAN
(515) 280-2407

OWNER:
ST. LUKE THE EVANGELIST CATHOLIC CHURCH
1102 NW WEIGEL DR
ANKENY, IA 50023
BISHOP RICHARD E PATES
(515) 964-1278

CIVIL ENGINEER:
McCLURE ENGINEERING COMPANY
1360 NW 121ST ST
CLIVE, IOWA 50325
MICHAEL GAUNT, PLA
(319) 304-9048
mgaunt@mcclurevision.com

BUILDING SCHEDULE:
ESTIMATED CONSTRUCTION START: SPRING 2026
ESTIMATED CONSTRUCTION FINISH: FALL 2026

ZONING - PUD:
SETBACKS

FRONT YARD	: 35 FEET
SIDE YARDS	: 35 FEET
REAR YARD	: 35 FEET
CHURCH HEIGHT	: 60 FEET MAX. RIDGE HEIGHT FOR SANCTUARY AND FELLOWSHIP HALL
BELL TOWER HEIGHT	: 80 FEET
RECTORY HEIGHT	: R-1 HEIGHT AT TIME OF ORIGINAL SITE PLAN REVIEW
SCHOOL HEIGHT	: 45 FEET
INDEPENDENT LIVING HEIGHT	: 45 FEET
BUILDING COVERAGE	: DETERMINED BY PRIOR PUD
IMPERVIOUS COVERAGE	: 80% MAXIMUM

BUILDING METRICS

CHURCH & SCHOOL	: 31,805 SF
CLASSROOM EXPANSION (2020)	: 10,930 SF (SEPARATED BY FIRE WALL)
TOTAL EXISTING AREA	*: 42,735 SF*
CAFETERIA + KITCHEN ADDITION	: 9,652 SF
CLASSROOM ADDITION	: 11,402 SF
TOTAL AREA PROPOSED	*: 21,054 SF*

LEGAL DESCRIPTION:
LOT 1 ST LUKES PLAT 1

EQUIVALENT RESIDENTIAL UNITS (ERU):
ERU = TOTAL IMPERVIOUS AREA / 4,000 SF
ERU = 198,012 SF / 4,000 SF
ERU = 50 SF

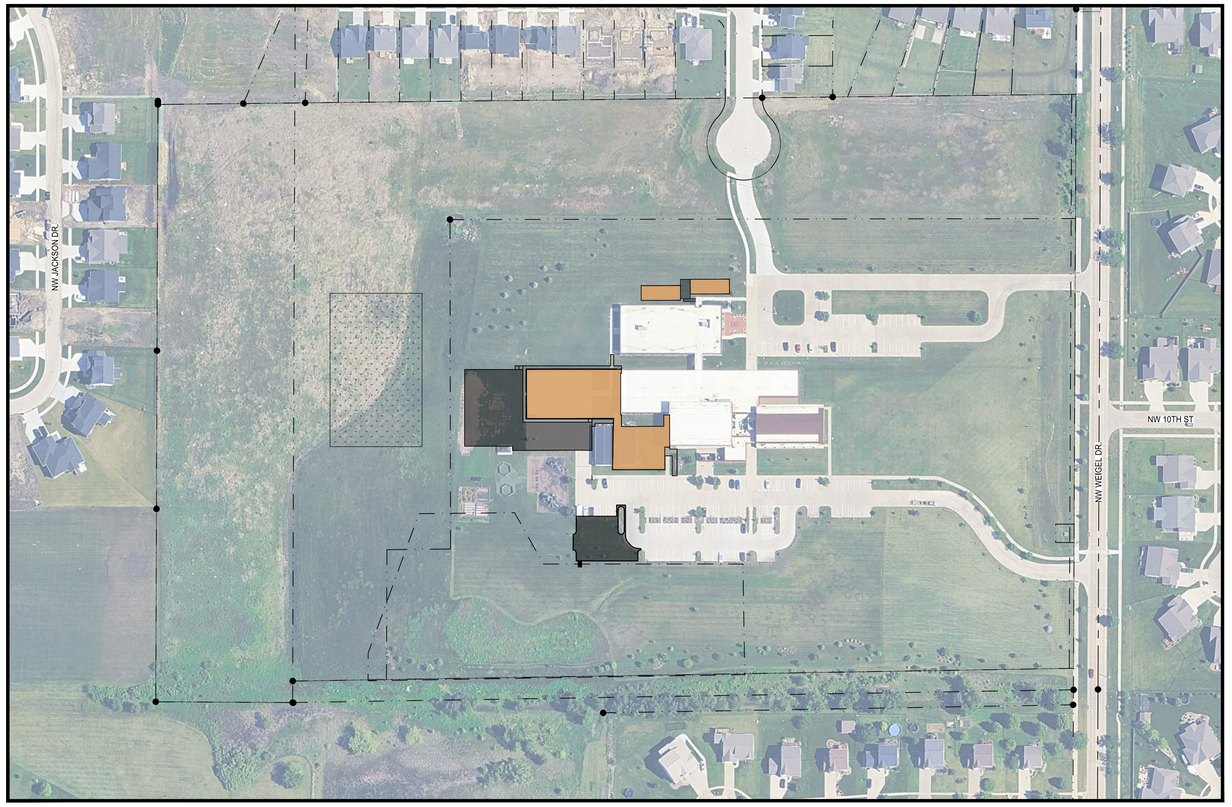
PARKING:
NOTE: 25 ADDITIONAL PARKING STALLS ARE BEING PROPOSED WITH THIS PHASE.

REQUIRED:
124 PARKING SPACES WERE REQUIRED WITH THE ORIGINAL SITE PLAN THAT INCLUDED THE WORSHIP AREA. FACILITY PARKING WILL SERVE TWO DIFFERENCE USES THAT HAPPEN AT NON-CONFLICTING TIMES

PROVIDED

EXISTING	: 150 STALLS
PROPOSED	: 25 STALLS
TOTAL	: 175 STALLS

TRAFFIC IMPROVEMENTS:
St Luke shall be responsible for constructing a northbound left-turn lane at the south St. Luke access to NW Weigel Drive prior to a Temporary or Final Certificate of Occupancy being issued for this building addition. The northbound left-turn lane and southbound right-turn lane at the north St. Luke access to NW Weigel Drive shall be constructed with the first of any future St. Luke's site additions/modifications, including but not limited to church additions, school additions, or parking lot expansions



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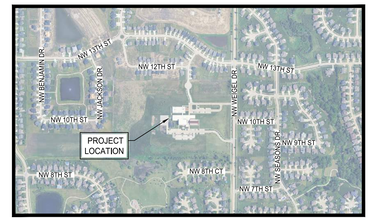
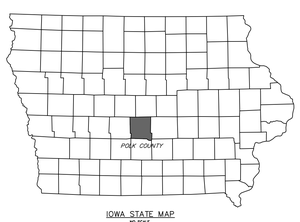
SHEET LIST TABLE	
Sheet Number	Sheet Title
C001	COVER
C002	EXISTING CONDITIONS
C003	REMOVALS
C101	SITE PLAN
C201	GRADING PLAN
C202	EROSION CONTROL PLAN
C301	UTILITY PLAN
C501	DETAILS
L101	LANDSCAPE PLAN



VICINITY SKETCH
NOT TO SCALE



IOWA STATE MAP
NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT APPROVED EDITION OF THE ANKENY STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2026 VERSION OF SUDAS.

IOWA ONE CALL
"CALL - BEFORE - YOU - DIG"
800/292-8989

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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 LOCATION 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.

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.

MAXWELL ELLER, PE NO. P27626 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

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

ST. LUKE THE EVANGELIST CATHOLIC SCHOOL
WE PRAY · WE LEARN · WE SERVE

McCLURE

RAKER RHODES Engineering

THE WALDINGER CORPORATION

CLEVENGER ASSOCIATES

N

KEY PLAN

ST. LUKE THE EVANGELIST CATHOLIC SCHOOL - BUILDING ADDITION

1102 NW WEIGEL DR.
ANKENY, IOWA 50023

ISSUANCE

CONSTRUCTION DOCUMENTS
04/13/2026

REVISIONS

NOT FOR CONSTRUCTION

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.
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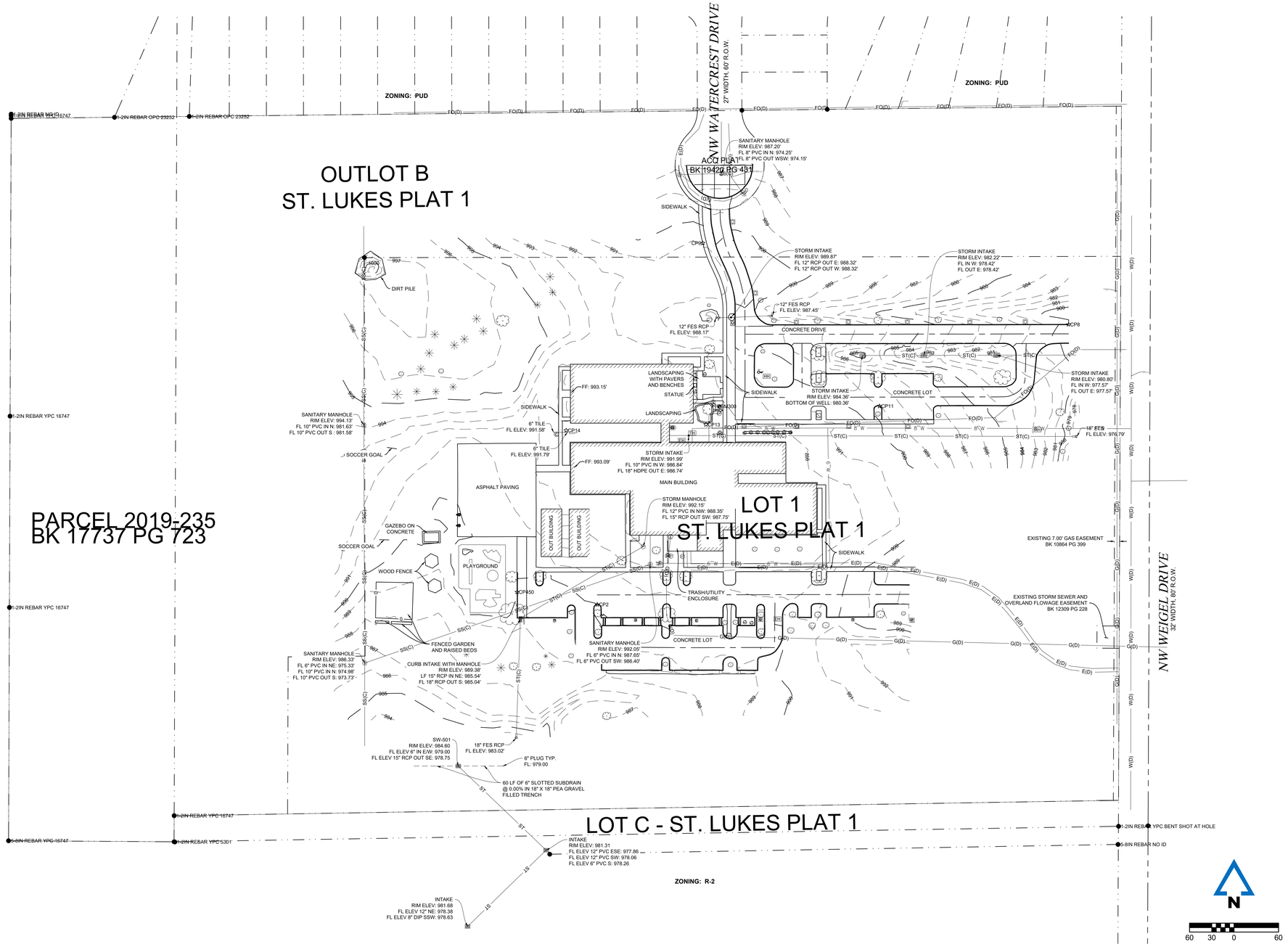
PROJECT NUMBER
25081

COVER

C001



EXISTING SURVEY LEGEND

LINEWORK

- SS — SANITARY SEWER
- ST — STORM SEWER
- 949 — INTERMEDIATE CONTOUR
- 950 — INDEX CONTOUR
- CHAIN LINK FENCE
- WOODEN FENCE
- ROAD CENTERLINE

UTILITY QUALITY LEVELS:
UTILITY QUALITY LEVELS ARE BASED ON THE CI/ASCE 38-02 STANDARD.

UTILITY QUALITY LEVEL A:
PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES

UTILITY QUALITY LEVEL B:
INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL C:
INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

UTILITY QUALITY LEVEL D:
INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

ADDITIONALLY IN THE CASE OF MULTIPLE OWNERS OF THE SAME UTILITY TYPE SAID UTILITIES WILL BE ABBREVIATED WITH AN OWNER NUMBER (1, 2, 3, ETC) AND REFERENCED IN THE IOWA ONE CALL UTILITY INFORMATION SECTION.

EXAMPLES:
- C1(B) — UNDERGROUND COMMUNICATIONS- OWNER 1
- C2(B) — UNDERGROUND COMMUNICATIONS- OWNER 2

TYPICAL HATCHING
- BUILDING OUTLINE

GENERAL SITE FEATURES
- FLAGPOLE
- MB MAILBOX

MONUMENTS
- BENCHMARK
- CONTROL POINT

SANITARY SEWER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

STORM SEWER
- BEEHIVE INTAKE (SIZE VARIES)
- DRAINAGE INTAKE
- SINGLE CURB INTAKE W/MANHOLE
- STORM SEWER MANHOLE

TELECOMMUNICATIONS
- TH TELECOM HANDHOLE

VEGETATION
- CONIFEROUS TREE (SIZE VARIES)
- DECIDUOUS TREE (SIZE VARIES)
- SHRUB (SIZE VARIES)

WATER
- FIRE HYDRANT
- WATER VALVE

ABBREVIATIONS

BM	BENCHMARK
CL	CENTERLINE
CP	CONTROL POINT
FF	FINISHED FLOOR
FL	FLOWLINE
FND	FOUND
GU	GUTTER
PUE	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
VCP	VITRIFIED CLAY PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RIM	ELEVATION AT RIM
ROW	RIGHT-OF-WAY
TYP	TYPICAL
UNK	UNKNOWN
BPC	BLUE PLASTIC CAP
GPC	GREEN PLASTIC CAP
OPC	ORANGE PLASTIC CAP
PPC	PINK PLASTIC CAP
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP
W/	WITH

PROJECT CONTROL POINTS TABLE

CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
2	7542818.74'	18516488.23'	990.46'	NAIL IN NOSE OF ISLAND
8	7543196.40'	18517123.63'	980.12'	CUT X BOC
9	7543305.97'	18516630.57'	990.80'	CUT X BOSW
11	7543086.23'	18516868.75'	989.42'	CUT X
13	7543061.40'	18516634.72'	992.25'	1/2IN RBR BLUE MEC CAP
14	7543053.57'	18516446.35'	992.65'	1/2IN RBR BLUE MEC CAP
300	7543085.98'	18516652.42'	993.22'	BURYBOLT ON FH
450	7542835.63'	18516380.16'	990.12'	CUT X @ BOC

HORIZONTAL DATUM: IOWA REGIONAL COORDINATE SYSTEM - ZONE 8
VERTICAL DATUM: NAD83

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AREA A — EXISTING

KEY PLAN

ST. LUKE THE EVANGELIST CATHOLIC SCHOOL - BUILDING ADDITION

1102 NW WEIGEL DR.
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ISSUANCE

CONSTRUCTION DOCUMENTS
04/13/2026

REVISIONS

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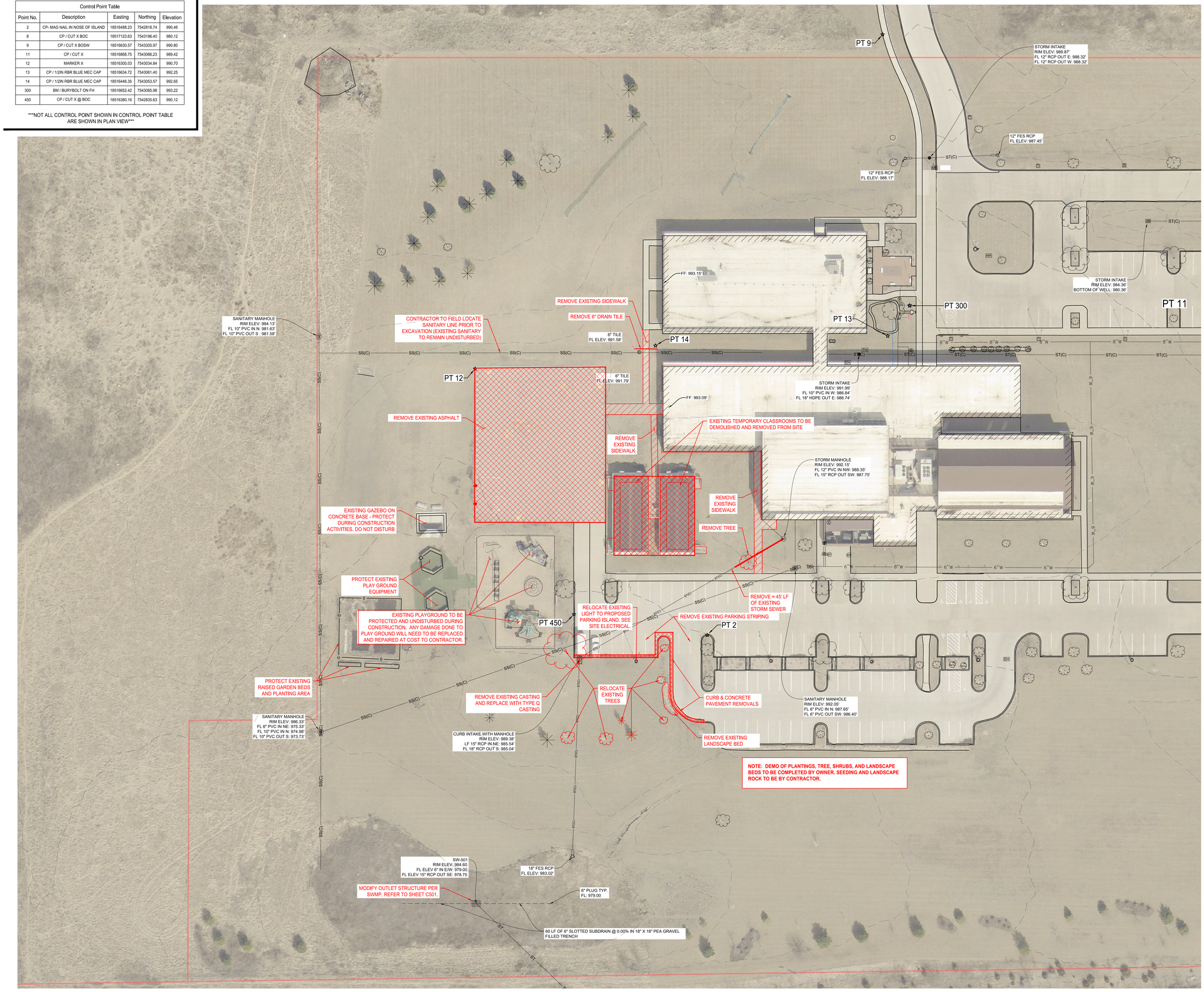
PROJECT NUMBER
25081

EXISTING CONDITIONS

C002

Control Point Table				
Point No.	Description	Easting	Northing	Elevation
2	CP- MAG NAIL IN NOSE OF ISLAND	1851648 8.23	7542818.74	990.46
8	CP / CUT X BOC	1851712 3.63	7543196.40	980.12
9	CP / CUT X BOSW	1851663 0.57	7543305.97	990.80
11	CP / CUT X	1851686 8.75	7543086.23	989.42
12	MARKER X	1851630 0.03	7543034.84	990.70
13	CP / 1/2IN RBR BLUE MEC CAP	1851663 4.72	7543061.40	992.25
14	CP / 1/2IN RBR BLUE MEC CAP	1851644 6.35	7543053.57	992.65
300	BM / BURYBOLT ON FH	1851665 2.42	7543085.98	993.22
450	CP / CUT X @ BOC	1851638 0.16	7542835.63	990.12

NOT ALL CONTROL POINT SHOWN IN CONTROL POINT TABLE ARE SHOWN IN PLAN VIEW



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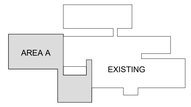

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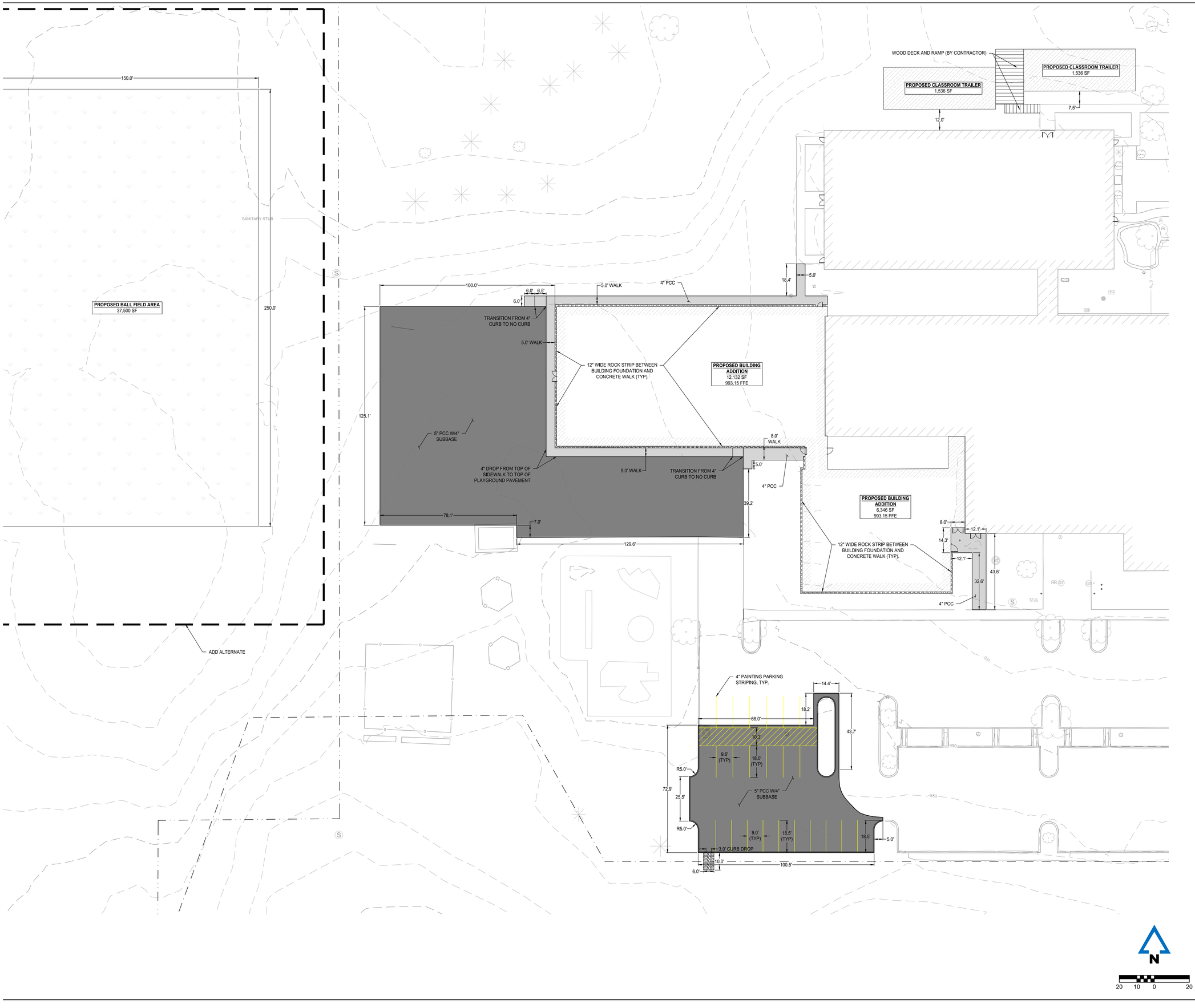
REMOVALS

C003



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PROJECT NUMBER
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SITE PLAN
C101

ADD ALTERNATE

SEE DETAIL E

SEE DETAIL A

ADJUST CLEANOUT RIM TO FINISHED GRADE

PROPOSED BUILDING ADDITION 993.13 FFE

4" DROP FROM TOP OF SIDEWALK TO TOP OF ASPHALT

SEE DETAIL D

SEE DETAIL B

PROPOSED BUILDING ADDITION 993.13 FFE

MATCH EXISTING

SEE DETAIL C

STORMWATER MANAGEMENT EASEMENT

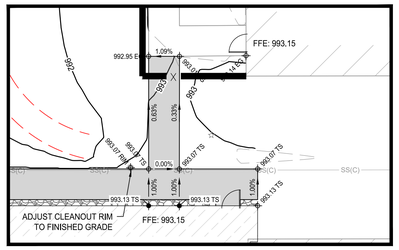
INSTALL 5 TONS OF RIPRAP AT CURB CUT

TOP OF POND = 988.50
OVERFLOW ELEVATION = 988.50
100-YEAR ELEVATION = 986.67

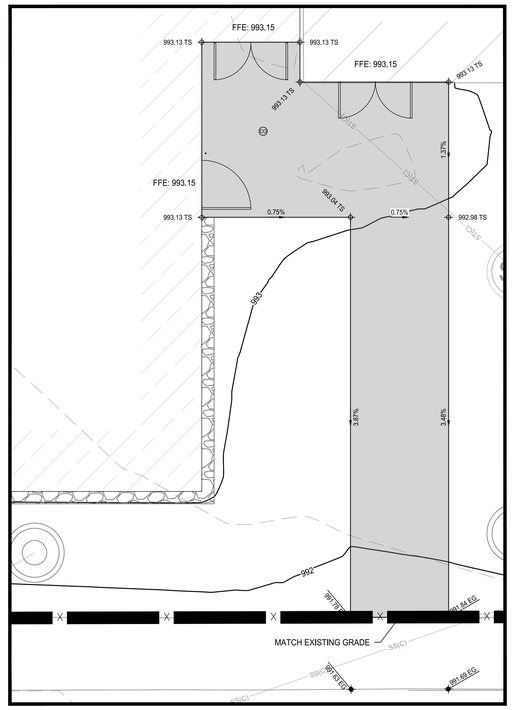
NOTE: THE POST-CONSTRUCTION VOLUME OF DETENTION BASIN MUST BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

SEE DETAIL 7/C501 FOR UPDATES TO STRUCTURE

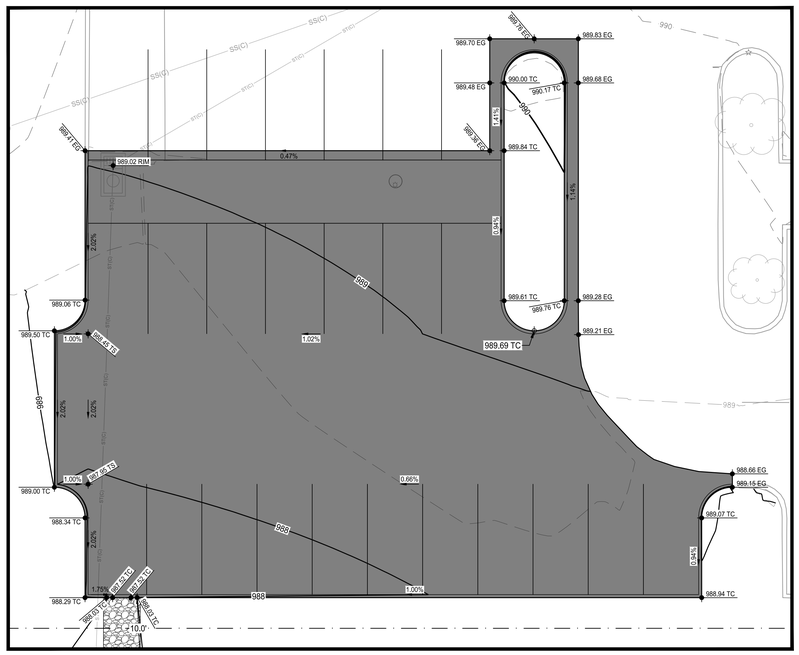
30 15 0 30



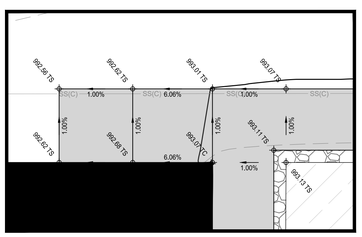
GRADING DETAIL A
SCALE: 1" = 10'



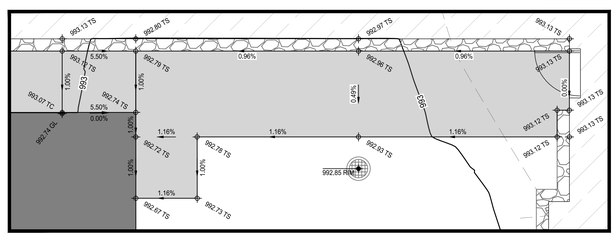
GRADING DETAIL B
SCALE: 1" = 5'



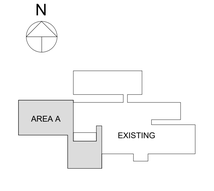
GRADING DETAIL C
SCALE: 1" = 10'



GRADING DETAIL E
SCALE: 1" = 5'



GRADING DETAIL D
SCALE: 1" = 5'



KEY PLAN

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GRADING PLAN

C201

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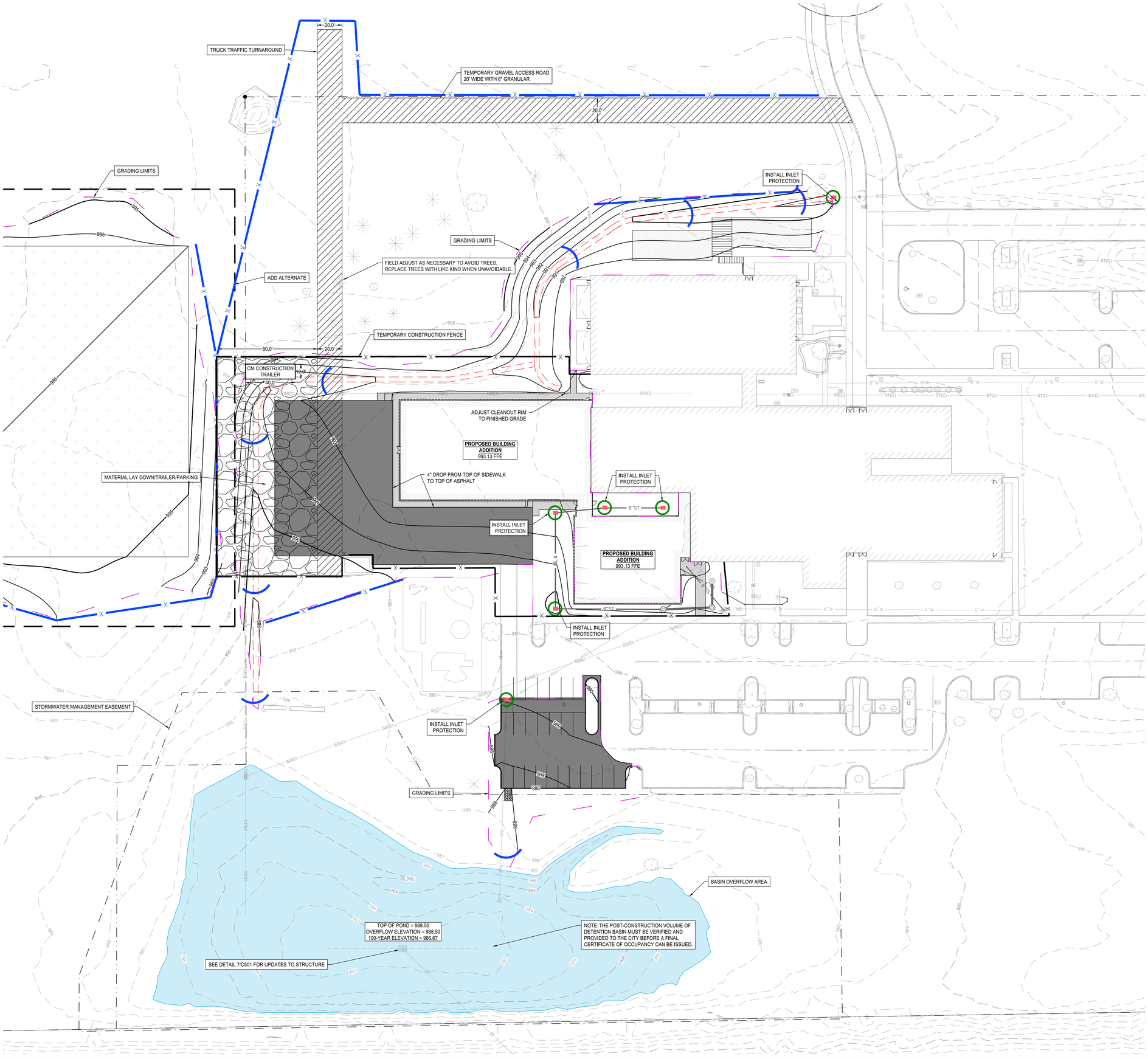

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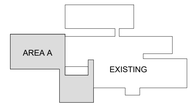

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EROSION CONTROL PLAN

C202

PROPOSED BUILDING ADDITION
12,132 SF
993.15 FFE

200' HYDRANT RADIUS

STORM CONNECTION AT BUILDING
FL: 989.72

8" STORM SEWER PIPE TO BE INSTALLED INSIDE CASING PIPE, COORDINATE WITH STRUCTURAL PLANS

STORM CONNECTION AT BUILDING
FL: 989.66

L-5, 8" HDPE
39' LF @ 0.50%

ST-6 (NYLOPLAST DRAIN BASIN W/ STANDARD GRATE, 10" DIA.)
RIM = 992.23 (2.46' DEPTH)
INV. IN 8" (E) = 989.77 L-6
INV. OUT 8" (W) = 989.77 L-5

ST-7 (NYLOPLAST DRAIN BASIN W/ STANDARD GRATE, 10" DIA.)
RIM = 992.13 (2.13' DEPTH)
INV. OUT 8" (W) = 990.00 L-6

46' LF @ 0.50%
L-6, 8" HDPE

ST-5 (NYLOPLAST DRAIN BASIN W/ SOLID GRATE, 10" DIA.)
RIM = 992.86 (3.28' DEPTH)
INV. IN 8" (E) = 989.57 L-5
INV. OUT 8" (S) = 989.57 L-4

L-4, 8" HDPE
76' LF @ 1.75%

ST-4 (NYLOPLAST DRAIN BASIN W/ STANDARD GRATE, 10" DIA.)
RIM = 989.43 (1.21' DEPTH)
INV. IN 8" (N) = 988.22 L-4
INV. OUT 8" (E) = 988.22 L-3

L-3, 8" HDPE
87' LF @ 1.00%

PROPOSED BUILDING ADDITION
6,346 SF
993.15 FFE

(CLEANOUT)
INV. OUT 6" (SE) = 988.86 (P-2)
N: 7542908.3053
E: 18516529.4599
(REFERENCE MEP FOR CONTINUATION)

(GREASE LINE BLDG. CONNECTION)
INV. OUT 4" (SE) = 990.00 (P-29)
N: 7542906.5083
E: 18516524.7739
(REFERENCE MEP FOR CONTINUATION)

CRITICAL CROSSING
4" SANITARY PIPE BOTT: 989.85
6" SANITARY PIPE TOP: 987.37

ST-1 (SW-401, 48" DIA.)
RIM = 992.39 (5.16' DEPTH)
INV. IN 15" (E) = 987.33 (L-2)
INV. IN 8" (W) = 987.35 (L-3)
INV. OUT 15" (SW) = 987.22 (EX-P-1)

8" STORM EXITS BUILDING AT ELEV: 987.5 (SEE MEP PLANS)

P-2, 6" PVC
44' LF @ 1.00%

L-1, 15" RCP
17' LF @ 0.50%

UTILITY NOTE
ROTATE CASTING AWAY FROM SIDEWALK

CRITICAL CROSSING
STORM PIPE BOTT : 987.5
SANITARY PIPE TOP: 987.16

L-2, 15" RCP
39' LF @ 0.53%

ST-2 (SW-401, 48" DIA.)
RIM = 992.12 (4.58' DEPTH)
INV. IN 15" (N) = 987.64 (L-1)
INV. OUT 15" (W) = 987.54 (L-2)

EX-SSMH-1 (SW-301, 48" DIA.)
RIM = 992.08 (5.68' DEPTH)
INV. IN 6" (N) = 987.65 (EX-SS-1)
INV. IN 6" (NW) = 986.50 (P-2)
INV. OUT 6" (W) = 986.40 (EX-SS-2)

EX-ST-2 (SW-401, 48" DIA.)
RIM = 992.15 (4.40' DEPTH)
INV. IN 12" (NW) = 988.35 (EX-P-3)
INV. OUT 15" (SW) = 987.75 (EX-P-2)
INV. OUT 15" (S) = 987.75 (L-1)

CRITICAL CROSSING
STORM PIPE BOTT: 989.17
SANITARY PIPE TOP: 989.69

CRITICAL CROSSING
(EXISTING SANITARY FLOWLINE UNKNOWN, CONTRACTOR TO FIELD VERIFY)

P-29, 4" PVC (GREASE LINE)
58' LF @ 1.00%

UTILITY NOTE
ALL SEWER LINES TO THE GREASE INTERCEPTOR LINE TO BE INSULATED. SEE PIPE INSULATION DETAIL ON PAGE C501, DETAIL #7.

GREASE FL: 990.4

P-33, 4" PVC (GREASE LINE)
4' LF @ 1.00%

S-27 (CLEANOUT)
N: 7542882.94
E: 18516610.52

P-32, 4" PVC (GREASE LINE)
2' LF @ 1.00%

S-26 (CLEANOUT)
N: 7542880.54
E: 18516610.52

S-25 (CLEANOUT)
N: 7542877.94
E: 18516606.46

P-30, 4" PVC (GREASE LINE)
30' LF @ 1.00%

S-24 (CLEANOUT)
N: 7542877.94
E: 18516576.14

CRITICAL CROSSING
(EXISTING WATER SERVICE LINE ELEVATIONS UNKNOWN, CONTRACTOR TO FIELD VERIFY)

REPLACE EXISTING SW-503
GRATE FOR A TYPE Q
GRATE (SUDAS SW-603)
NEW RIM ELEV: 989.01

N
AREA A
EXISTING
KEY PLAN

10 5 0 10

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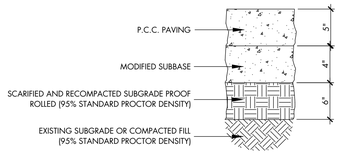
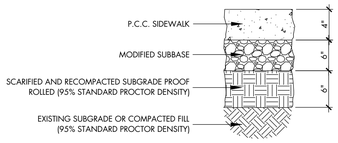
UTILITY PLAN
C301



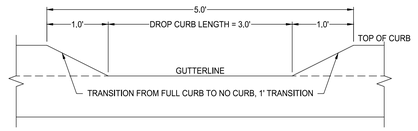
NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 6" BEYOND EDGE OF PAVING, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
2. PAVEMENT CROSS SECTIONS ARE SUBJECT TO RESULTS OF GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY PAVING THICKNESS WITH PROJECT ENGINEER PRIOR TO INSTALLATION.

1 PORTLAND CEMENT CONCRETE (P.C.C.) PARKING LOT
NOT TO SCALE

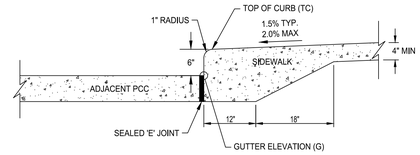


NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 6" BEYOND EDGE OF SIDEWALK, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
2. PAVEMENT CROSS SECTIONS ARE SUBJECT TO RESULTS OF GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY PAVING THICKNESS WITH PROJECT ENGINEER PRIOR TO INSTALLATION.

2 PORTLAND CEMENT CONCRETE (P.C.C.) SIDEWALK PREPARATION
NOT TO SCALE

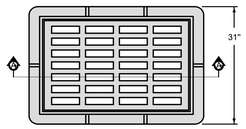


3 CURB DROP DETAIL
NOT TO SCALE

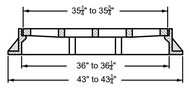


4 SIDEWALK TO ASPHALT TRANSITION
NOT TO SCALE

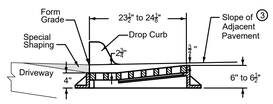
TYPE Q (1)
Driveway Grate
(Minimum open area 370 in²)



PLAN



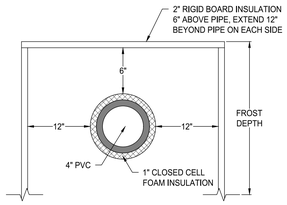
SECTION A-A



TYPICAL SECTION

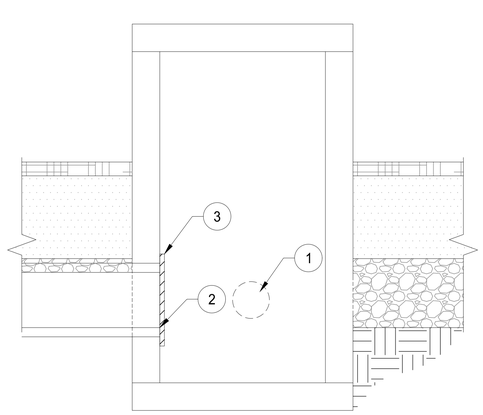
(3) FOR DETAILS OF BOXOUT PAVEMENT, REFER TO SW-514.

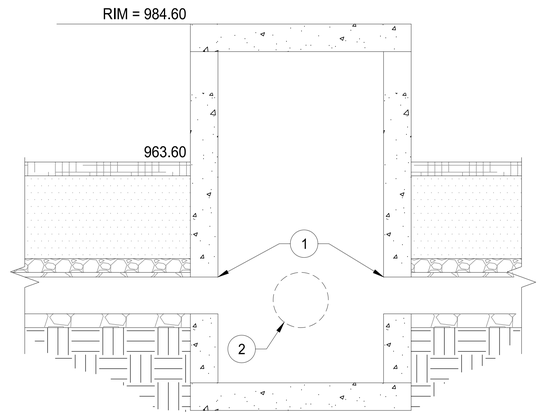
5 SW-603 CASTING FOR GRATE INTAKES
NOT TO SCALE



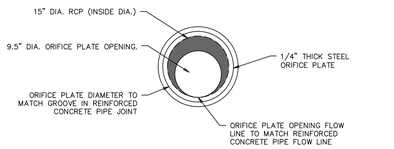
6 PIPE ISOLATION DETAIL
NOT TO SCALE

EXISTNG SW-501 NOTES:
1. EXISTING 6" PERFORATED SUBDRAIN
2. EXISTING 15" RCP
3. PROPOSED 9.5" ORIFICE PLATE; FL=978.75



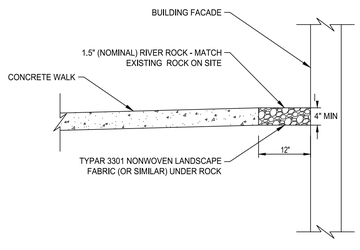


7 MODIFIED POND OUTLET STRUCTURE
NOT TO SCALE



PROPOSED DETENTION BASIN (9.5" ORIFICE PLATE)
REINFORCED CONCRETE PIPE ORIFICE PLATE DETAIL
NOT TO SCALE

8 ORIFICE PLATE
NOT TO SCALE



9 ROCK EDGE AT FOUNDATION
NOT TO SCALE

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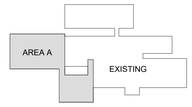

KEY PLAN

ST. LUKE THE EVANGELIST CATHOLIC SCHOOL - BUILDING ADDITION

1102 NW WEIGEL DR.
ANKENY, IOWA 50023

ISSUANCE

CONSTRUCTION DOCUMENTS
04/13/2026

REVISIONS

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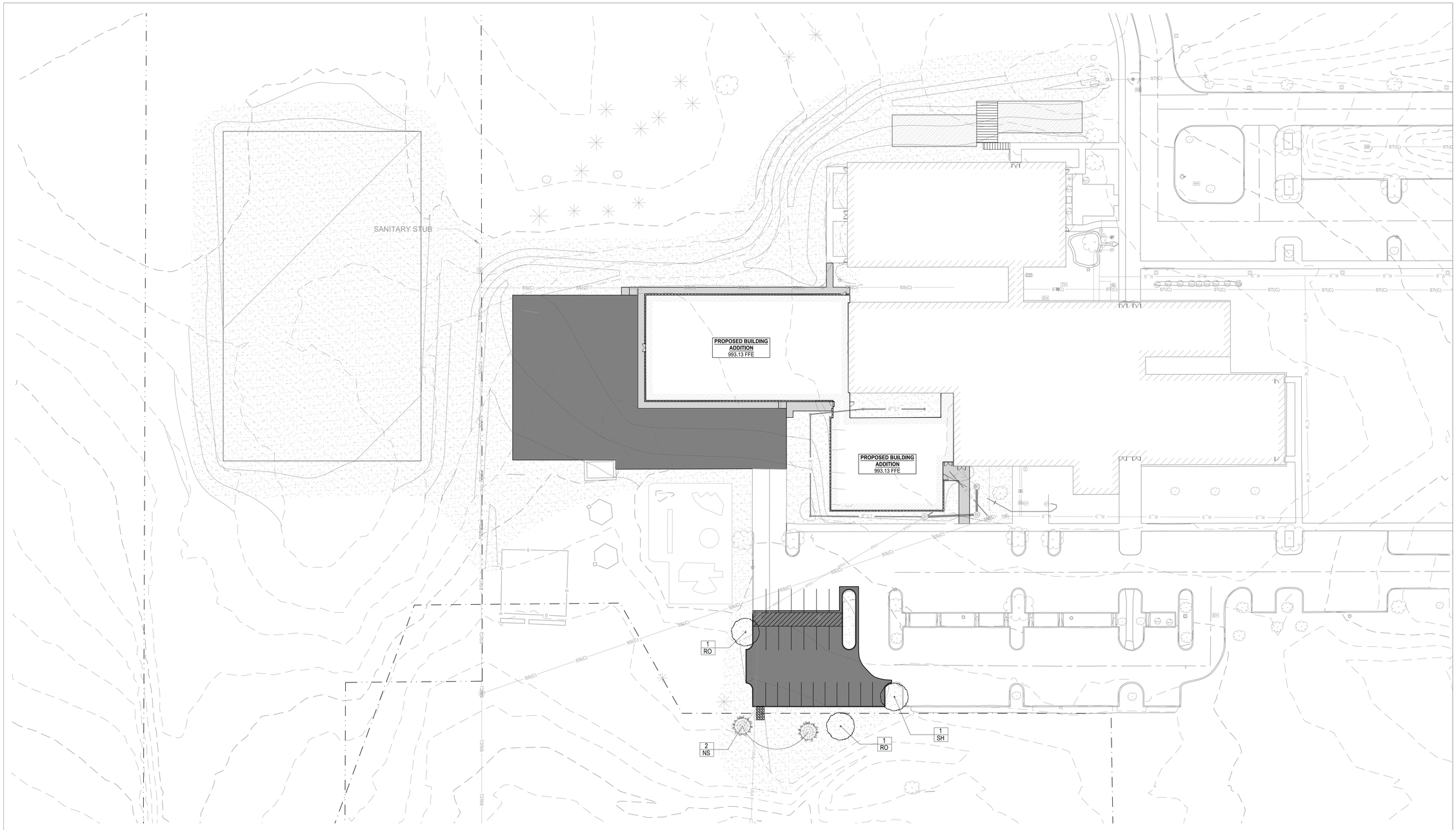
PROJECT NUMBER
25081

DETAILS
C501



PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	*LATIN NAME*	SIZE	ROOT	NOTES
		OVERSTORY TREES				
SH	1	SKYLINE HONEYLOCUST	*GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'*	2.0" CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	*QUERCUS RUBRA*	2.0" CAL	B&B	MATCHED SPECIMENS
		EVERGREEN TREES				
NS	2	NORWAY SPRUCE	*PICEA ABIES*	6'	B&B	FULL FORM TO GROUND

LEGEND

SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

HYDRO MULCH: HYDRO MULCH ALL SEEDED AREAS: WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.

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

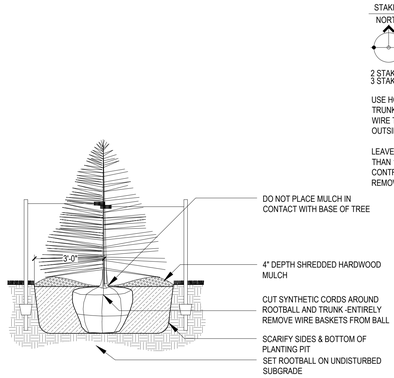
ESTABLISHMENT: SATISFACTORY SEEDED LAWN: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES. REESTABLISH LAWNS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

ADDITIONAL PARKING AREA PLANTING REQUIREMENTS

TOTAL SQUARE FOOTAGE OF ADDITIONAL PARKING	6,802 SF
MULTIPLIER	0.2
REQUIRED SHADING AREA	1,360.4 SF
ADDITIONAL SHADE TREES REQUIRED (1,360.4 / 706)	1.93 (2)
ADDITIONAL SHADE TREES PROVIDED	**2**

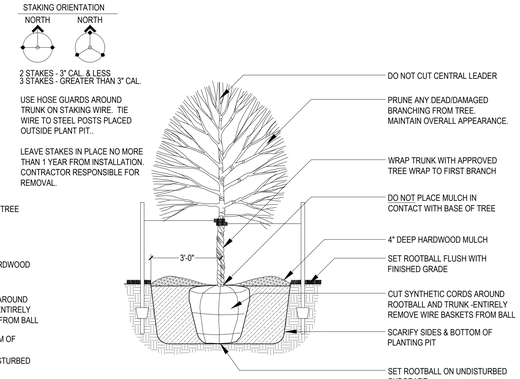
LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
6. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
7. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT O SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
11. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.



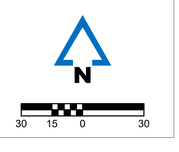
EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



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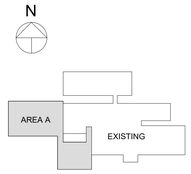
McCLURE

RAKER RHODES Engineering

THE WALDINGER CORPORATION

CLEVENGER ASSOCIATES



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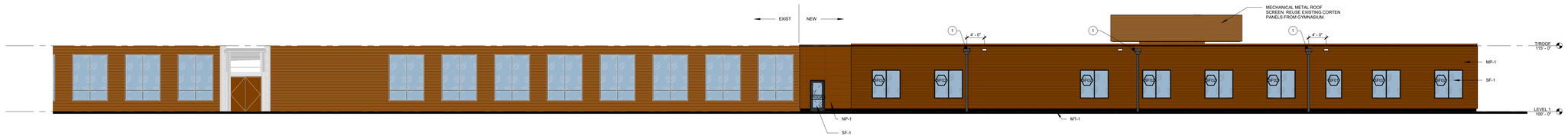
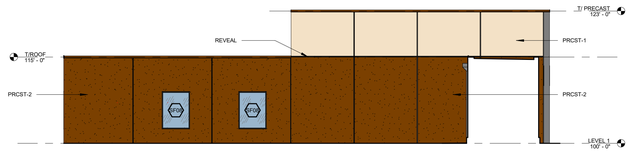
LANDSCAPE PLAN

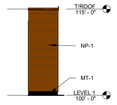
L101



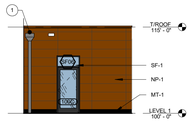
1 NORTH EXTERIOR ELEVATION - CLASSROOM
SCALE: 3/32" = 1'-0"



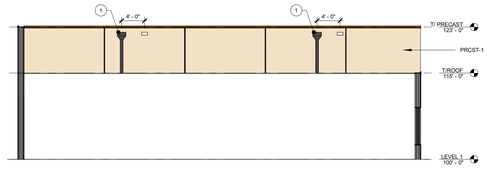
2 NORTH EXTERIOR ELEVATION - CAFETERIA
SCALE: 3/32" = 1'-0"



3 EAST PARTIAL ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



5 EAST PARTIAL
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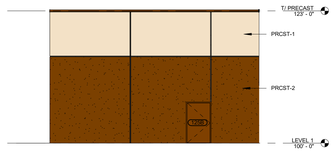
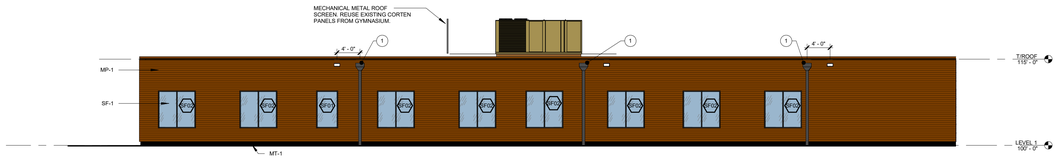
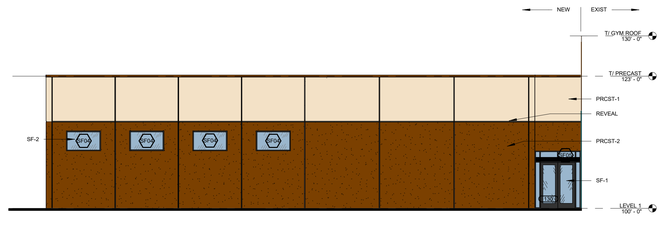


6 EAST EXTERIOR ELEVATION - CAFETERIA
SCALE: 3/32" = 1'-0"



7 SOUTH EXTERIOR ELEVATION - CLASSROOM
SCALE: 3/32" = 1'-0"



8 SOUTH EXTERIOR ELEVATION - CAFETERIA
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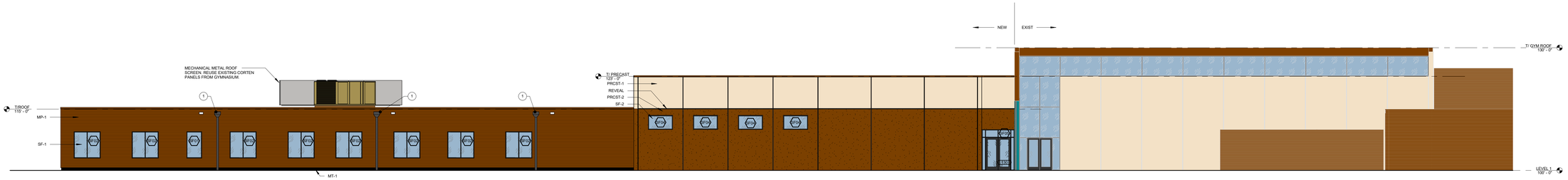
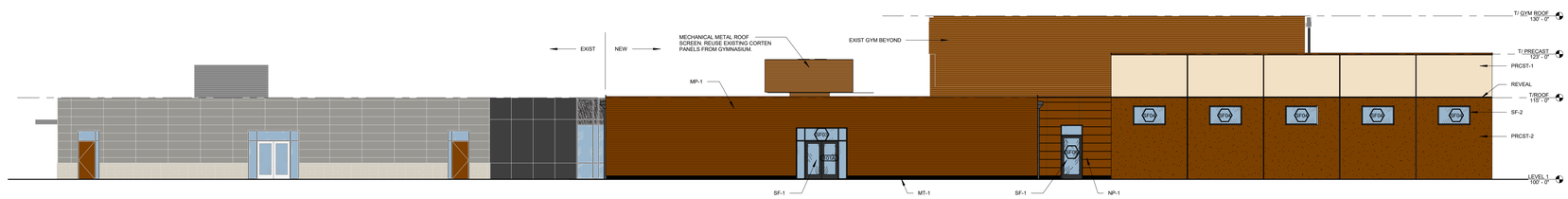


9 SOUTH EXTERIOR ELEVATION - OVERALL
SCALE: 3/32" = 1'-0"

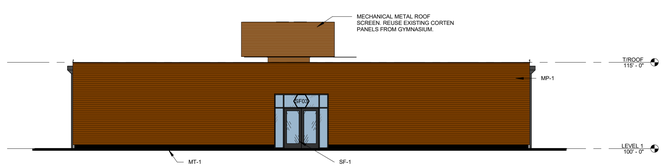


10 WEST EXTERIOR ELEVATION - OVERALL
SCALE: 3/32" = 1'-0"

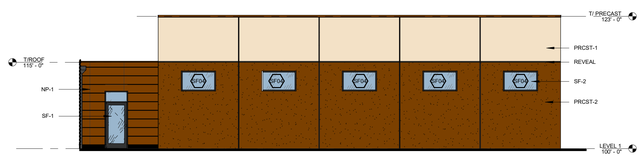
EXTERIOR ELEVATION NOTES	
1	SCUPPER WITH CONDUCTOR HEAD, DOWNSPOUT, AND OVERFLOW SCUPPER

MATERIAL LEGEND

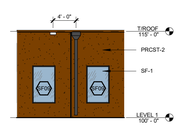
PRCST-1	PRECAST - LIGHT SAND BLAST
PRCST-2	PRECAST - STAINED SMOOTH
MP-1	EXPOSED FASTENER CORRUGATED METAL PANEL
SF-1	ALUMINUM STOREFRONT
SF-2	STORM SHELTER WINDOW
NP-1	NICHIHA PANEL
MT-1	METAL FLASHING



11 WEST EXTERIOR ELEVATION - CLASSROOM
SCALE: 3/32" = 1'-0"



12 WEST EXTERIOR ELEVATION - CAFETERIA
SCALE: 3/32" = 1'-0"



13 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

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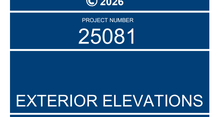

KEY PLAN

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ISSUANCE

CONSTRUCTION DOCUMENTS
04/13/2026

REVISIONS
05/06/2026 ADDENDUM 002

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PROJECT NUMBER
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EXTERIOR ELEVATIONS

A200

5/5/2026 4:15:11 PM
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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
The Sloane Ankeny Final Plat and The Sloane Ankeny 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

Cost-participation requests for the extension of sanitary sewer services to surrounding property owners along NE Delaware Avenue in the amount estimated to be $39,853.00 and for sidewalk oversizing along NE Delaware Avenue estimated to be $8,127.00

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

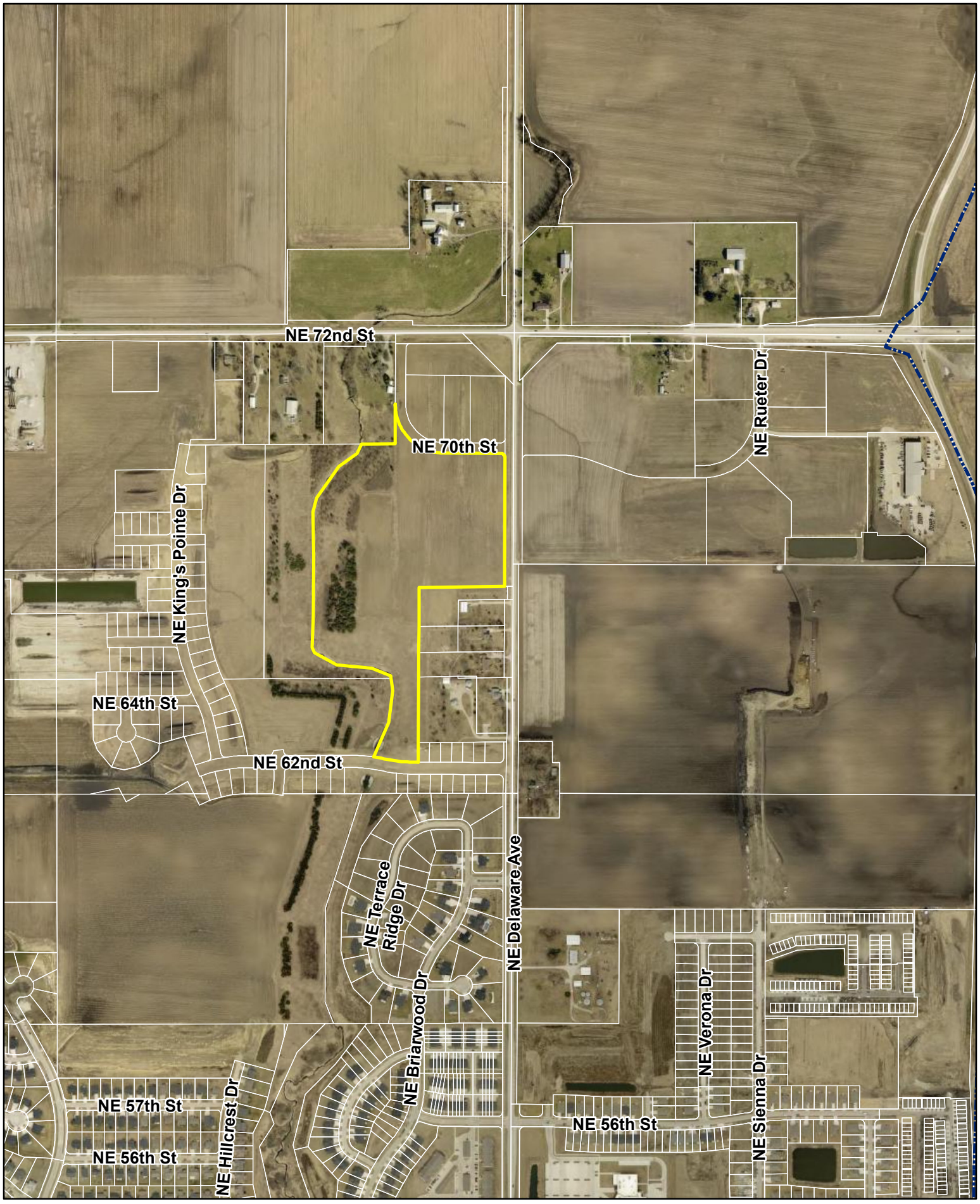
Consider MOTION to recommend City Council approval of The Sloane Ankeny Final Plat; and recommend City Council authorization of cost-participation for the extension of sanitary sewer services to surrounding

property owners in the amount estimated to be $39,853.00 and cost-participation for sidewalk oversizing along NE Delaware Avenue estimated to be $8,127.00

Consider MOTION to approve the site plan for The Sloane Ankeny, subject to recordation of The Sloane Ankeny Final Plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letters
4. Final Plat
5. Site Plan



N

1 inch = 700 feet

Date: 5/13/2026

The Sloane Ankeny
Final Plat & Site Plan
Aerial Map

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: May 19, 2026

Agenda Item: The Sloane Final Plat and Site Plan
Report Date: May 13, 2026
Prepared by: Jake Heil, EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of The Sloane Ankeny Final Plat; and recommend City Council authorization of cost-participation for the extension of sanitary sewer services to surrounding property owners in the amount estimated to be $39,853.00 and cost-participation for sidewalk oversizing along NE Delaware Avenue estimated to be $8,127.00

That the Plan and Zoning Commission approve The Sloane Ankeny Site Plan subject to recordation of The Sloane Ankeny final plat.

Project Summary:
Haverkamp Group, Inc. has proposed The Sloane Ankeny, a 28.09-acre final plat and site plan located in the southwest corner of the NE Delaware Avenue and NE 70th Street intersection. The subject property is zoned R-3; Multiple-Family Residence District, with properties to the north zoned C-2; General Retail Highway Oriented, And Business Commercial District, properties to the west are zoned R-3; Multiple Family Residence District Restricted to Single Family, properties to the south are zoned R-1; One-Family Residence District and King's Pointe PUD, while properties to the east are zoned R-1; One-Family Residence District and C-2; General Retail Highway Oriented, And Business Commercial District.

The Sloane Ankeny final plat includes 12 developable lots, an outlot for drainage and open space, easements and associated utility improvements. The site plan facilitates the construction of those lots showing the full build out of the site to include; four apartment buildings with a clubhouse and amenities, four stacked flat buildings and nine 4-plex townhouses, sidewalk and access connections, garages and parking areas, landscaping, utility service connections and associated site improvements.

Project Report:
The general layout of the site shows the main apartment buildings, with the clubhouse and amenities within the center, located near the southwest corner of the NE 70th Street and NE Delaware Avenue intersection, and the townhomes and stacked flats located along the western side of the property. A total of 387 units is proposed amongst the varied housing types within the development for an overall density of 13.78 units per acre. All proposed buildings meet all setbacks.

Access to the site is provided by two accesses to the north along NE 70th Street and single access to the south to NE 62nd Street. Both NE 70th St and NE 62nd St provide access to NE Delaware Avenue. Parking for the site requires the following; multifamily units located where each unit has an entrance and living space on the ground floor requires 1.5 parking stalls per bedroom and 2 parking stalls for each unit with 2+

bedrooms, all other multifamily units require one parking stall per bedroom in each unit and one additional parking stall for every four units. A total of 731 parking spaces is required for a development of this kind. The site meets that requirement by providing a total of 810 spaces, not including driveways, with 17 ADA spaces.

An eight-inch water main will be extended south from the 10-inch main along NE 70th street and an 8-inch main will be extended north from the 10-inch main along NE 62nd Street. Eight-inch sanitary service will be provided throughout the proposed development and will connect to the existing 15-inch sanitary main that runs along the unnamed creek along the property's western property line. The developer is also providing 4-inch sanitary hook-ups for the existing single-family homes that are along NE Delaware Ave. Storm sewer pipes will run throughout the entirety of the development leading to a stormwater management area in the northwest corner of the plat. Storm water will then flow into the unnamed creek along the property's western property line, where it then flows south before ultimately conveying into Four Mile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

A landscaping plan has been included as part of the site plan. Screening has been provided along the east property line adjacent to the existing residential properties and along primary streets where possible. All other open space and landscaping requirements have been met. Additionally, the applicant has requested payment in lieu of a park site dedication. This payment will be required before Council submission of the final plat.

Elevations for the proposed buildings have been included with the site plan. Elevations include the use of stone, a mixture of 6" lap and board & batten siding, glass and aluminum accents. Elevations provide the necessary building material requirements per city code regulations. All buildings within the proposed development utilize the same building materials but incorporate multiple architectural elements on each of the buildings.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT:	**The Sloane Ankeny**
NAME OF OWNER:	**Hope Kimberley LLC**
NAME OF DEVELOPER:	**Haverkamp Group, Inc.**

GENERAL INFORMATION:

PLAT LOCATION: West of NE Delaware Avenue and south of NE 70th Street
SIZE OF PLAT: 28.09 acres
ZONING: R-3

LOTS:

NUMBER:	17 multi-family lots and an outlot
SIZE/DENSITY:	13.78 units per acre
USE:	Multi-Family Residential
BUILDING LINES:	
Front:	30 feet
Rear:	35 feet
Side:	20 feet – 1 story
	22 feet – 2 story
	24 feet – 3 or more stories

PARK SITE DEDICATION:
The developer requests that the City accept payment in lieu of parkland, in an amount equal to $83,520.00 based on $32,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

ADJACENT LANDS:

NORTH:	C-2
SOUTH:	R-1 & King's Pointe PUD
EAST:	C-2 & R-1
WEST:	R-3 Restricted to Single Family

STREET DEVELOPMENT:
There are no newly proposed streets with this development.

WASTE WATER:
PROJECTED FLOWS: 387 units x 2.5 pers. Per unit x 100 gal. per day/person = 96,750 GPD estimate
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 11.2 MGD.

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

WATER SYSTEM:

USAGE: 387 units x 2.5 pers. Per unit x 100 gal. per day/person = 96,750 GPD estimate
SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.

April 24, 2026

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

RE: The Sloane Ankeny Plat 1
Final Plat & Construction Drawings Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Haverkamp Group, Inc., we respectfully submit herewith final plat and construction drawings for The Sloane Ankeny Plat 1 in request for approval. This property consists of 28.09 acres and is located southwest of the intersection of NE Delaware Avenue and NE 70th Street. 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 7 apartment buildings, 36 townhome units, garages and a clubhouse that will sit on seventeen lots with one outlot for open space and detention. We would like to request cost sharing of 774 linear feet of 8-inch sidewalk in the amount of $8,127.00 and for the extension of sanitary sewer services to surrounding property owners in the amount of $39,853.00.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

The Sloane Ankeny - Ankeny, Iowa
Sanitary Sewer Services - Surrounding Property Owners
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
April 24, 2026

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST	TOTAL
Utilities						
1	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 8" Dia	47	LF	$ 130.00	$ 6,110.00	
2	Manhole, SW-301, 48" Diameter	1	EA	$ 8,100.00	$ 8,100.00	
3	Sanitary Sewer Cleanouts	3	EA	$ 1,200.00	$ 3,600.00	
4	Sanitary Sewer service Stub, Trenched, PVC, 4" Dia.	237	LF	$ 85.00	$ 20,145.00	
					Utilities Total:	$ 37,955.00
Miscellaneous						
5	Contingency (5%)	1	LS	$ 1,898.00	$ 1,898.00	
					Miscellaneous Total:	$ 1,898.00
				Total Opinion of Probable Construction Cost	$ 39,853.00	

April 24, 2026

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

RE: The Sloane Ankeny
Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Haverkamp Group, LLC, we respectfully submit herewith a site plan for The Sloane Ankeny in request for approval. This property consists of 28.09 acres and is located southwest of the intersection of NE Delaware Avenue and NE 70th Street. 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 315 apartment units with a mix of one-, two-and three-bedroom units, 36 stacked flats, 36 townhome units, garages, a clubhouse with a pool and other various site amenities.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

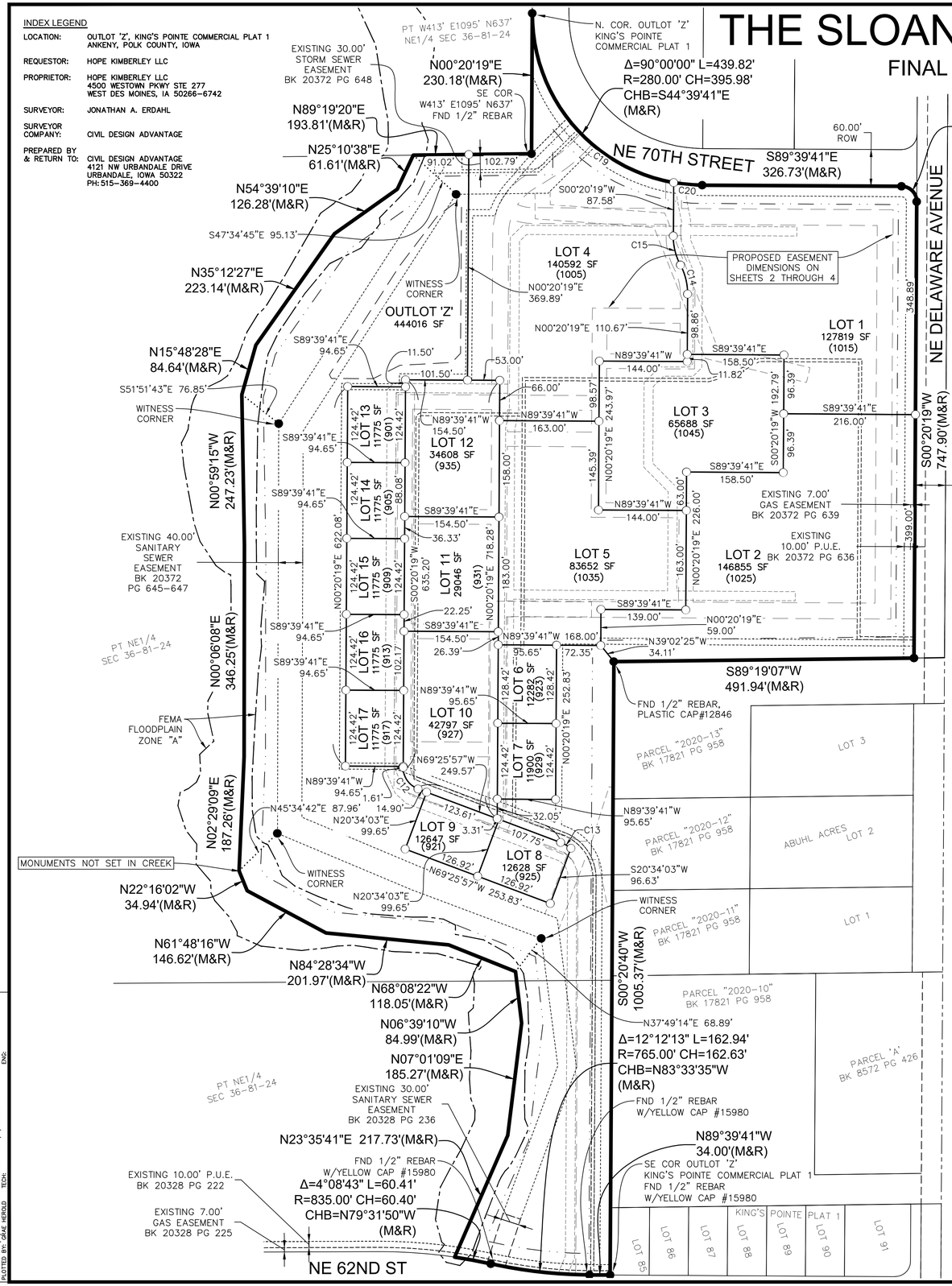
Erin K. Ollendike, P.E.

THE SLOANE ANKENY

FINAL PLAT

INDEX LEGEND

LOCATION:	OUTLOT 'Z', KING'S POINTE COMMERCIAL PLAT 1 ANKENY, POLK COUNTY, IOWA
REQUESTOR:	HOPE KIMBERLEY LLC
PROPRIETOR:	HOPE KIMBERLEY LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266-6742
SURVEYOR:	JONATHAN A. ERDAHL
SURVEYOR COMPANY:	CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO:	CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400



AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER

HOPE KIMBERLEY LLC
CONTACT: JENNA KIMBERLEY
2785 N ANKENY BLVD, STE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

APPLICANT

HAVERKAMP CONSTRUCTION LLC
CONTACT: ZACK LUDWIG
510 S 17TH STREET, STE 104
AMES, IA 50010
PH: (515) 232-7575

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3

BULK REGULATIONS

SETBACKS
FRONT=30'
REAR=35'
SIDE (MULTIPLE-FAMILY DWELLING UNITS):
ONE STORY: TOTAL SIDE YARD - 20 FEET MINIMUM 8 FEET ON ONE SIDE
TWO STORIES: TOTAL SIDE YARD - 22 FEET MINIMUM 9 FEET ON ONE SIDE
THREE OR MORE STORIES: TOTAL SIDE YARD - 24 FEET MINIMUM 10 FEET ON ONE SIDE

DATE OF SURVEY

MARCH 13, 2026

PLAT DESCRIPTION

OUTLOT 'Z', KING'S POINTE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 28.09 ACRES (1,223,408 SQUARE FEET).

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

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. ALL LOTS ARE ADDRESSED OFF OF NE 70TH STREET.

CURVE DATA

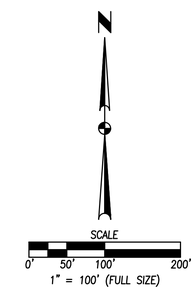
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	69°46'37"	62.50'	76.11'	N34°32'38"W	71.50'
C2	69°46'16"	37.50'	45.67'	N34°32'49"W	42.90'
C3	57°59'43"	100.00'	101.22'	N29°20'11"E	96.95'
C4	15°10'17"	200.00'	52.96'	N50°44'54"E	52.80'
C5	34°02'56"	75.00'	44.57'	S72°38'13"E	43.92'
C6	9°36'59"	280.00'	46.99'	N84°51'12"W	46.94'
C7	6°02'12"	280.00'	29.50'	N86°38'35"W	29.49'
C8	28°21'27"	100.00'	49.49'	S13°50'25"E	48.99'
C9	28°21'27"	100.00'	49.49'	S13°50'25"E	48.99'
C10	0°47'15"	765.00'	10.52'	N89°16'03"W	10.52'
C11	3°08'16"	765.00'	41.89'	N88°05'33"W	41.89'
C12	69°46'16"	37.50'	45.67'	S34°32'49"E	42.90'
C13	17°51'30"	62.50'	19.48'	S60°30'12"E	19.40'
C14	28°21'27"	100.00'	49.49'	S13°50'25"E	48.99'
C15	28°21'27"	100.00'	49.49'	S13°50'25"E	48.99'
C16	69°46'37"	77.50'	94.38'	S34°32'38"E	88.66'
C17	69°46'37"	85.00'	103.52'	S34°32'38"E	97.24'
C18	23°40'40"	118.50'	48.97'	S29°00'51"W	48.62'
C19	80°23'01"	280.00'	392.83'	N39°51'12"W	361.40'
C20	9°36'59"	280.00'	46.99'	N84°51'12"W	46.94'
C21	90°00'00"	7.50'	11.78'	S45°20'19"W	10.61'

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		

VICINITY MAP (NOT TO SCALE)

ANKENY, IOWA



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

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 4

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/26
THIRD SUBMITTAL	04/24/26
SECOND SUBMITTAL	04/10/26
FIRST SUBMITTAL	03/20/26

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE ANKENY
FINAL PLAT

1/4
2601.049

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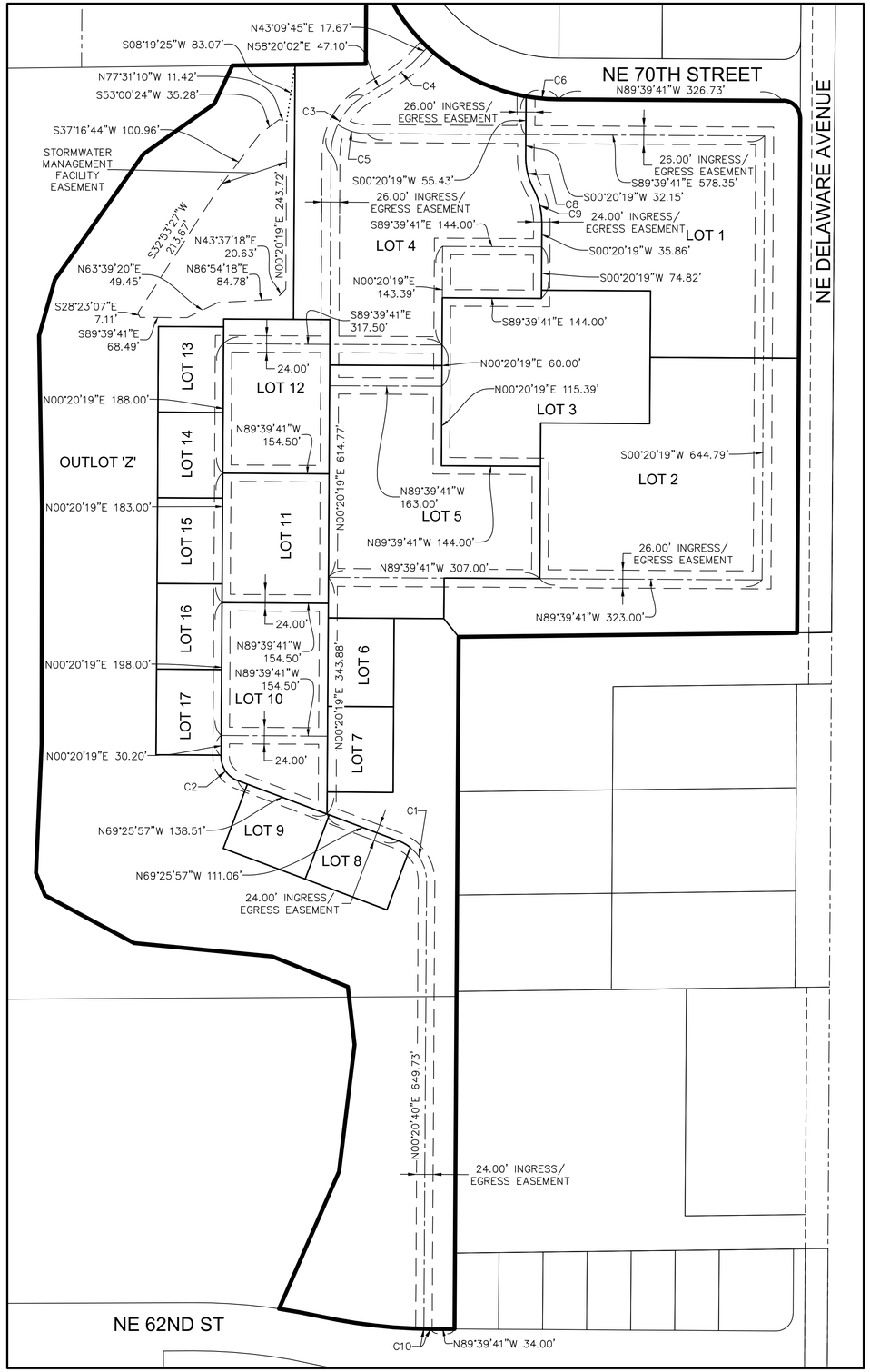
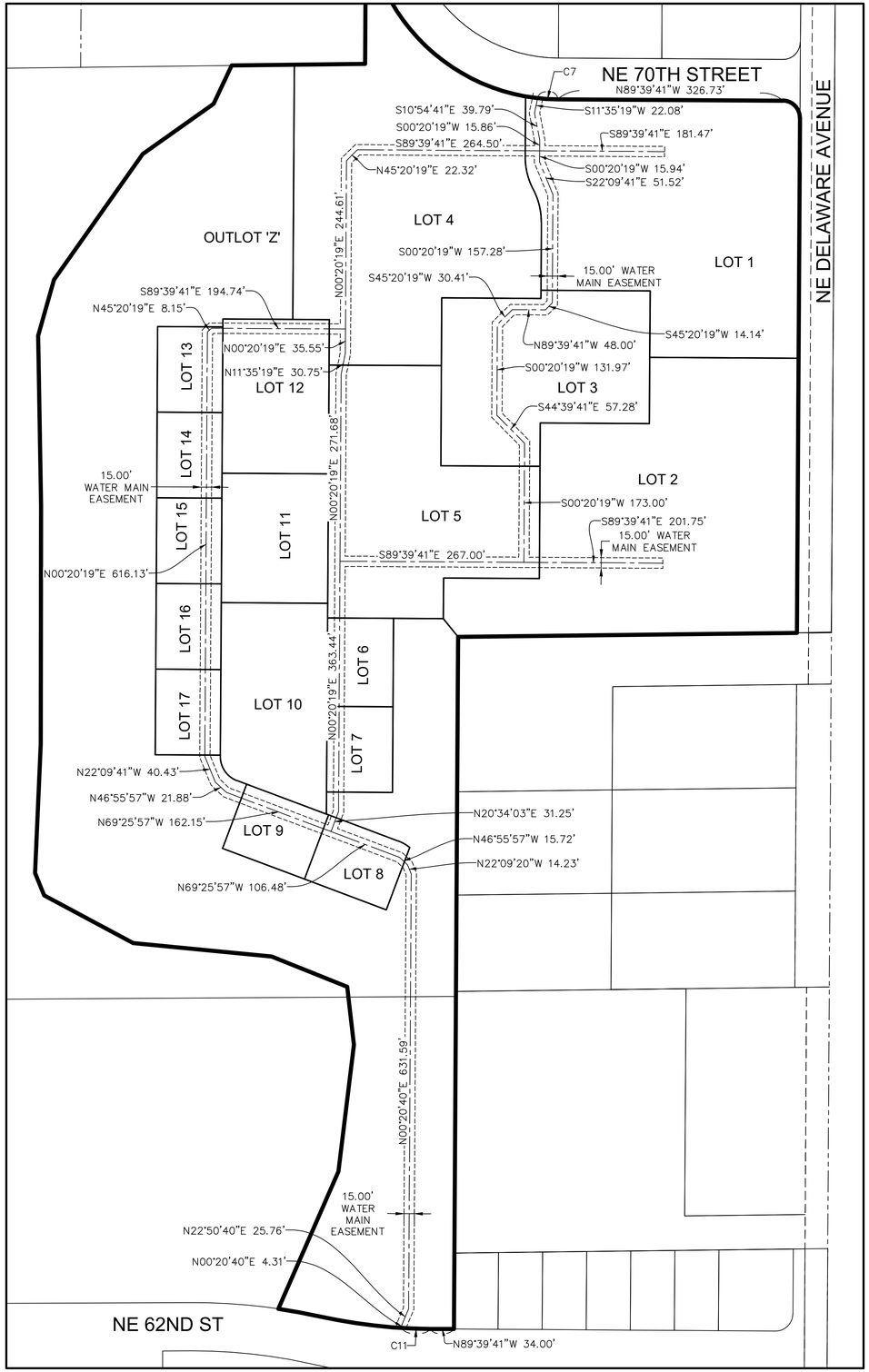
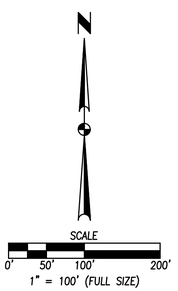
PLOTTED BY: DALE HEROLD
COMMENT:
ENG:
TECH:

THE SLOANE ANKENY

FINAL PLAT







REVISIONS	DATE
FOURTH SUBMITTAL	05/08/26
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE ANKENY
FINAL PLAT

2 / 4
2601.049

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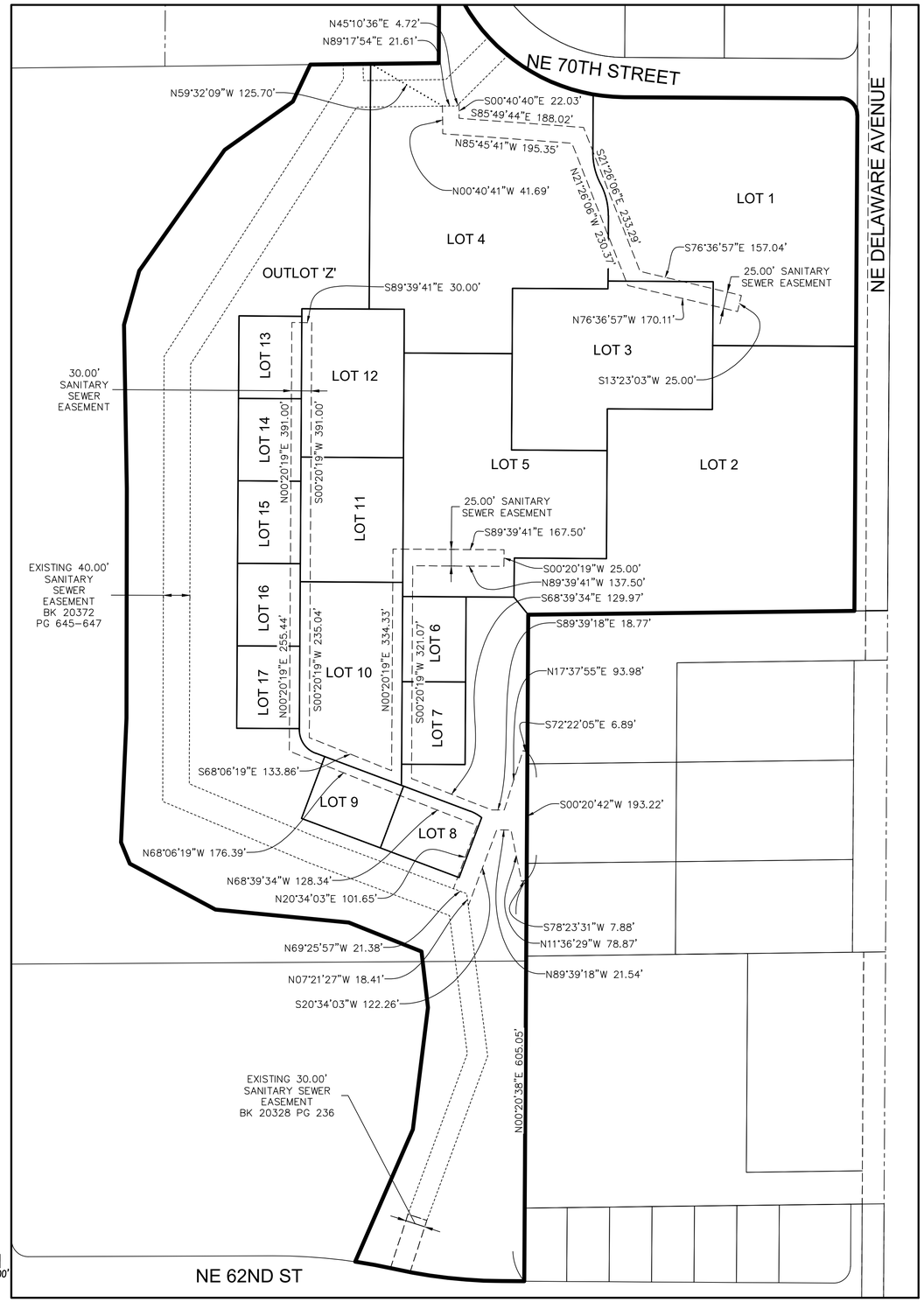
ENG:
TECH:

THE SLOANE ANKENY

FINAL PLAT



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REVISIONS	DATE
FOURTH SUBMITTAL	05/08/26
THIRD SUBMITTAL	04/24/26
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

THE SLOANE ANKENY

FINAL PLAT

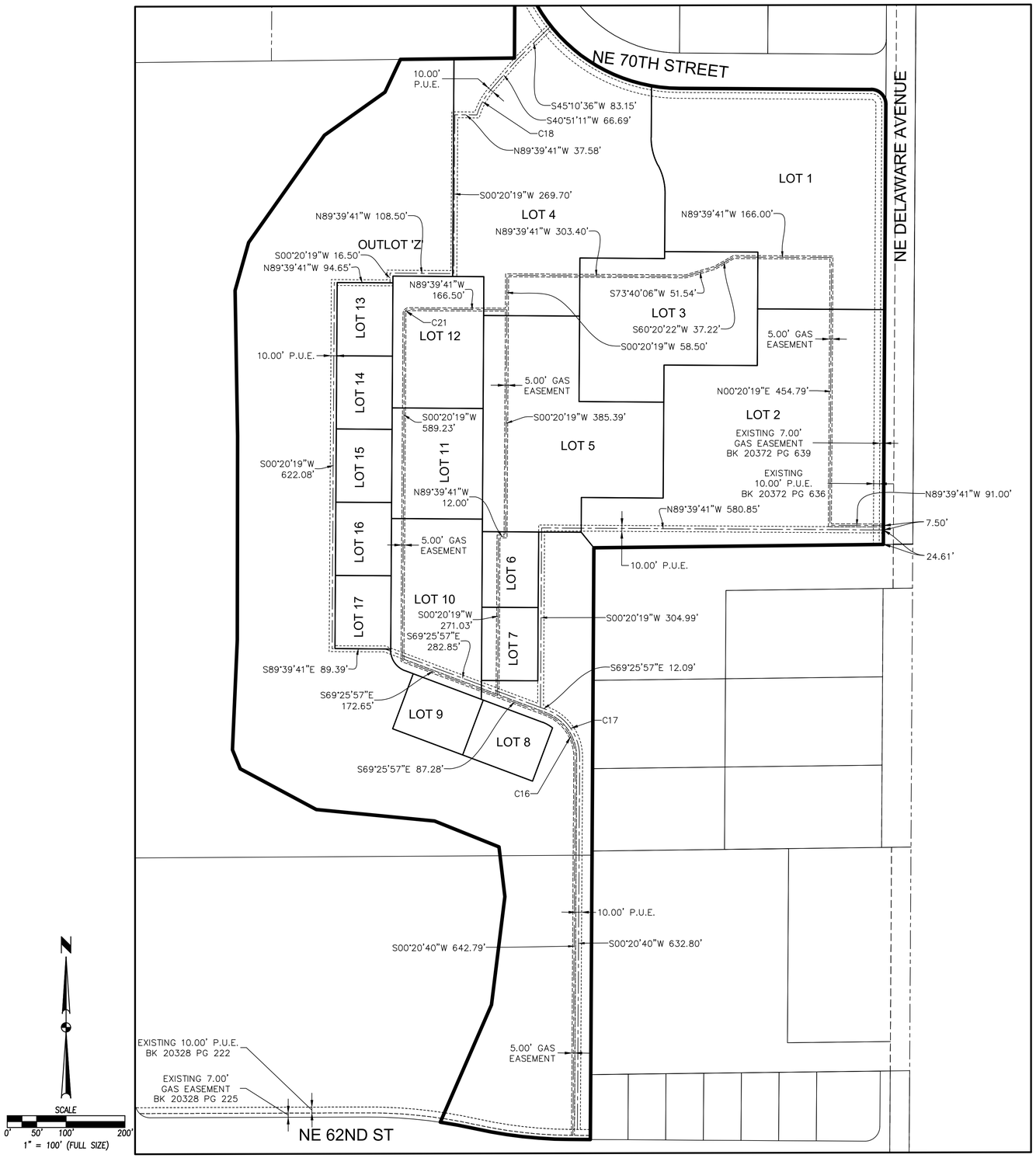
ANKENY, IOWA

3/4

2601.049

THE SLOANE ANKENY

FINAL PLAT



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REVISIONS	DATE
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THIRD SUBMITTAL	04/24/26
SECOND SUBMITTAL	04/10/26
FIRST SUBMITTAL	03/20/26

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

THE SLOANE ANKENY

FINAL PLAT

4 / 4

2601.049

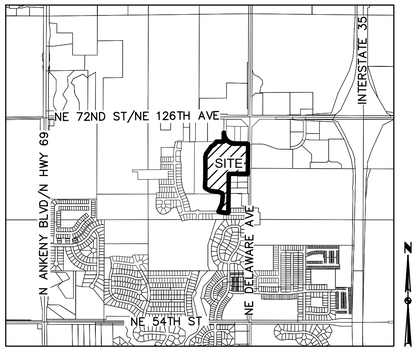
SITE PLAN FOR:

THE SLOANE - ANKENY

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER

HOPE KIMBERLEY, LLC
CONTACT: JENNA KIMBERLEY
2785 N ANKENY BLVD, STE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

APPLICANT

HAVERKAMP CONSTRUCTION LLC
CONTACT: ZACK LUDWIG
510 S 17TH STREET, STE 104
AMES, IA 50010
PH: (515) 232-7575

ENGINEER

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

SURVEYOR

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

ARCHITECT

PRACTIC DESIGN
CONTACT: JOSHUA SKOW
510 S 17TH STREET, STE 104
AMES, IA 50010
PH. (515) 508-1274

DATE OF SURVEY

AUGUST 4, 2023

BENCHMARKS

POLK COUNTY STANDARD BM #68; IN THE SW 1/4 SEC. 25-81-24 ON NE 126TH AVE., 330' EAST OF US HIGHWAY 69. AN 'X' IN THE TOP OF THE NW WING OF THE BRIDGE OVER FOURMILE CREEK. ELEVATION=942.37

USGS STANDARD BM #77-8; NEAR THE SW CORNER SEC. 36-81-24, 32' NORTH OF THE CENTERLINE OF NE 118 AVENUE, 30' EAST OF CENTERLINE OF US HIGHWAY 69, STATE SURVEY STANDARD DISK STAMPED "77-8", SET IN TOP OF CONCRETE POST. ELEVATION=941.74

SUBMITTAL DATES

FIRST SUBMITTAL:	03/20/2026
SECOND SUBMITTAL:	04/10/2026
THIRD SUBMITTAL:	04/24/2026
FOURTH SUBMITTAL:	05/08/2026

ZONING

R-3: MULTIPLE FAMILY RESIDENTIAL DISTRICT

EXISTING/ PROPOSED USE

EXISTING: AGRICULTURE

PROPOSED: MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY

AREA: 28.09 ACRES (1,223,402 SF)

SETBACKS:
FRONT: 30 FEET

SIDE:
ONE STORY: TOTAL SIDE YARD - 20 FEET
MINIMUM 8 FEET ON ONE SIDE
TWO STORIES: TOTAL SIDE YARD - 22 FEET
MINIMUM 9 FEET ON ONE SIDE
THREE OR MORE STORIES: TOTAL SIDE YARD - 24 FEET MINIMUM 10 FEET ON ONE SIDE

REAR: 35 FEET

OPEN SPACE CALCULATION:

TOTAL SITE:	=1,223,402 SF (28.09 AC.)
BUILDING	- 198,575 SF
AMENITIES	- 9,830 SF
PARKING/ACCESS DRIVES	- 284,465 SF
DRIVEWAYS	- 18,173 SF
SIDEWALK	- 58,965 SF
OPEN SPACE PROVIDED	= 653,394 SF (53%)

PARKING SUMMARY

REQUIRED:

MULTIFAMILY: WITH RESPECT TO MULTIFAMILY UNITS LOCATED IN BUILDINGS WHERE EACH DWELLING UNIT HAS AN ENTRANCE AND LIVING SPACE ON THE GROUND FLOOR, THE REQUIREMENT SHALL BE 1½ 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.

APARTMENTS: 520 TOTAL BEDROOMS - 520*1 = 520 SPACES
315 UNITS - 315/4 = 79 SPACES

TOWNHOMES: 36 UNITS (3 BEDROOM UNITS)
2*36 = 72 SPACES

STACKED FLATS: 36 UNITS (24 - 1 BEDROOM, 12 - 2 BEDROOM)
1 1/2*24 = 36 SPACES
2*12 = 24 SPACES

TOTAL REQUIRED SPACES:
520 + 79 + 72 + 36 + 24 = 731 SPACES

PROVIDED:
APARTMENTS:
38 GARAGES
64 DETACHED GARAGES

TOWNHOMES:
72 GARAGE SPACES

STACKED FLATS:
36 GARAGE SPACES

SURFACE PARKING:
600 SPACES

TOTAL PROVIDED SPACES:
38 + 64 + 72 + 36 + 600 = 810 SPACES (*NOT INCLUDING DRIVEWAY SPACES)

ACCESSIBLE PARKING SPACES REQUIRED: 17 SPACES

ACCESSIBLE PARKING SPACES PROVIDED: 18 SPACES (2 ARE IN GARAGES ON LOT 1)

ERU CALCULATION

IMPERVIOUS SURFACES	= 570,008 SF
ERU TOTAL (IMPERVIOUS / 4,000)	= 143
ERU MAXIMUM	= 100

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	OVERALL SITE LAYOUT / PHASING PLAN
C3.0-3.4	DIMENSION PLAN
C4.0-4.8	GRADING PLAN
C5.0-5.2	GRADING DETAILS
C6.0-6.4	UTILITY PLAN
C7.0-7.4	EROSION AND SEDIMENT CONTROL PLAN
C8.0	REFERENCE NOTES
C8.1-8.2	DETAILS
L1.0-1.4	LANDSCAPE PLAN

LEGAL DESCRIPTION

OUTLOT 'Z', KING'S POINTE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 28.09 ACRES (1,223,408 SQUARE FEET).

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2026
ANTICIPATED FINISH DATE = SPRING 2027

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.

GENERAL LEGEND

PROPOSED		EXISTING	
PROPERTY BOUNDARY		SANITARY MANHOLE	S
SECTION LINE		WATER VALVE BOX	W
CENTER LINE		FIRE HYDRANT	
RIGHT OF WAY	R/W	WATER CURB STOP	CS
BUILDING SETBACK		WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	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	ST	CONIFEROUS SHRUB	
TYPE SW-513 STORM INTAKE	ST	ELECTRIC POWER POLE	
TYPE SW-516 STORM INTAKE		GUY ANCHOR	
TYPE SW-401 STORM MANHOLE	ST	STREET LIGHT	
TYPE SW-402 STORM MANHOLE	ST	POWER POLE W/ TRANSFORMER	
FLARED END SECTION		UTILITY POLE W/ LIGHT	
TYPE SW-301 SANITARY MANHOLE	S	ELECTRIC BOX	E
STORM/SANITARY CLEANOUT	C	ELECTRIC TRANSFORMER	E
WATER VALVE		ELECTRIC MANHOLE OR VAULT	E
FIRE HYDRANT ASSEMBLY		TRAFFIC SIGN	
SIGN		TELEPHONE JUNCTION BOX	T
DETECTABLE WARNING PANEL		TELEPHONE MANHOLE/VAULT	T
WATER CURB STOP		TELEPHONE POLE	
SANITARY SEWER		GAS VALVE BOX	G
SANITARY SERVICE	S S S	CABLE TV JUNCTION BOX	TV
STORM SEWER		CABLE TV MANHOLE/VAULT	TV
STORM SERVICE	ST ST	MAIL BOX	M
WATERMAIN WITH SIZE	8"W	BENCHMARK	BM
WATER SERVICE	W W	SOIL BORING	SB
SAWCUT (FULL DEPTH)		UNDERGROUND TV CABLE	TV
SILT FENCE		GAS MAIN	G
USE AS CONSTRUCTED	(UAC)	FIBER OPTIC	FO
MINIMUM PROTECTION ELEVATION	MPE	UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2601.049

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

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY 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 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.

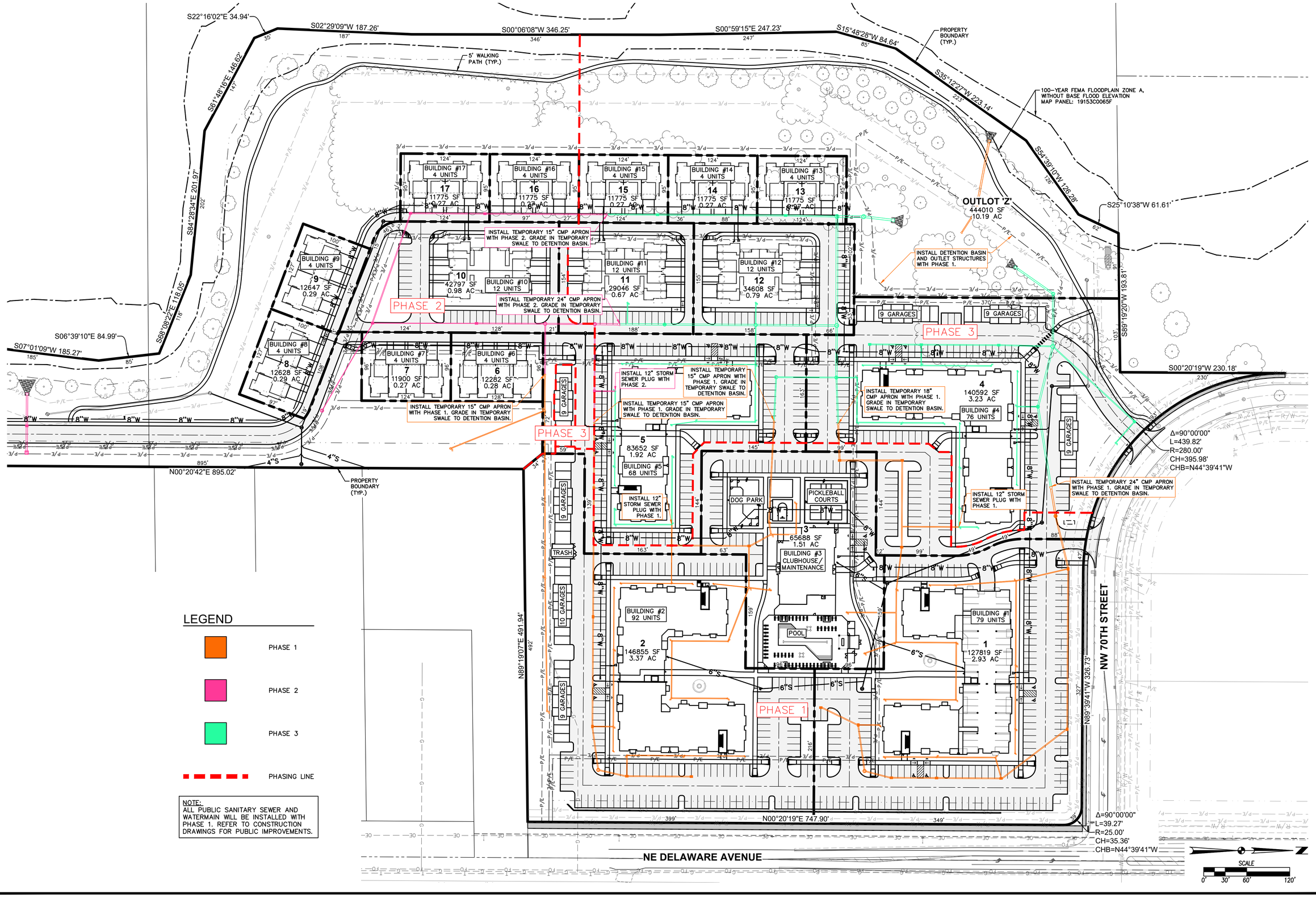
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN K. OLLENDIKE, P.E. — DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C1.0-C8.2

PRELIMINARY
NOT FOR CONSTRUCTION

FILE: H:\2026\2601049\DWG\2601049-SITE.DWG
PLOT DATE: 5/8/2026 11:07 AM
PLOTTED BY: GRAE HEROLD
COMMENT: ENG.
TECH:



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASING LINE

NOTE:
ALL PUBLIC SANITARY SEWER AND WATERMAIN WILL BE INSTALLED WITH PHASE 1. REFER TO CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS.

FILE: H:\2026\2601049\DWG\2601049-LOT LAYOUT.DWG
PLOT DATE: 5/5/2026 11:08 AM
PLOTTED BY: GAE HEROLD
COMMENT:
ENG:
TECH:

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

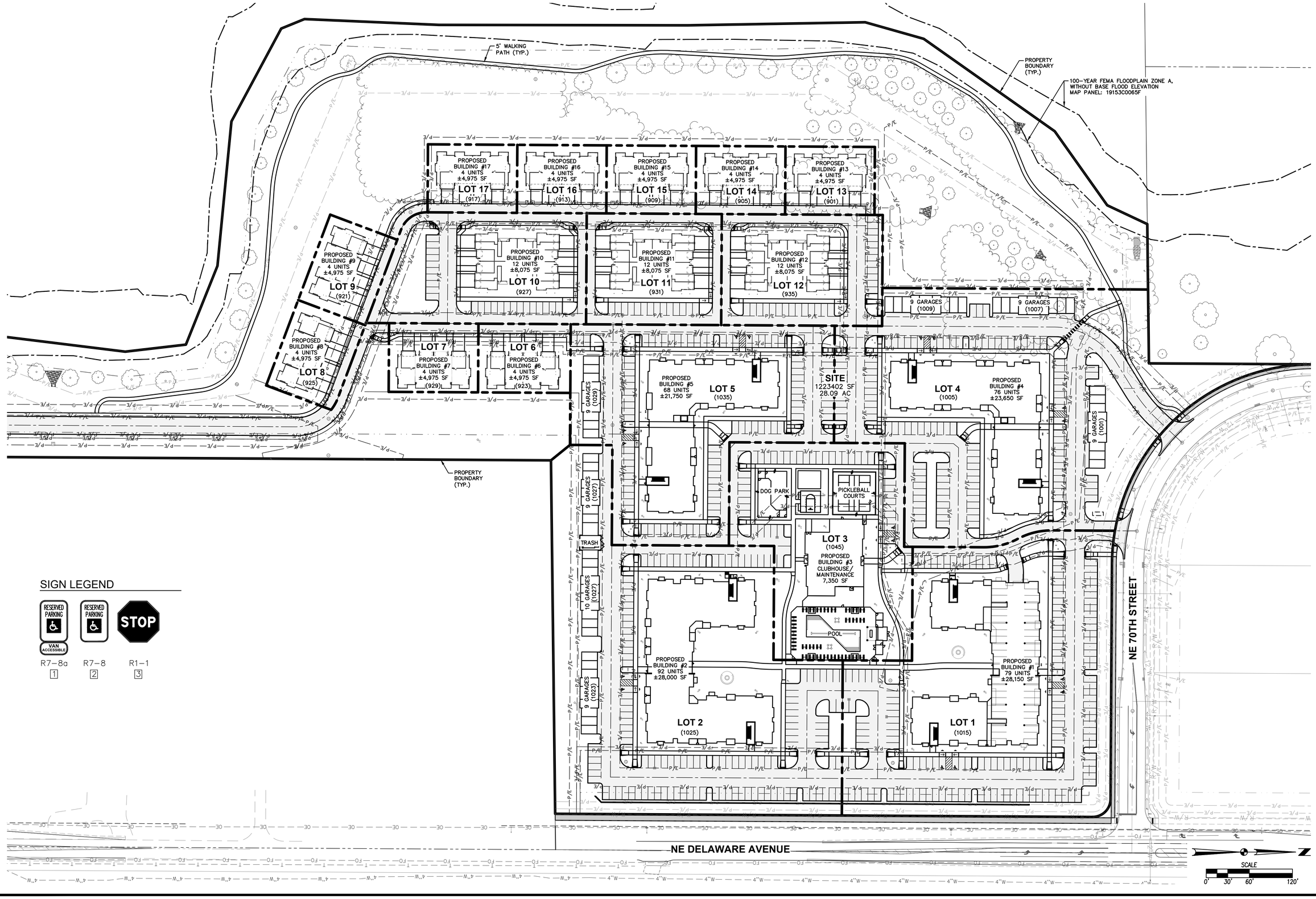
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

OVERALL SITE LAYOUT / PHASING PLAN

SHEET NUMBER:
C2.0
2601.049



SIGN LEGEND

RESERVED PARKING / VAN ACCESSIBLE	RESERVED PARKING	STOP
R7-8a	R7-8	R1-1
1	2	3

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY
OVERALL DIMENSION PLAN

SHEET NUMBER:
C3.0
2601.049

FILE: H:\2026\2601049\DWG\260104B-SITE.DWG
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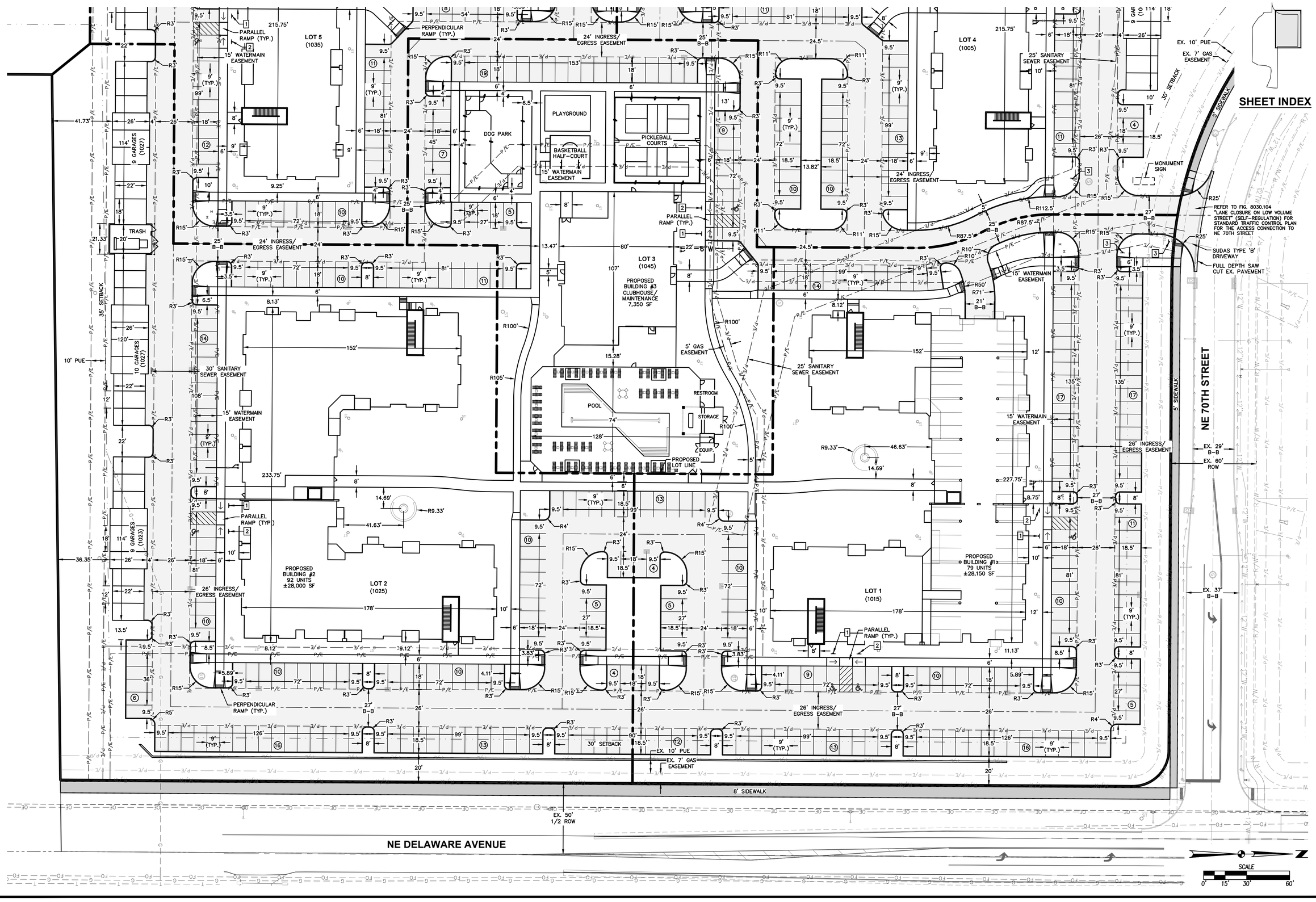

SHEET INDEX

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

DIMENSION PLAN

SHEET NUMBER:
C3.1
2601.049

SCALE
0' 15' 30' 60'

FILE: R:\2026\2601049\DWG\2601049-SITE.DWG
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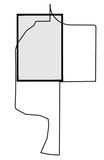
COMMENT:
ENG:
TECH:

SHEET INDEX



REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

DIMENSION PLAN

SHEET NUMBER:
C3.2
2601.049

SCALE
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ENG:
TECH:

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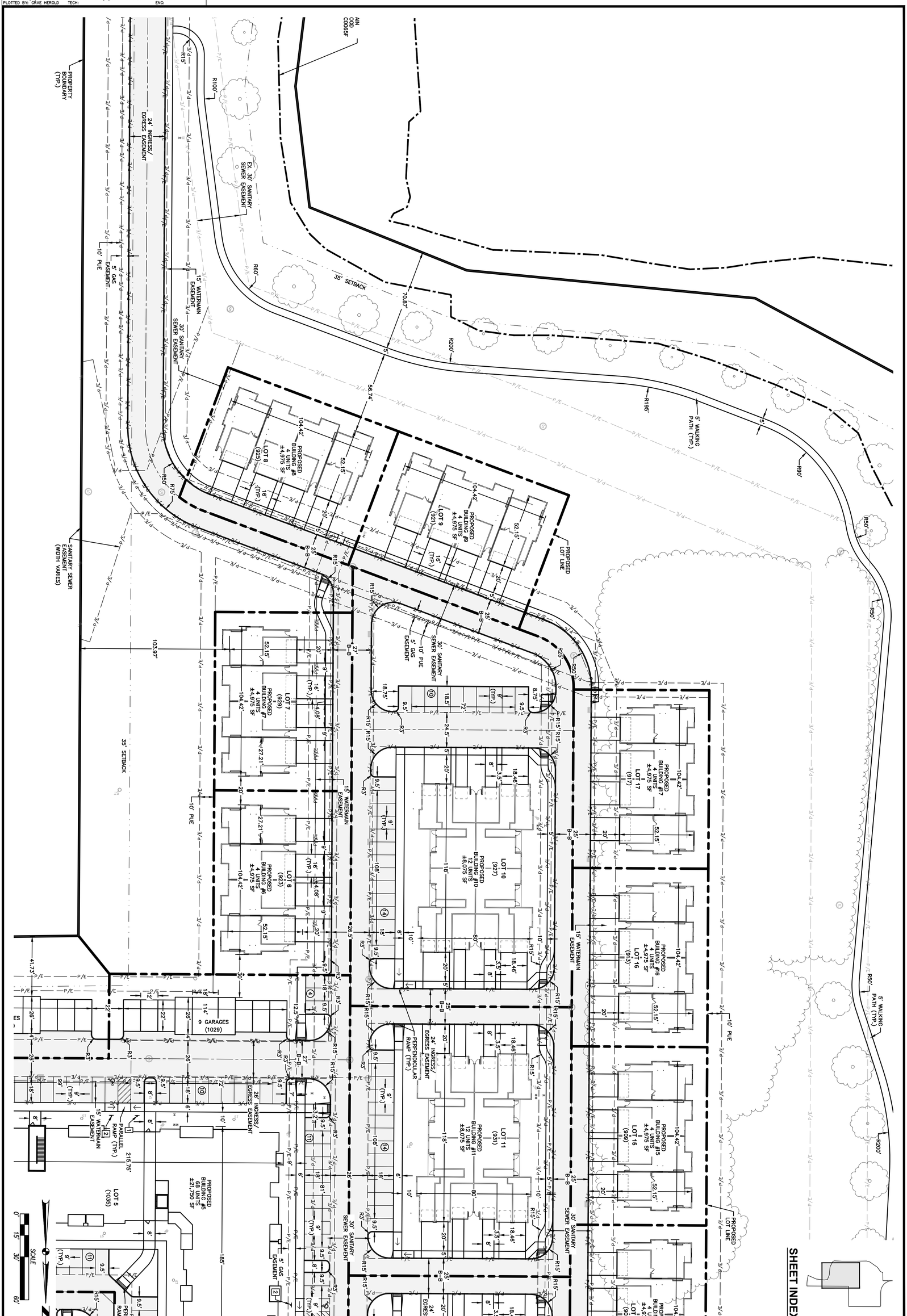


THE SLOANE - ANKENY

DIMENSION PLAN

ANKENY, IOWA

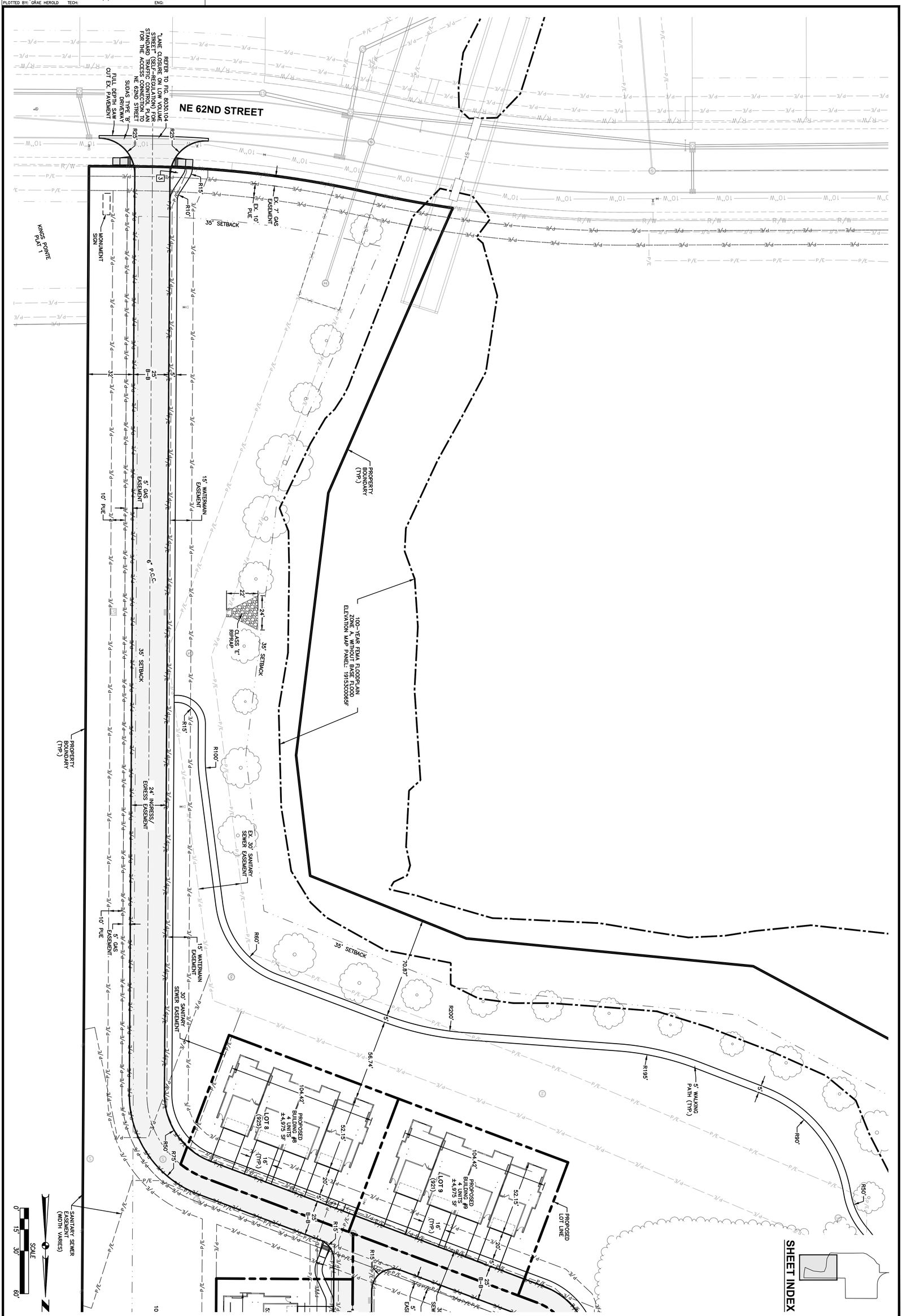
SHEET NUMBER: C3.3
2601.049

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026



THE SLOANE - ANKENY

DIMENSION PLAN

ANKENY, IOWA

SHEET NUMBER: C3.4

2601.049

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
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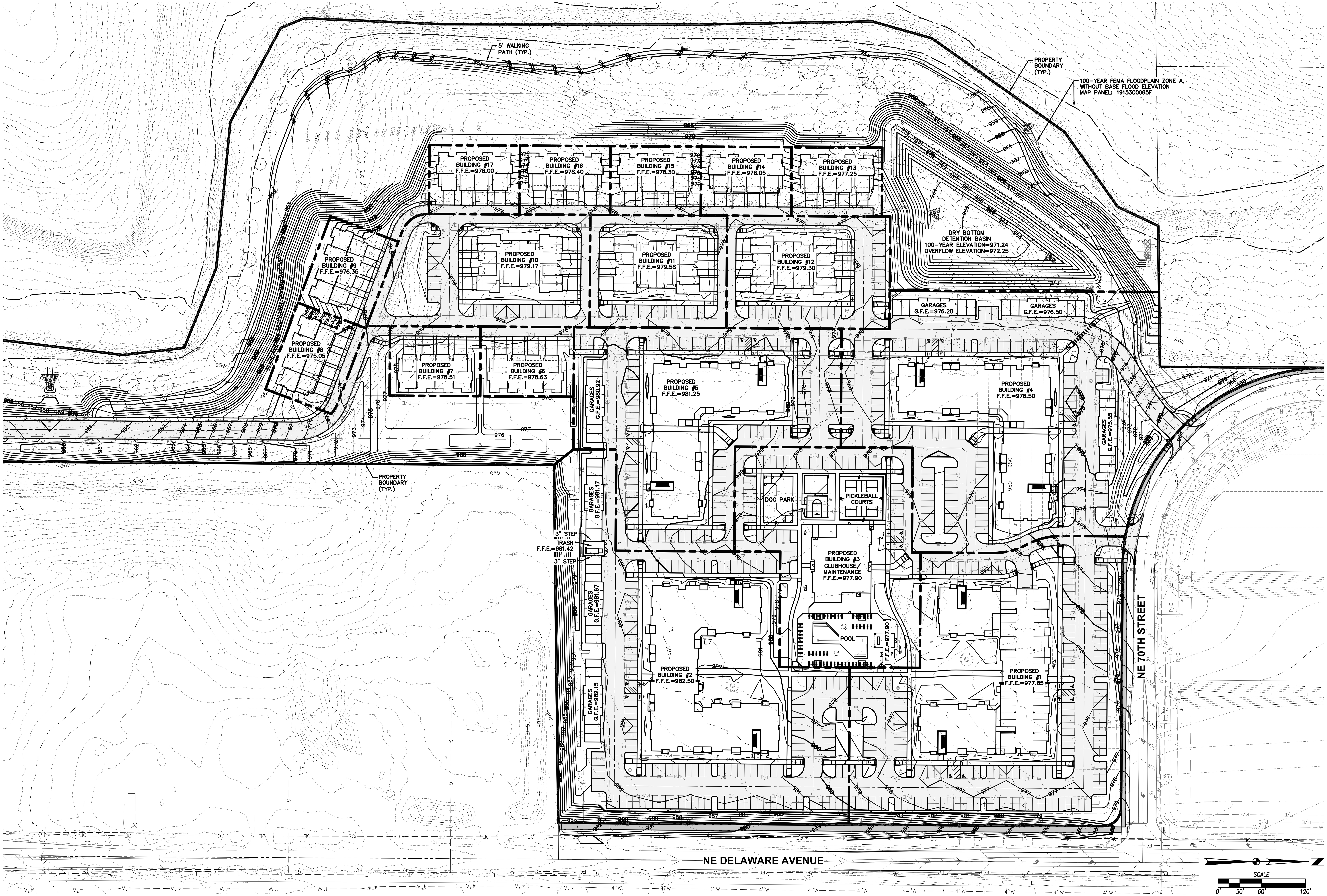
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026



REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
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FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE

THE SLOANE - ANKENY

OVERALL GRADING PLAN

ANKENY, IOWA

SHEET NUMBER:
C4.0
2601.049

FILE: H:\2026\2601049\DWG\2601049-SITE-GRADING.DWG
FILE DATE: 4/23/26 DATE PLOTTED: 5/8/2026 11:08 AM
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COMMENT:
ENG:

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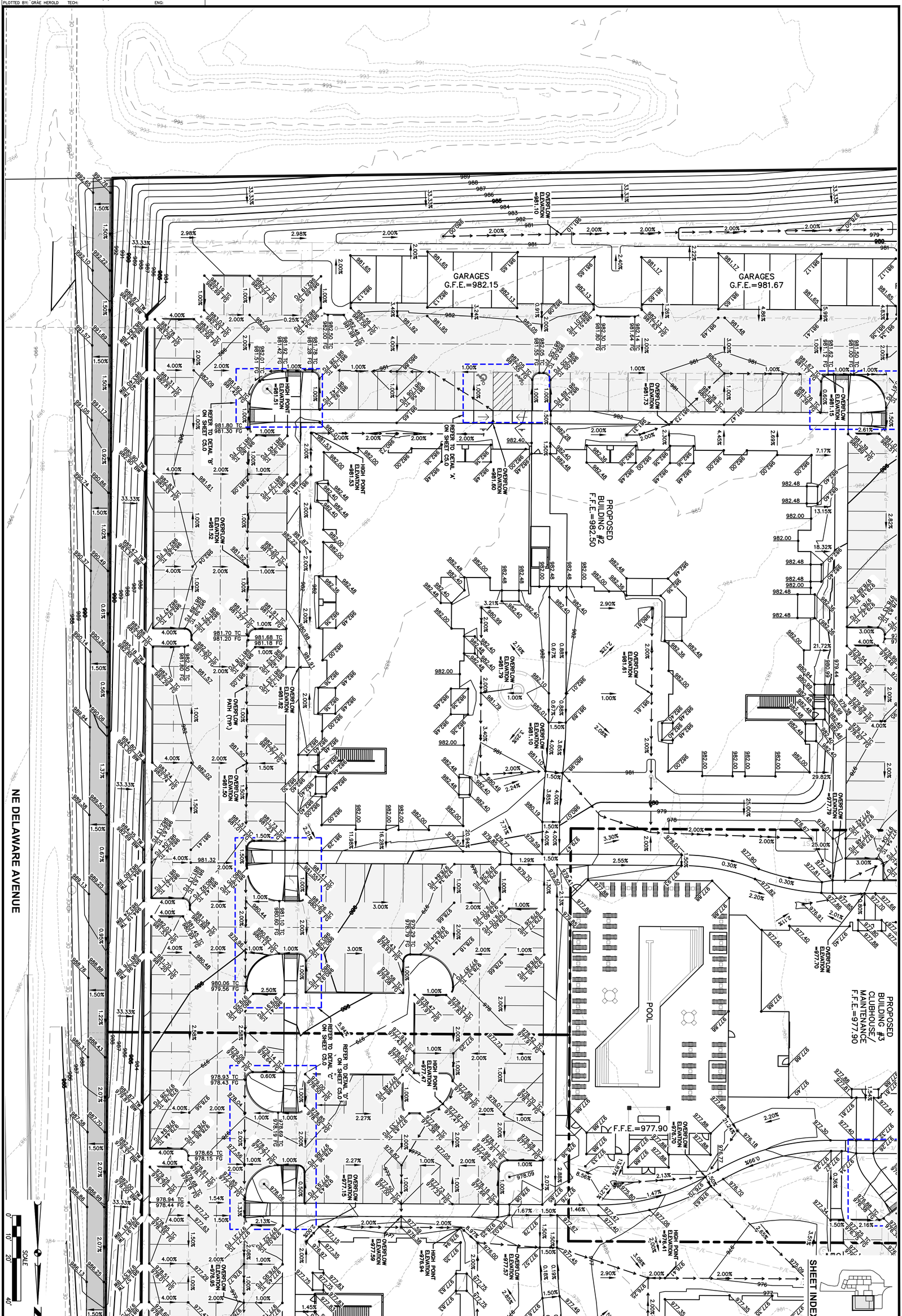

THE SLOANE - ANKENY

GRADING PLAN

ANKENY, IOWA

SHEET NUMBER: C4.1
2601.049

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
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SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

PROPOSED BUILDING #3
CLUBHOUSE/ MAINTENANCE
F.F.E.=977.90

PROPOSED BUILDING #1
F.F.E.=977.85

POOL

F.F.E.=977.90

OVERFLOW ELEVATION =977.79

OVERFLOW ELEVATION =977.70

OVERFLOW ELEVATION =976.70

OVERFLOW ELEVATION =976.67

OVERFLOW ELEVATION =977.31

OVERFLOW ELEVATION =977.09

OVERFLOW ELEVATION =977.57

OVERFLOW ELEVATION =977.15

OVERFLOW ELEVATION =976.95

OVERFLOW ELEVATION =976.94

OVERFLOW ELEVATION =977.12

OVERFLOW ELEVATION =976.06

OVERFLOW ELEVATION =976.85

OVERFLOW ELEVATION =981.50

OVERFLOW ELEVATION =981.10

OVERFLOW ELEVATION =973.49

OVERFLOW PATH (TYP.)

HIGH POINT ELEVATION =976.41

HIGH POINT ELEVATION =977.16

HIGH POINT ELEVATION =977.47

HIGH POINT ELEVATION =976.94

HIGH POINT ELEVATION =976.88

REFER TO DETAIL 'K' ON SHEET C5.0

REFER TO DETAIL 'G' ON SHEET C5.0

REFER TO DETAIL 'D' ON SHEET C5.0

REFER TO DETAIL 'C' ON SHEET C5.0

REFER TO DETAIL 'F' ON SHEET C5.0

REFER TO DETAIL 'E' ON SHEET C5.0

NE 70TH STREET

NE DELAWARE AVENUE

970.41 TC
969.91 FG

979.29 TC
978.79 FG

981.10 TC
980.60 FG

978.69 TC
978.19 FG

977.75 TC
977.25 FG

977.84 TC
977.34 FG

977.12 TC
976.62 FG

SHEET INDEX

SCALE
0' 10' 20' 40'

REVISIONS	DATE
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4121 NW URBANDALE DRIVE
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PHONE: (515) 369-4400

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CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

GRADING PLAN

SHEET NUMBER:
C4.2
2601.049

F:\E: H:\2026\2601049\DWG\2601049-SITE-GRADING.DWG
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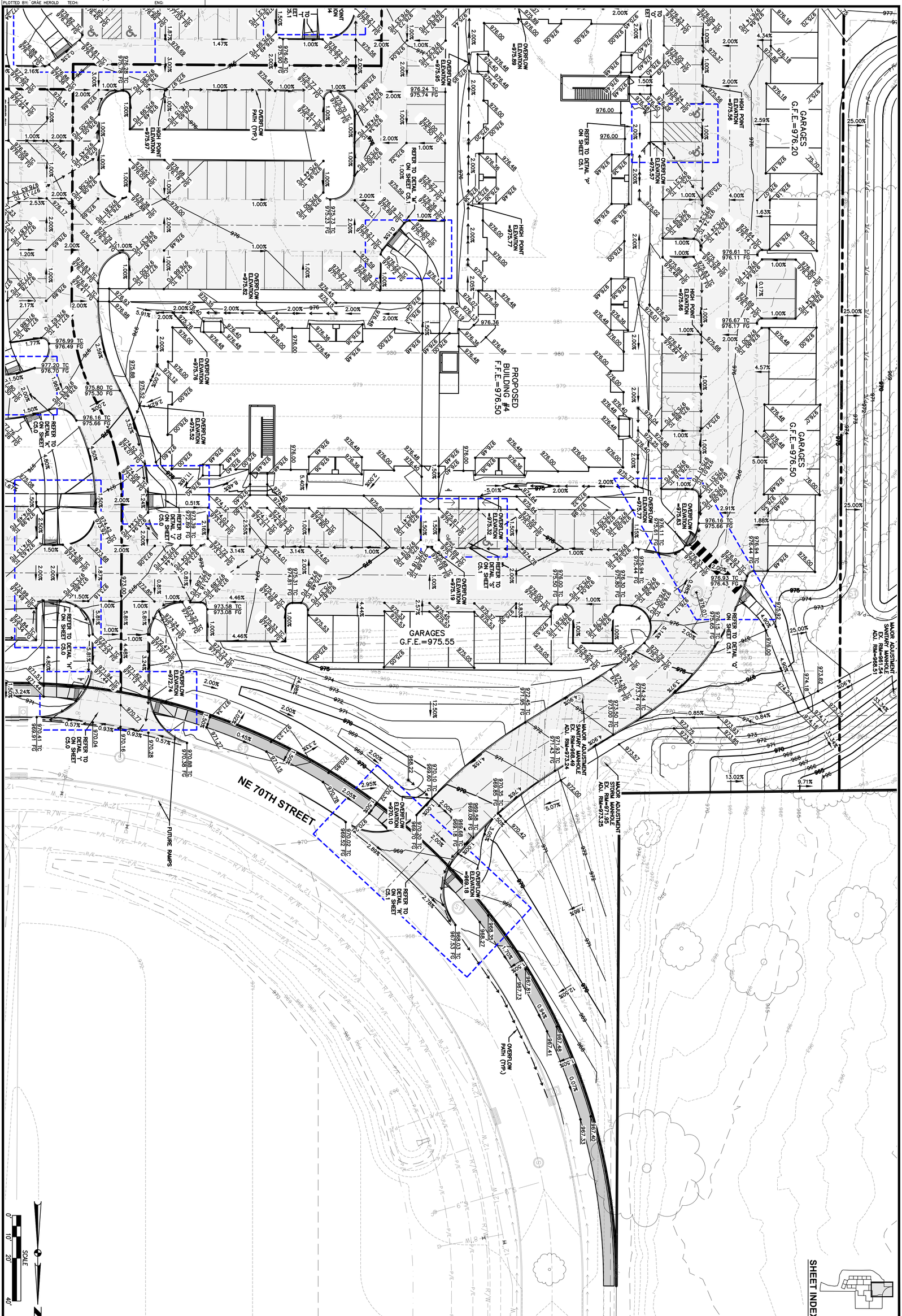

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SHEET NUMBER C4.3
2601.049

THE SLOANE - ANKENY

GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

REVISIONS	DATE
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FIRST SUBMITTAL	03/20/2026

PROPOSED BUILDING #6
F.F.E.=978.63

PROPOSED BUILDING #5
F.F.E.=981.25

PROPOSED BUILDING #3
CLUBHOUSE/
MAINTENANCE
F.F.E.=977.90

GARAGES
G.F.E.=980.92

GARAGES
G.F.E.=981.17

GARAGES
G.F.E.=976.20

TRASH
F.F.E.=981.42

DOG PARK

PICKLEBALL COURTS

TRANSITION FROM 3" ROLLED CURB TO 8" ROLLED CURB

REFER TO DETAIL 'HH' ON SHEET C5.2

OVERFLOW ELEVATION =978.76

OVERFLOW ELEVATION =978.51

REFER TO DETAIL 'FF' ON SHEET C5.2

OVERFLOW ELEVATION =978.54

REFER TO DETAIL 'U' ON SHEET C5.1

REFER TO DETAIL 'GG' ON SHEET C5.2

REFER TO DETAIL 'EE' ON SHEET C5.2

REFER TO DETAIL 'W' ON SHEET C5.1

REFER TO DETAIL 'V' ON SHEET C5.1

HIGH POINT ELEVATION =975.56

HIGH POINT ELEVATION =975.71

REFER TO DETAIL 'X' ON SHEET C5.1

REFER TO DETAIL 'Y' ON SHEET C5.1

REFER TO DETAIL 'N' ON SHEET C5.1

OVERFLOW ELEVATION =976.30

OVERFLOW ELEVATION =975.95

OVERFLOW ELEVATION =980.40

OVERFLOW ELEVATION =980.11

OVERFLOW ELEVATION =980.42

REFER TO DETAIL 'AA' ON SHEET C5.2

REFER TO DETAIL 'DD' ON SHEET 5.2

OVERFLOW ELEVATION =980.59

OVERFLOW ELEVATION =980.34

OVERFLOW ELEVATION =980.41

OVERFLOW ELEVATION =977.59

OVERFLOW ELEVATION =979.80

OVERFLOW ELEVATION =980.30

REFER TO DETAIL 'BB' ON SHEET C5.2

REFER TO DETAIL 'CC' ON SHEET 5.2

OVERFLOW ELEVATION =977.95

REFER TO DETAIL 'Z' ON SHEET C5.1

OVERFLOW ELEVATION =977.72

HIGH POINT ELEVATION =975.84

HIGH POINT ELEVATION =977.47

HIGH POINT ELEVATION =977.42

HIGH POINT ELEVATION =977.67

HIGH POINT ELEVATION =977.61

HIGH POINT ELEVATION =975.97

OVERFLOW ELEVATION =975.89

OVERFLOW PATH (TYP.)

REFER TO DETAIL 'T' ON SHEET C5.1

REFER TO DETAIL 'L' ON SHEET C5.0

OVERFLOW ELEVATION =977.83

REFER TO DETAIL 'AB' ON SHEET C5.2

REFER TO DETAIL 'CB' ON SHEET C5.2

REFER TO DETAIL 'DB' ON SHEET C5.2

REFER TO DETAIL 'EB' ON SHEET C5.2

REFER TO DETAIL 'FB' ON SHEET C5.2

REFER TO DETAIL 'GB' ON SHEET C5.2

REFER TO DETAIL 'HB' ON SHEET C5.2

REFER TO DETAIL 'IB' ON SHEET C5.2

REFER TO DETAIL 'JB' ON SHEET C5.2

REFER TO DETAIL 'KB' ON SHEET C5.2

REFER TO DETAIL 'LB' ON SHEET C5.2

REFER TO DETAIL 'MB' ON SHEET C5.2

REFER TO DETAIL 'NB' ON SHEET C5.2

REFER TO DETAIL 'OB' ON SHEET C5.2

REFER TO DETAIL 'PB' ON SHEET C5.2

REFER TO DETAIL 'QB' ON SHEET C5.2

REFER TO DETAIL 'RB' ON SHEET C5.2

REFER TO DETAIL 'SB' ON SHEET C5.2

REFER TO DETAIL 'TB' ON SHEET C5.2

REFER TO DETAIL 'UB' ON SHEET C5.2

REFER TO DETAIL 'VB' ON SHEET C5.2

REFER TO DETAIL 'WB' ON SHEET C5.2

REFER TO DETAIL 'XB' ON SHEET C5.2

REFER TO DETAIL 'YB' ON SHEET C5.2

REFER TO DETAIL 'ZB' ON SHEET C5.2

SHEET INDEX

SCALE
0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
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FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

GRADING PLAN

SHEET NUMBER:
C4.4
2601.049

FILE: J:\2026\2601049\DWG\26010495-SITE-GRADING.DWG
PLOT DATE: 3/9/2026 11:09 AM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

PROPOSED BUILDING #9
F.F.E.=976.35

PROPOSED BUILDING #10
F.F.E.=979.17

PROPOSED BUILDING #8
F.F.E.=975.05

PROPOSED BUILDING #7
F.F.E.=978.51

PROPOSED BUILDING #6
F.F.E.=978.63

MAJOR ADJUSTMENT SANITARY MANHOLE
EX. RIM=952.74
ADJ. RIM=959.90

MAJOR ADJUSTMENT SANITARY MANHOLE
EX. RIM=957.97
ADJ. RIM=960.16

REFER TO DETAIL 'KK' ON SHEET C5.2

REFER TO DETAIL 'JJ' ON SHEET C5.2

REFER TO DETAIL 'II' ON SHEET C5.2

OVERFLOW ELEVATION =976.90

OVERFLOW ELEVATION =977.50

OVERFLOW ELEVATION =976.98

OVERFLOW ELEVATION =977.59

OVERFLOW PATH (TYP.)

TRANSITION FROM 3" ROLLED CURB TO 6" CURB

PROPERTY BOUNDARY (TYP.)

SHEET INDEX

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
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FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

GRADING PLAN

SHEET NUMBER:
C4.5
2601.049

SCALE
0' 10' 20' 40'

FILE: H:\2026\2601049\DWG\2601049-SITE-GRADING.DWG
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PLOTTED BY: GRAE HEROLD
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FILE DATE: 4/23/26 DATE PLOTTED: 5/8/2026 11:09 AM COMMENT:
PLOTTED BY: GRAE HEROLD TECH: ENG:

THE SLOANE - ANKENY

GRADING PLAN

ANKENY, IOWA

SHEET NUMBER: C4.6

2601.049

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
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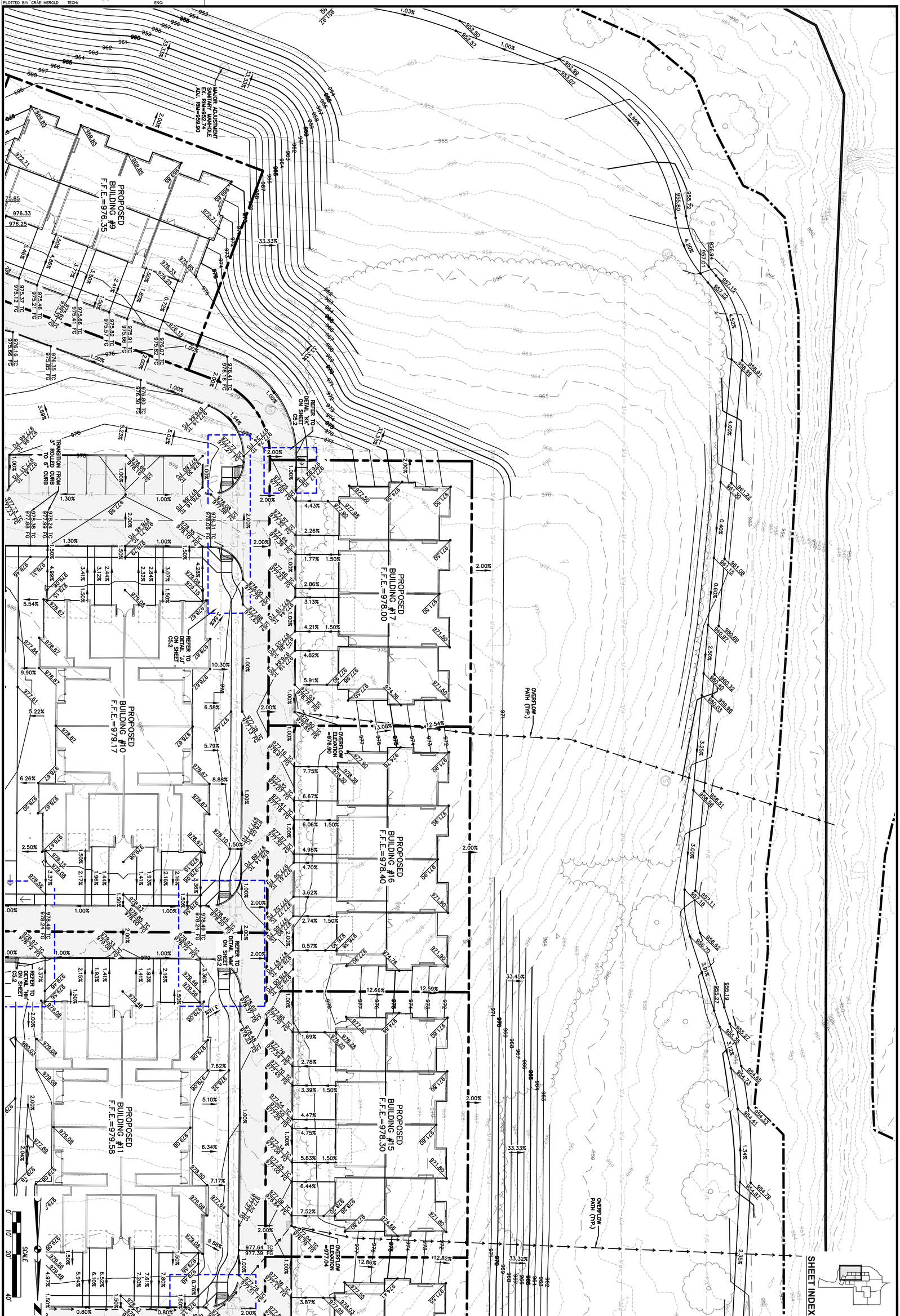

THE SLOANE - ANKENY

GRADING PLAN

ANKENY, IOWA

SHEET NUMBER: C4.7
2601.049

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
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SHEET INDEX

PROPERTY BOUNDARY (TYP.)

100-YEAR FEMA FLOODPLAIN ZONE A, WITHOUT BASE FLOOD ELEVATION MAP PANEL: 19153C0065F

PROPOSED BUILDING #14 F.F.E.=978.05

PROPOSED BUILDING #13 F.F.E.=977.25

PROPOSED BUILDING #12 F.F.E.=979.30

OVERFLOW ELEVATION =976.77

OVERFLOW ELEVATION =976.54

OVERFLOW ELEVATION =978.51

OVERFLOW ELEVATION =978.54

REFER TO DETAIL 'NN' ON SHEET C5.2

REFER TO DETAIL 'FF' ON SHEET C5.2

REFER TO DETAIL 'U' ON SHEET C5.1

TRANSITION FROM 3" ROLLED CURB TO 6" CURB

STORMWATER MANAGEMENT EASEMENT

CLASS 'E' RIPRAP

OVERFLOW PATH (TYP.)

25' WIDE OVERFLOW ELEVATION=972.25

DRY BOTTOM DETENTION BASIN
100-YEAR ELEVATION=971.24
OVERFLOW ELEVATION=972.25
TOP OF BERM ELEVATION=972.75

MAJOR ADJUSTMENT SANITARY MANHOLE EX. RIM=960.08 ADJ. RIM=972.10

MAJOR ADJUSTMENT SANITARY MANHOLE EX. RIM=961.54 ADJ. RIM=968.51

EX. STILLING BASIN, TRM, AND RIPRAP (PROTECT)

GARAGES

SCALE 0' 10' 20' 40'

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE

THE SLOANE - ANKENY

GRADING PLAN

ANKENY, IOWA

SHEET NUMBER: C4.8

2601.049

FILE: H:\2026\2601049\DWG\260149-SITE-GRADING.DWG
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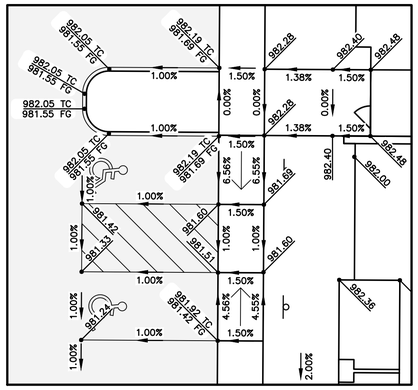
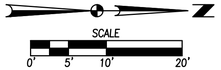
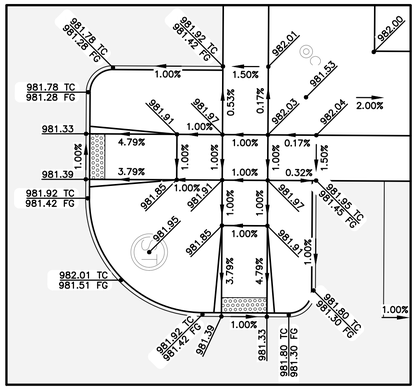


DETAIL 'A'





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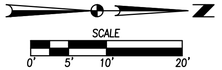

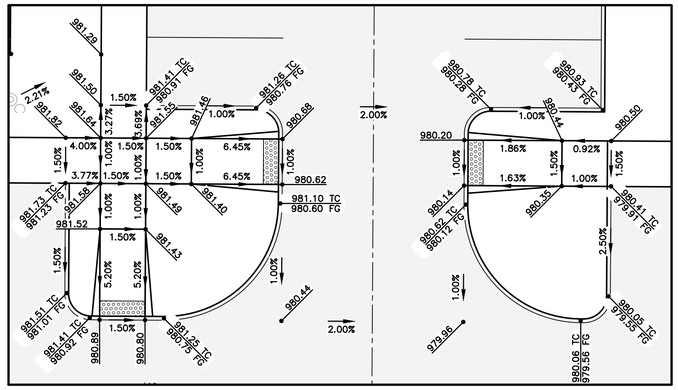

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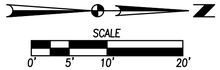

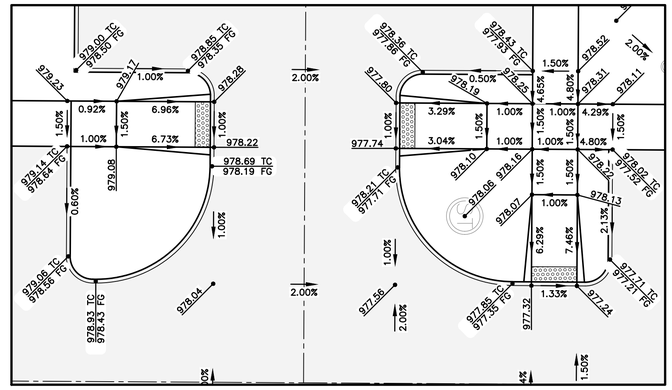

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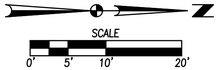

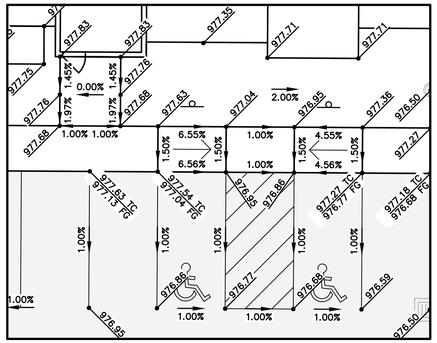

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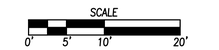

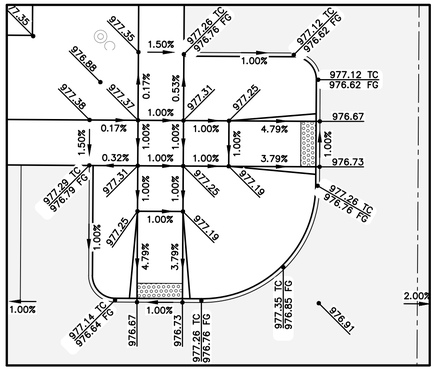

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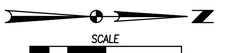

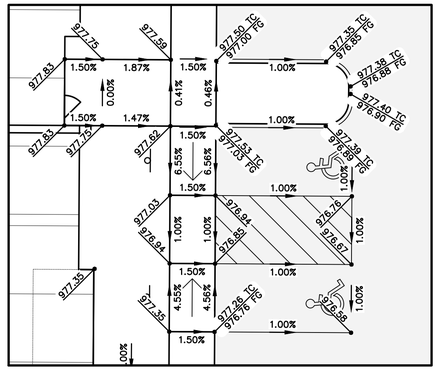

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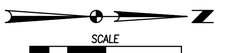

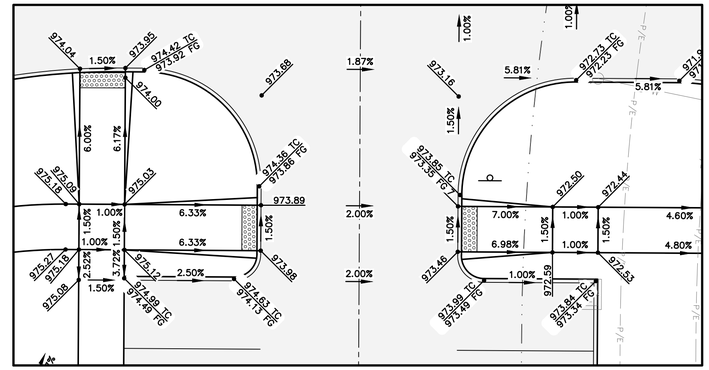

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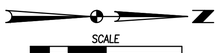

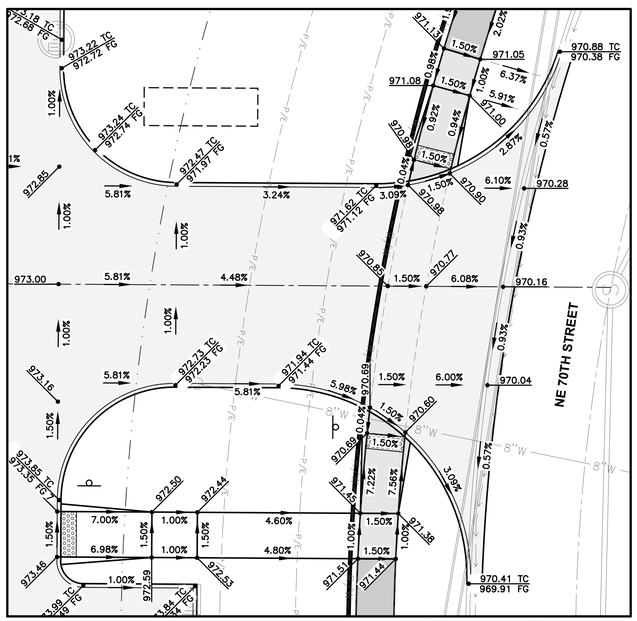

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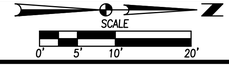

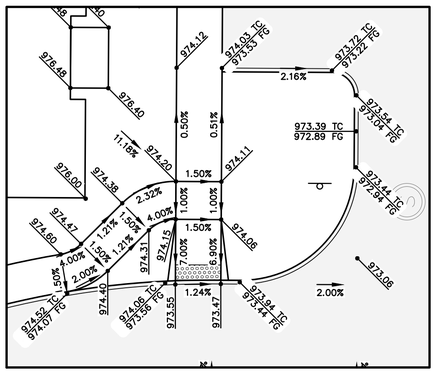

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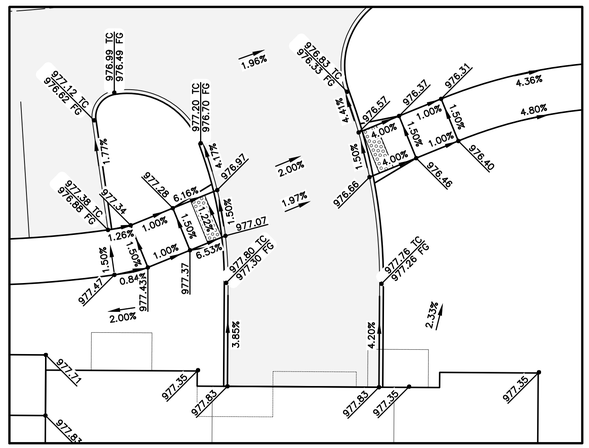

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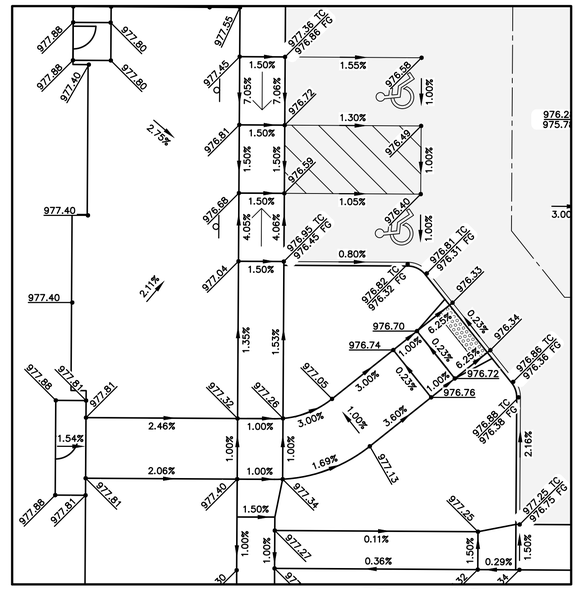

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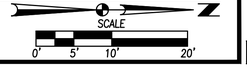

NE 70TH STREET

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

GRADING DETAILS

SHEET NUMBER:
C5.0
2601.049

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PLOTTED BY: GALE HERROLD
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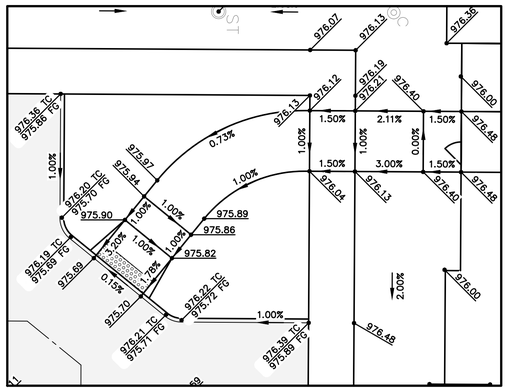

DETAIL 'M'

SCALE
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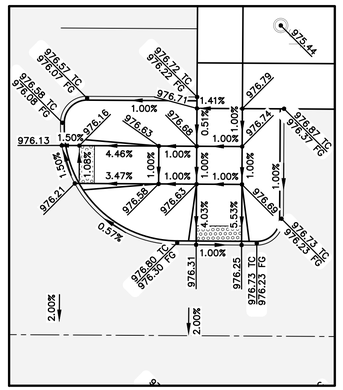

DETAIL 'N'

SCALE
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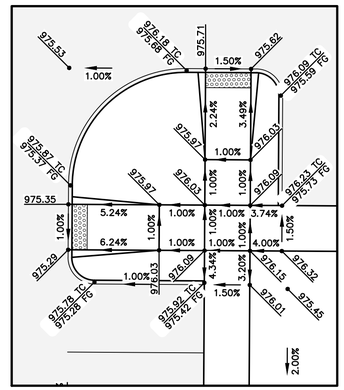

DETAIL 'O'

SCALE
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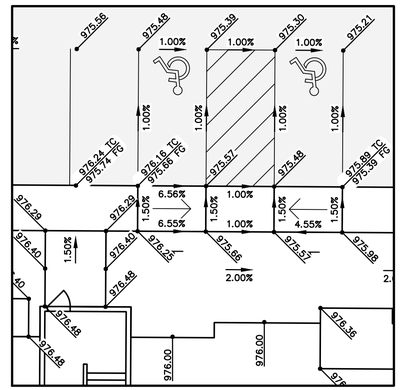

DETAIL 'P'

SCALE
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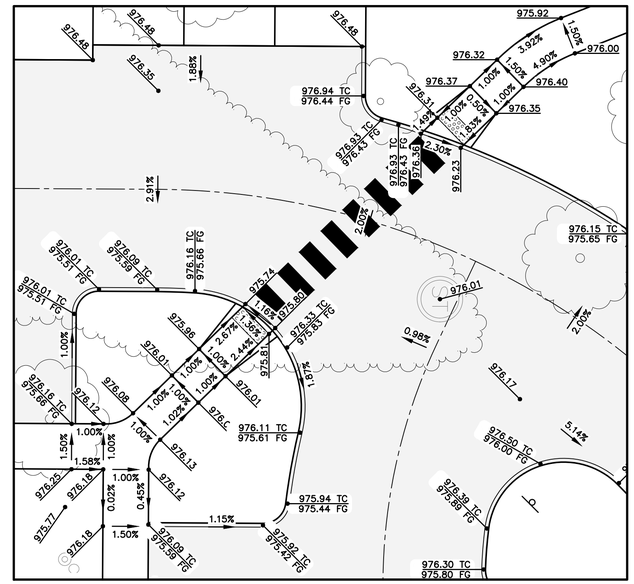
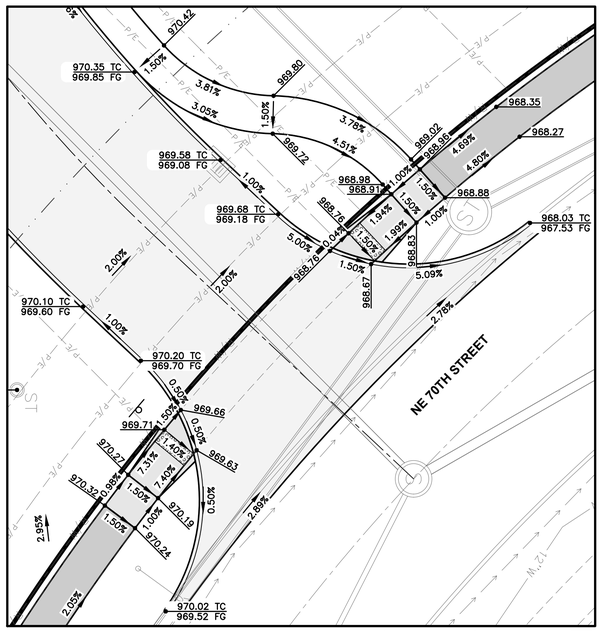


DETAIL 'Q'

SCALE
0' 5' 10' 20'



DETAIL 'R'

SCALE
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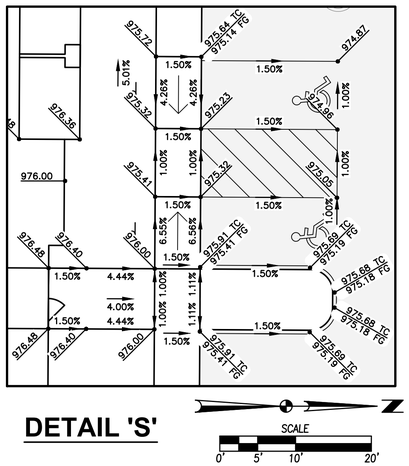

DETAIL 'S'

SCALE
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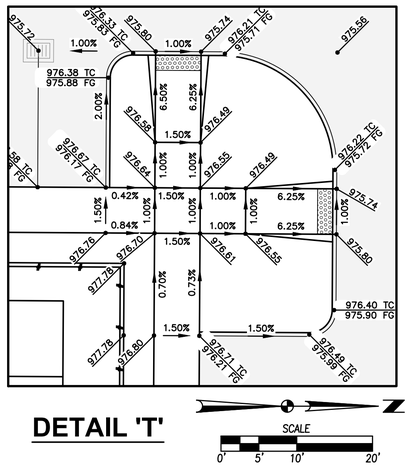

DETAIL 'T'

SCALE
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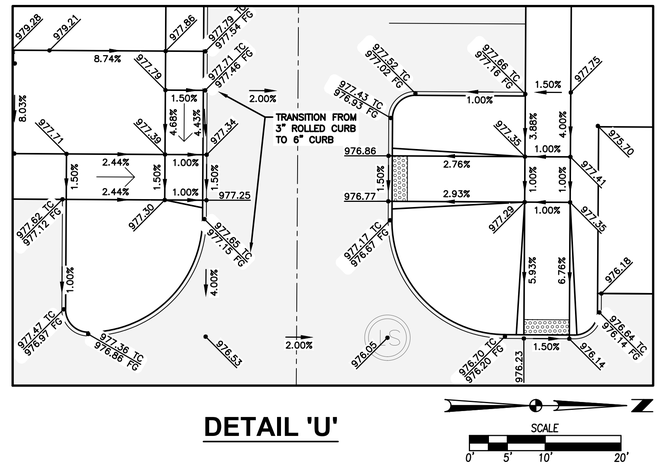

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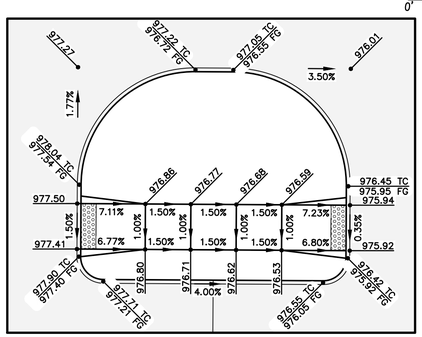

DETAIL 'V'

SCALE
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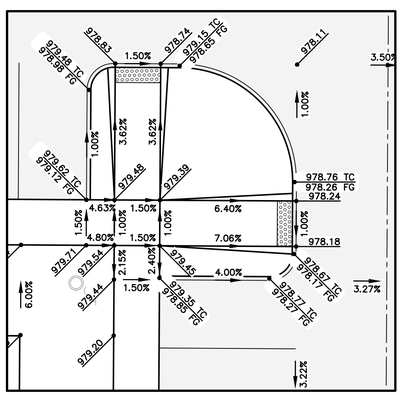

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SCALE
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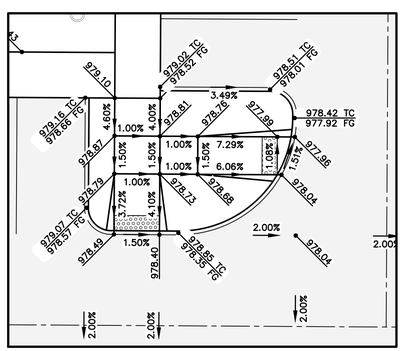

DETAIL 'X'

SCALE
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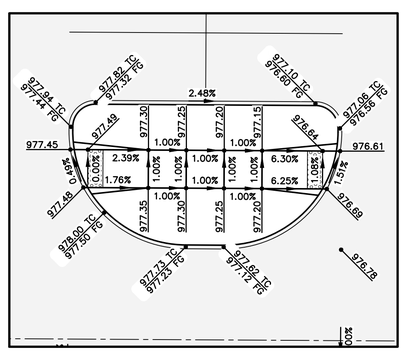

DETAIL 'Y'

SCALE
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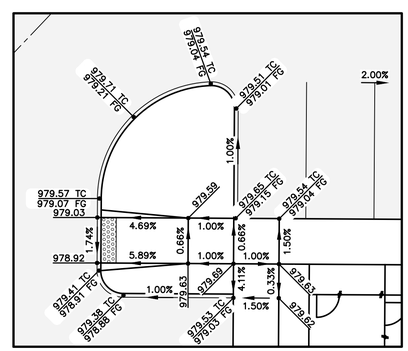

DETAIL 'Z'

SCALE
0' 5' 10' 20'

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

THE SLOANE - ANKENY

GRADING DETAILS

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

SHEET NUMBER:
C5.1
2601.049

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COMMENT:
ENG:
TECH:

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DATE PLOTTED: 5/8/2026 11:12 AM
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TECH:
COMMENT:
ENG:

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE

THE SLOANE - ANKENY

GRADING DETAILS

ANKENY, IOWA

SHEET NUMBER:
C5.2
2601.049

PROPERTY BOUNDARY (TYP.)

100-YEAR FEMA FLOODPLAIN ZONE A, WITHOUT BASE FLOOD ELEVATION MAP PANEL: 19153C0065F

DRY BOTTOM DETENTION BASIN

PROPOSED BUILDING #17 F.F.E.=978.00

PROPOSED BUILDING #16 F.F.E.=978.40

PROPOSED BUILDING #15 F.F.E.=978.30

PROPOSED BUILDING #14 F.F.E.=978.05

PROPOSED BUILDING #13 F.F.E.=977.25

PROPOSED BUILDING #10 F.F.E.=979.17

PROPOSED BUILDING #11 F.F.E.=979.58

PROPOSED BUILDING #12 F.F.E.=979.30

PROPOSED BUILDING #9 F.F.E.=976.35

PROPOSED BUILDING #8 F.F.E.=975.05

PROPOSED BUILDING #7 F.F.E.=976.51

PROPOSED BUILDING #6 F.F.E.=978.63

GARAGES G.F.E.=976.20

GARAGES G.F.E.=976.50

PUBLIC WATERMAIN (TYP.) (REFER TO PUBLIC IMPROVEMENTS)

PUBLIC SANITARY SEWER (TYP.) (REFER TO PUBLIC IMPROVEMENTS)

PRIVATE STORM SEWER (TYP.)

PROPOSED BUILDING #5 F.F.E.=981.25

PROPOSED BUILDING #4 F.F.E.=976.50

GARAGES G.F.E.=960.92

GARAGES G.F.E.=975.55

GARAGES G.F.E.=981.17

GARAGES G.F.E.=980.42

GARAGES G.F.E.=980.67

GARAGES G.F.E.=982.15

TRASH

DOG PARK

PICKLEBALL COURTS

TRASH

PROPOSED BUILDING #3 CLUBHOUSE/ MAINTENANCE F.F.E.=977.90

POOL

F.F.E.=977.90

PROPOSED BUILDING #2 F.F.E.=982.50

PROPOSED BUILDING #1 F.F.E.=977.85

PUBLIC WATERMAIN (TYP.) (REFER TO PUBLIC IMPROVEMENTS)

PUBLIC SANITARY SEWER (TYP.) (REFER TO PUBLIC IMPROVEMENTS)

PROPERTY BOUNDARY (TYP.)

200' HYDRANT COVERAGE RADIUS (TYP.)

NE 70TH STREET

NE DELAWARE AVENUE

SCALE 0' 30' 60' 120'

FILE: N:\2026\2601049\Civil\Sketch\2601049-SITE.DWG
PLOTTED BY: GRAE HEROLD PLOTTED: 1/9/2026 11:12 AM
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ENG:

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

OVERALL UTILITY PLAN

SHEET NUMBER:
C6.0
2601.049

THE SLOANE - ANKENY

UTILITY PLAN

ANKENY, IOWA

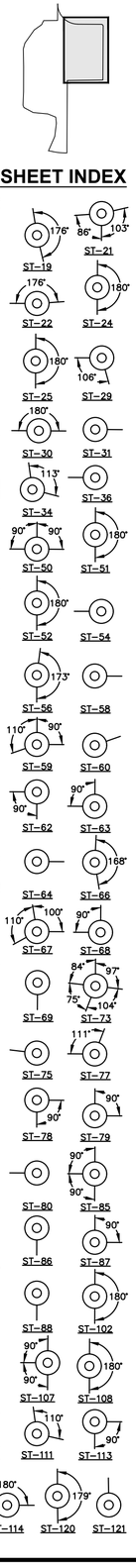
CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

SHEET INDEX



SHEET NUMBER:
C6.1
2601.049

NE 70TH STREET

NE DELAWARE AVENUE

SCALE
0' 15' 30' 60'

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PLOT DATE: 3/9/2026 11:13 AM
PLOTTED BY: CRAIG HEROLD
COMMENT:
ENG:
TECH:

PROPERTY BOUNDARY (TYP.)

100-YEAR FEMA FLOODPLAIN ZONE A, WITHOUT BASE FLOOD ELEVATION MAP PANEL: 19153C0065F

CLASS 'E' RIPRAP

ST-1
24" CMP APRON W/ FOOTING & APRON GUARD
FL=957.07

L-2
100 LF OF 24" HDPE @ 2.00%

200' HYDRANT COVERAGE RADIUS (TYP.)

STORMWATER MANAGEMENT EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=958.83
TOP OF EX. SANITARY=941.74 (VERIFY)

ST-2
SW-513 4'X4' INTK
W/ 1 - 9"X36" OPENING (SE) = 970.50
RIM=971.75
FL 15" (SE)=961.32
FL 24" (W)=959.07

L-39
42 LF OF 30" HDPE @ 0.60%

CRITICAL CROSSING
BOTTOM OF STORM=967.20
TOP OF WATER=965.70

CLASS 'E' RIPRAP

ST-38
30" CMP APRON W/ FOOTING & APRON GUARD
FL=963.90

L-3
34 LF OF 15" HDPE @ 2.00%

ST-39
SW-401 60" MH
RIM=974.02
FL 30" (S)=967.14
FL 30" (N)=964.15

L-40
34 LF OF 30" HDPE @ 0.60%

MAJOR ADJUSTMENT SANITARY MANHOLE
EX RIM=960.08
ADJ RIM=972.10

ST-3
15" CMP APRON W/ FOOTING & APRON GUARD
FL=962.00

CLASS 'E' RIPRAP

ST-4
24" CMP APRON W/ FOOTING & APRON GUARD
FL=963.75

MAJOR ADJUSTMENT SANITARY MANHOLE
EX RIM=961.54
ADJ RIM=968.51

L-5
65 LF OF 24" HDPE @ 0.60%

ST-5
SW-401 48" MH
RIM=972.87
FL 24" (E)=964.24
FL 24" (SW)=964.14

L-6
70 LF OF 24" HDPE @ 0.30%

ST-6
SW-401 60" MH
RIM=976.01
FL 24" (E)=967.96
FL 15" (S)=970.20
FL 15" (NE)=964.55
FL 24" (W)=964.45

CRITICAL CROSSING
BOTTOM OF STORM=964.71
TOP OF EX. SANITARY=942.88 (VERIFY)

MAJOR ADJUSTMENT STORM MANHOLE
EX RIM=971.95
ADJ RIM=973.25

L-7
151 LF OF 15" HDPE @ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=965.08
TOP OF EX. SANITARY=943.25 (VERIFY)

ST-7
SW-501 INTK
TC=969.58
FL 12" (SE)=965.10
FL 15" (SW)=965.00

L-8
39 LF OF 12" HDPE @ 0.30%

ST-8
18" DIA. NYLOPLAST INTAKE W/DOME GRID
RIM=968.22
FL 12" (NW)=965.22

L-9
72 LF OF 15" HDPE @ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=970.92
TOP OF WATER=969.42

ST-9
SW-511 INTK
RIM=975.21
FL 15" (S)=970.52
FL 15" (N)=970.42

L-10
105 LF OF 15" HDPE @ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=971.09
TOP OF WATER=969.59

ST-10
SW-511 INTK
RIM=975.03
FL 15" (S)=970.93
FL 12" (E)=970.93
FL 15" (N)=970.83

GARAGES G.F.E.=976.20

GARAGES G.F.E.=976.50

L-11
28 LF OF 12" HDPE @ 2.20%

L-12
97 LF OF 12" HDPE @ 0.40%

ST-12
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=975.04
FL 12" (S)=972.04

ST-13
STORM CLEANOUT
RIM=975.60
FL 8" (N)=972.47

ST-14
SW-511 INTK
RIM=975.37
FL 15" (N)=971.27

L-13
82 LF OF 8" HDPE @ 1.00%

L-14
69 LF OF 15" HDPE @ 0.50%

L-15
83 LF OF 24" HDPE @ 0.30%

L-16
28 LF OF 12" HDPE @ 3.10%

ST-15
SW-502 48" INTK
W/ TYPE 'Q' GRATE
RIM=974.78
FL 24" (E)=968.31
FL 12" (S)=970.67
FL 24" (W)=968.21

ST-16
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=974.64
FL 8" (E)=971.64
FL 8" (W)=971.54
FL 12" (N)=971.54

ST-17
STORM CLEANOUT
RIM=975.64
FL 8" (E)=972.62

L-17
49 LF OF 8" HDPE @ 2.00%

ST-18
STORM CLEANOUT
RIM=975.34
FL 8" (W)=972.29

L-18
109 LF OF 8" HDPE @ 0.60%

L-19
152 LF OF 24" HDPE @ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=968.46
TOP OF SANITARY=962.91

CRITICAL CROSSING
BOTTOM OF WATER=969.00
TOP OF SANITARY=965.99

48 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

FL 8"=961.94
TOP OF 6" RISER=968.31

CRITICAL CROSSING
BOTTOM OF STORM=968.33
TOP OF SANITARY=965.67

PUBLIC SANITARY SEWER (REFER TO PUBLIC IMPROVEMENTS)

CRITICAL CROSSING
BOTTOM OF STORM=971.79
TOP OF SANITARY=966.36

SANITARY SEWER CLEANOUT
RIM=975.94
FL=965.94
6" FIRE SERVICE
RIM=976.15
2" DOMESTIC SERVICE
RIM=976.05

CRITICAL CROSSING
BOTTOM OF STORM=971.89
TOP OF WATER=970.39

CONNECTION TO EX. 6" VALVE

ST-52
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=975.15
FL 8" (W)=972.11
FL 12" (E)=972.01

L-53
61 LF OF 8" HDPE @ 0.80%

ST-53
STORM CLEANOUT
RIM=975.67
FL 8" (E)=972.60

L-45
63 LF OF 12" HDPE @ 0.60%

L-46
56 LF OF 12" HDPE @ 0.60%

ST-45
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=975.20
FL 12" (N)=971.87
FL 12" (S)=971.77

ST-44
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=975.44
FL 12" (N)=971.39
FL 12" (W)=971.29

L-44
62 LF OF 12" HDPE @ 0.60%

ST-43
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=975.10
FL 12" (E)=970.92
FL 12" (S)=970.82

PROPOSED BUILDING #4
F.F.E.=976.50

ST-46
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=975.21
FL 12" (S)=972.21

ST-42
SW-502 48" INTK
W/ TYPE 'Q' GRATE
RIM=975.06
FL 18" (E)=969.53
FL 12" (N)=970.65
FL 15" (S)=969.97
FL 24" (W)=969.43

L-42
70 LF OF 24" HDPE @ 0.35%

L-43
28 LF OF 12" HDPE @ 0.60%

L-65
82 LF OF 15" HDPE @ 0.60%

ST-65
SW-401 48" MH
RIM=977.55
FL 15" (E)=970.56
FL 15" (N)=970.46

CRITICAL CROSSING
BOTTOM OF STORM=969.24
TOP OF WATER=967.74

CRITICAL CROSSING
BOTTOM OF STORM=974.94
TOP OF WATER=972.15

PUBLIC WATERMAIN (REFER TO PUBLIC IMPROVEMENTS)

ST-41
SW-401 60" MH
RIM=976.05
FL 24" (E)=969.19
FL 24" (S)=969.52
FL 30" (W)=969.09

L-41
149 LF OF 30" HDPE @ 0.40%

ST-40
SW-502 60 INTK
W/ TYPE 'R' GRATE
TC=976.82
FL 30" (E)=968.49
FL 18" (S)=967.44
FL 30" (N)=967.34

L-123
68 LF OF 18" HDPE @ 0.30%

ST-123
SW-501 INTK
TC=976.54
FL 18" (S)=967.74
FL 18" (N)=967.64

CRITICAL CROSSING
BOTTOM OF STORM=967.87
TOP OF WATER=966.37

CRITICAL CROSSING
BOTTOM OF WATER=971.32
TOP OF SANITARY=964.67

L-124
176 LF OF 18" HDPE @ 0.30%

PROPOSED BUILDING #13
F.F.E.=977.25

PROPOSED BUILDING #14
F.F.E.=978.05

PROPOSED BUILDING #15
F.F.E.=978.30

1.5" STORM SERVICE (TYP.)
4" SANITARY SERVICE (TYP.)
1" WATER SERVICE (TYP.)

L-125
238 LF OF 15" HDPE @ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=968.57
TOP OF WATER=967.07

ST-124
SW-501 INTK
TC=977.04
FL 15" (S)=968.37
FL 18" (N)=968.27

TOP OF 6" RISER=968.37
FL 8"=962.82

CRITICAL CROSSING
BOTTOM OF WATER=971.79
TOP OF SANITARY=963.54

25 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

SANITARY SEWER SERVICE
RIM=978.86
FL=968.86

2" DOMESTIC SERVICE
RIM=978.86

6" FIRE SERVICE
RIM=978.86

TOP OF 6" RISER=968.08
FL 8"=963.95

25 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

SANITARY SEWER SERVICE
RIM=978.57
FL=968.57

2" DOMESTIC SERVICE
RIM=978.53

6" FIRE SERVICE
RIM=978.56

PROPOSED BUILDING #11
F.F.E.=979.58

PROPOSED BUILDING #12
F.F.E.=979.30

ST-97
24"X12" TEE
FL 24" (S)=970.75
FL 12" (W)=970.75
FL 24" (N)=970.75

ST-98
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=977.69
FL 12" (E)=972.25

ST-95
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=977.62
FL 12" (E)=974.62

ST-99
SW-401 48" MH
RIM=979.27
FL 18" (S)=970.98
FL 15" (E)=973.41
FL 24" (N)=970.88

L-99
44 LF OF 24" HDPE @ 0.30%

L-98
30 LF OF 12" HDPE @ 5.00%

ST-96
SW-502 48" INTK
W/ TYPE 'Q' GRATE
RIM=977.99
FL 24" (S)=970.60
FL 24" (N)=970.50

ST-89
SW-401 48" MH
RIM=978.47
FL 24" (S)=970.06
FL 12" (E)=974.33
FL 12" (W)=974.33
FL 24" (N)=969.96

L-95
29 LF OF 12" HDPE @ 1.00%

L-89
110 LF OF 24" HDPE @ 0.40%

L-117
66 LF OF 18" HDPE @ 0.30%

CRITICAL CROSSING
BOTTOM OF WATER=971.49
TOP OF SANITARY=967.77

CRITICAL CROSSING
BOTTOM OF STORM=973.59
TOP OF WATER=972.09

L-97
51 LF OF 24" HDPE @ 0.30%

L-96
124 LF OF 24" HDPE @ 0.35%

L-90
53 LF OF 12" HDPE @ 2.30%

ST-91
STORM CLEANOUT
RIM=980.45
FL 8" (N)=976.77

L-100
91 LF OF 15" HDPE @ 0.70%

ST-101
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=979.65
FL 12" (E)=975.97
FL 12" (S)=975.87

L-101
28 LF OF 12" HDPE @ 0.80%

CRITICAL CROSSING
BOTTOM OF STORM=976.17
TOP OF WATER=974.67

2" DOMESTIC SERVICE
RIM=980.62

6" FIRE SERVICE
RIM=980.63

GARAGES G.F.E.=980.92

ST-100
SW-511 INTK
RIM=979.75
FL 15" (E)=974.15
FL 12" (N)=975.65
FL 15" (W)=974.05

CRITICAL CROSSING
BOTTOM OF STORM=975.68
TOP OF WATER=974.18

FL 6"=969.58
FL 8"=969.50

48 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

CRITICAL CROSSING
BOTTOM OF STORM=974.34
TOP OF SANITARY=970.37

CRITICAL CROSSING
BOTTOM OF WATER=974.10
TOP OF SANITARY=970.58

L-104
132 LF OF 15" HDPE @ 0.45%

ST-104
SW-511 INTK
RIM=979.57
FL 15" (E)=974.84
FL 15" (W)=974.74

L-103
25 LF OF 8" HDPE @ 2.00%

ST-102
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=979.72
FL 8" (E)=976.71
FL 12" (W)=976.61

ST-103
STORM CLEANOUT
RIM=980.22

L-102
106 LF OF 12" HDPE @ 0.60%

ST-101
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=979.65
FL 12" (E)=975.97
FL 12" (S)=975.87

CRITICAL CROSSING
BOTTOM OF STORM=976.17
TOP OF WATER=974.67

2" DOMESTIC SERVICE
RIM=980.62

6" FIRE SERVICE
RIM=980.63

ST-93
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=979.83
FL 8" (S)=976.83
FL 12" (N)=976.73

CRITICAL CROSSING
BOTTOM OF STORM=976.22
TOP OF SANITARY=970.95

SANITARY SEWER CLEANOUT
RIM=980.68
FL=970.54

ST-94
STORM CLEANOUT
RIM=980.54
FL 8" (N)=977.54

L-94
34 LF OF 8" HDPE @ 2.10%

L-93
83 LF OF 12" HDPE @ 0.60%

ST-92
18" DIA. NYLOPLAST BASIN W/SOLID COVER
RIM=979.54
FL 12" (S)=976.23
FL 12" (W)=976.13

L-92
80 LF OF 12" HDPE @ 0.60%

ST-90
18" DIA. NYLOPLAST BASIN W/SOLID COVER
RIM=979.93
FL 12" (E)=975.65
FL 8" (S)=975.65
FL 12" (W)=975.55

L-91
186 LF OF 8" HDPE @ 0.60%

PROPOSED BUILDING #5
F.F.E.=981.25

ST-86
18" DIA. NYLOPLAST INTAKE W/DOME GRATE
RIM=980.09
FL 12" (E)=977.00

L-86
95 LF OF 8" HDPE @ 0.80%

L-47
113 LF OF 18" HDPE @ 0.40%

ST-47
SW-511 INTK
RIM=975.72
FL 18" (N)=970.08
FL 18" (W)=969.98

L-66
200 LF OF 15" HDPE @ 0.60%

L-48
85 LF OF 18" HDPE @ 0.30%

ST-48
SW-501 INTK
TC=975.34
FL 15" (E)=970.43
FL 18" (S)=970.33

CRITICAL CROSSING
BOTTOM OF STORM=974.30
TOP OF WATER=970.25

CRITICAL CROSSING
BOTTOM OF STORM=971.63
TOP OF WATER=970.13

ST-69

L-49

GARAGES G.F.E.=975.55

GARAGES G.F.E.=975.80

SHEET INDEX

SCALE
0' 15' 30' 60'

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

UTILITY PLAN

SHEET NUMBER:
C6.2
2601.049

FILE: N:\2026\2601049\DWG\2601049-SITE.DWG
PLOT DATE: 3/6/2026 11:13 AM
PLOTTED BY: DAVE HERBOLD
COMMENT: ENG
TECH

SHEET INDEX

200' HYDRANT COVERAGE RADIUS (TYP.)

PROPOSED BUILDING #17 F.F.E.=978.00

PROPOSED BUILDING #16 F.F.E.=978.40

PROPOSED BUILDING #15 F.F.E.=978.30

ST-125 SW-501 INTK TC=976.90 FL 15" (S)=969.18 FL 15" (N)=969.08

ST-126 SW-501 INTK TC=977.17 FL 15" (E)=969.58 FL 15" (N)=969.48

L-126 101 LF OF 15" HDPE @ 0.30%

L-125 238 LF OF 15" HDPE @ 0.30%

1.5" STORM SERVICE (TYP.)
4" SANITARY SERVICE (TYP.)
1" WATER SERVICE (TYP.)

MAJOR ADJUSTMENT SANITARY MANHOLE EX RIM=952.74 ADJ RIM=959.90

CRITICAL CROSSING BOTTOM OF STORM=969.59 TOP OF SANITARY=961.82

CRITICAL CROSSING BOTTOM OF STORM=969.22 TOP OF WATER=967.72

CRITICAL CROSSING BOTTOM OF WATER=971.12 TOP OF SANITARY=962.33

TOP OF 6" RISER=967.93 FL 8"=961.61

25 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

SANITARY SEWER SERVICE RIM=978.42 FL=968.42

2" DOMESTIC SERVICE RIM=978.39

6" FIRE SERVICE RIM=978.41

PROPOSED BUILDING #10 F.F.E.=979.17

L-127 161 LF OF 15" HDPE @ 0.30%

PROPOSED BUILDING #9 F.F.E.=976.35

TOP OF 6" RISER=968.37 FL 8"=962.82

25 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

CRITICAL CROSSING BOTTOM OF STORM=968.57 TOP OF WATER=967.07

CRITICAL CROSSING BOTTOM OF WATER=971.79 TOP OF SANITARY=963.54

ST-124 SW-501 INTK TC=977.04 FL 15" (S)=968.37 FL 18" (N)=968.27

SANITARY SEWER SERVICE RIM=978.86 FL=968.86

2" DOMESTIC SERVICE RIM=978.86

6" FIRE SERVICE RIM=978.86

PROPOSED BUILDING #11 F.F.E.=979.58

ST-97 24"X12" TEE FL 24" (S)=970.75 FL 12" (W)=970.75 FL 24" (N)=970.75

ST-98 18" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=977.69 FL 12" (E)=972.25

ST-117 SW-401 48" MH RIM=977.79 FL 15" (S)=971.43 FL 15" (E)=971.28 FL 18" (N)=971.18

ST-99 SW-401 48" MH RIM=979.27 FL 18" (S)=970.98 FL 15" (E)=973.41 FL 24" (N)=970.88

L-99 44 LF OF 24" HDPE @ 0.30%

L-98 30 LF OF 12" HDPE @ 5.00%

ST-96 SW-502 48" INTK W/ TYPE 'Q' GRATE RIM=977.99 FL 24" (S)=970.60 FL 24" (N)=970.50

L-122A 142 LF OF 8" HDPE @ 0.40%

ST-122 SW-511 INTK RIM=976.84 FL 8" (S)=972.09 FL 15" (N)=971.99

L-122 93 LF OF 15" HDPE @ 0.60%

ST-127 SW-501 INTK TC=976.66 FL 8" (SE)=970.16 FL 15" (W)=970.06 FL 8" (N)=972.66

CRITICAL CROSSING BOTTOM OF WATER=968.61 TOP OF SANITARY=959.65

CRITICAL CROSSING BOTTOM OF STORM=971.29 TOP OF SANITARY=965.87

CRITICAL CROSSING BOTTOM OF STORM=971.34 TOP OF WATER=969.84

L-117 66 LF OF 18" HDPE @ 0.30%

CRITICAL CROSSING BOTTOM OF WATER=971.49 TOP OF SANITARY=967.77

CRITICAL CROSSING BOTTOM OF STORM=973.59 TOP OF WATER=972.09

L-97 51 LF OF 24" HDPE @ 0.30%

L-96 124 LF OF 24" HDPE @ 0.35%

ALL CURB STOPS ARE REQUIRED TO BE ENCASED IN CONCRETE. A MINIMUM OF 6" OF CONCRETE IS REQUIRED IN ALL DIRECTIONS AROUND THE CURB STOP (MINIMUM RADIUS OF 15.6" CENTERED ON THE CURB STOP) (TYP.)

CRITICAL CROSSING BOTTOM OF STORM=970.16 TOP OF SANITARY=960.93

CRITICAL CROSSING BOTTOM OF STORM=970.22 TOP OF WATER=968.72

PROPOSED BUILDING #8 F.F.E.=975.05

1.5" STORM SERVICE (TYP.)
4" SANITARY SERVICE (TYP.)
1" WATER SERVICE (TYP.)

L-127A 138 LF OF 8" HDPE @ 0.30%

PROPOSED BUILDING #7 F.F.E.=978.51

PROPOSED BUILDING #6 F.F.E.=978.63

L-118 119 LF OF 15" HDPE @ 0.30%

L-100 91 LF OF 15" HDPE @ 0.70%

ST-91 STORM CLEANOUT RIM=980.45 FL 8" (N)=976.77

GARAGES G.F.E.=980.92

ST-101 18" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=979.65 FL 12" (E)=975.97 FL 12" (S)=975.87

L-101 28 LF OF 12" HDPE @ 0.80%

L-91 186 LF OF 8" HDPE @ 0.60%

PROPOSED BUILDING #5 F.F.E.=981.25

MAJOR ADJUSTMENT SANITARY MANHOLE EX RIM=957.97 ADJ RIM=960.16 15" (W)=935.79 15" (S)=935.54

PUBLIC SANITARY SEWER (REFER TO PUBLIC IMPROVEMENTS)

FL 8"=954.80 FL 4"=954.97

ST-118 24" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=976.43 FL 12" (E)=973.43 FL 12" (S)=971.74 FL 15" (W)=971.64

ST-100 SW-511 INTK RIM=979.75 FL 15" (E)=974.15 FL 12" (N)=975.65 FL 15" (W)=974.05

CRITICAL CROSSING BOTTOM OF STORM=976.17 TOP OF WATER=974.67

2" DOMESTIC SERVICE RIM=980.62

6" FIRE SERVICE RIM=980.63

ST-93 18" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=979.83 FL 8" (S)=976.83 FL 12" (N)=976.73

ST-127A SW-401 48" MH RIM=974.57 FL 8" (NW)=970.57

L-119 141 LF OF 12" HDPE @ 0.30%

CRITICAL CROSSING BOTTOM OF STORM=975.68 TOP OF WATER=974.18

FL 6"=969.58 FL 8"=969.50

48 LF OF 6" SANITARY SEWER SERVICE @ 2.0%

SANITARY SEWER CLEANOUT RIM=980.68 FL=970.54

L-94 34 LF OF 8" HDPE @ 2.10%

ST-94 STORM CLEANOUT RIM=980.54 FL 8" (N)=977.54

CRITICAL CROSSING BOTTOM OF STORM=976.22 TOP OF SANITARY=970.95

PUBLIC WATERMAIN (REFER TO PUBLIC IMPROVEMENTS)

CRITICAL CROSSING BOTTOM OF WATER=965.62 TOP OF SANITARY=956.01

FL 8"=956.64 TOP OF 4" RISER=966.03

FL 8"=956.90 TOP OF 4" RISER=965.42

FL 8"=956.87 FL 4"=957.04

99 LF OF 4" SANITARY SEWER SERVICE @ 2.0%

CRITICAL CROSSING BOTTOM OF STORM=974.34 TOP OF SANITARY=970.37

CRITICAL CROSSING BOTTOM OF WATER=974.10 TOP OF SANITARY=970.58

L-102 106 LF OF 12" HDPE @ 0.60%

ST-86 18" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=980.09 FL 12" (E)=977.00

ST-119 24" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=975.16 FL 12" (N)=972.16

L-104 132 LF OF 15" HDPE @ 0.45%

L-103 25 LF OF 8" HDPE @ 2.00%

ST-102 18" DIA. NYLOPLAST INTAKE W/DOME GRATE RIM=979.72 FL 8" (E)=976.71 FL 12" (W)=976.61

ST-104 SW-511 INTK RIM=979.57 FL 15" (E)=974.84 FL 15" (W)=974.74

ST-103 STORM CLEANOUT RIM=980.22 FL 8" (W)=977.21

L-120 233 LF OF 12" HDPE @ 0.85%

ST-88

GS (N,E,S,W) = 959.00

PROPERTY BOUNDARY (TYP.)

SANITARY SEWER CLEANOUT RIM=970.25 FL=958.72

84 LF OF 4" SANITARY SEWER SERVICE @ 2.0%

54 LF OF 4" SANITARY SEWER SERVICE @ 2.0%

SANITARY SEWER CLEANOUT RIM=979.53 FL=966.50

SANITARY SEWER CLEANOUT RIM=982.90 FL=968.00

SCALE 0' 15' 30' 60'

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

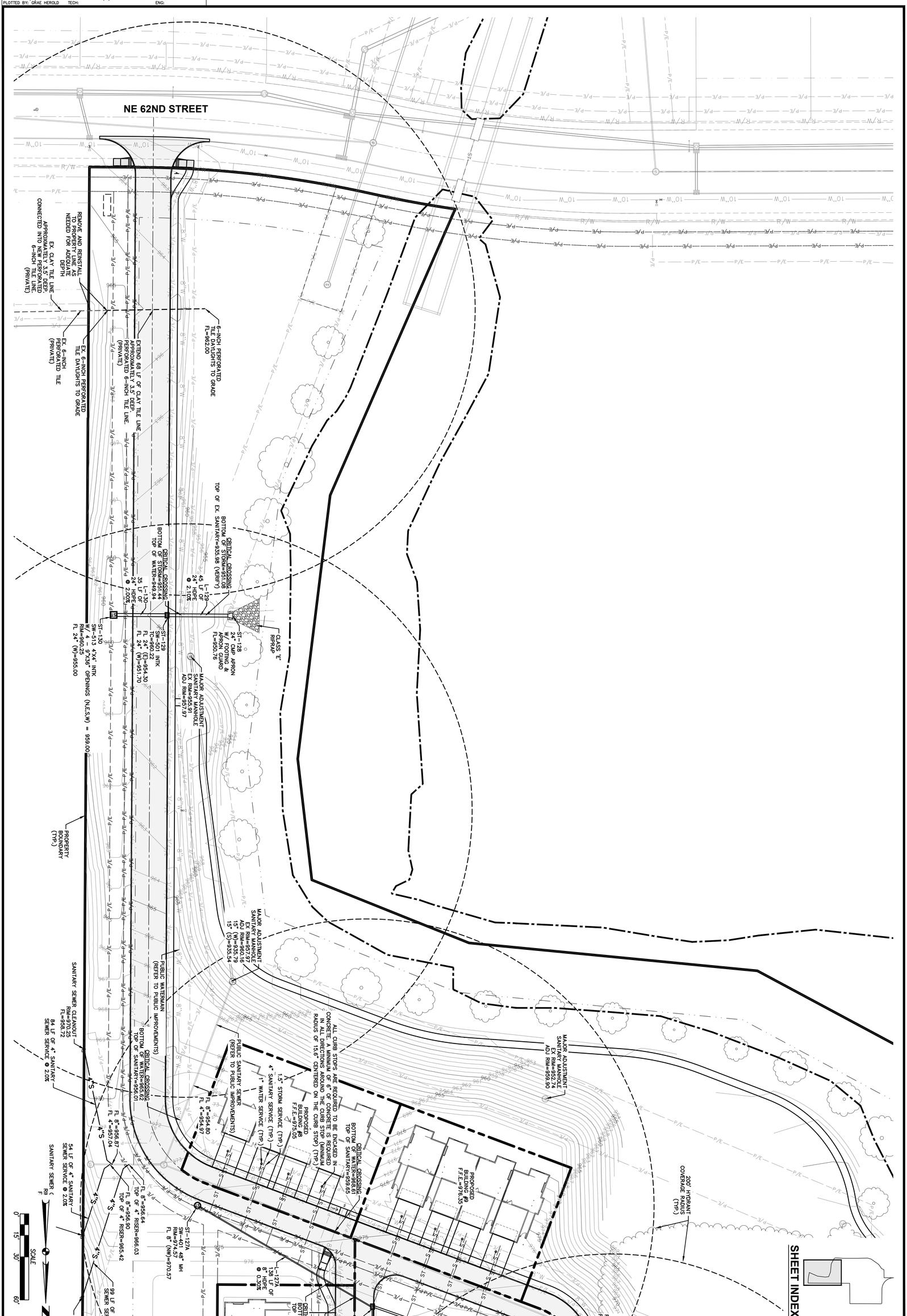
THE SLOANE - ANKENY

UTILITY PLAN

SHEET NUMBER:
C6.3
2601.049

FILE: H:\2026\2601049\DWG\2601049-SITE.DWG
PLOT DATE/TIME: 3/6/2026 11:13 AM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

FILE: H:\2026\2601049\DWG\2601049-SITE.DWG
FILE DATE: 5/8/26 DATE PLOTTED: 5/8/2026 11:13 AM COMMENT:
PLOTTED BY: GRAE HEROLD TECH: ENG:



THE SLOANE - ANKENY

UTILITY PLAN

ANKENY, IOWA

SHEET NUMBER: C6.4
2601.049

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

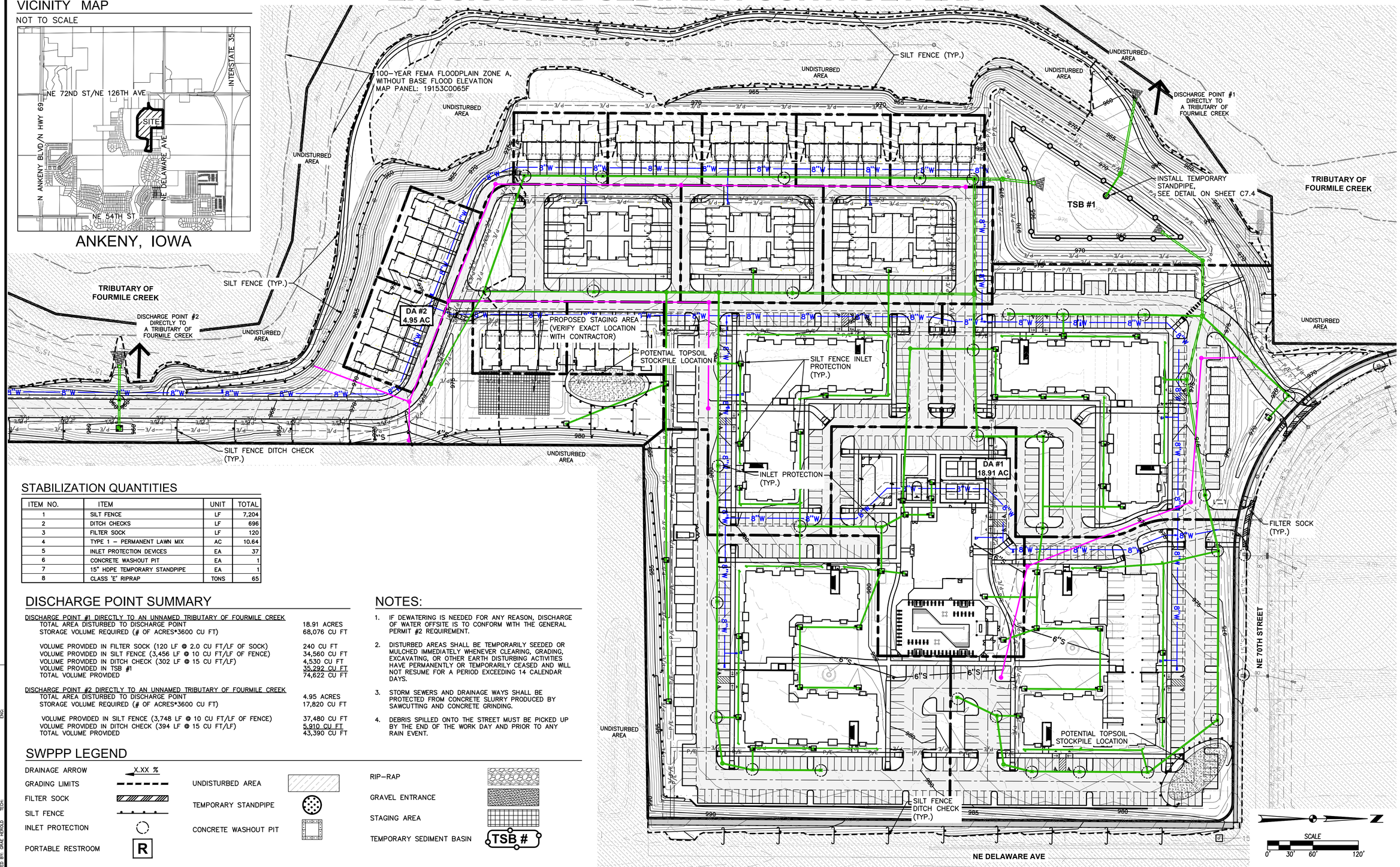
THE SLOANE - ANKNEY

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE

ANKENY, IOWA



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	7,204
2	DITCH CHECKS	LF	696
3	FILTER SOCK	LF	120
4	TYPE 1 – PERMANENT LAWN MIX	AC	10.64
5	INLET PROTECTION DEVICES	EA	37
6	CONCRETE WASHOUT PIT	EA	1
7	15" HDPE TEMPORARY STANDPIPE	EA	1
8	CLASS 'E' RIPRAP	TONS	65

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK

TOTAL AREA DISTURBED TO DISCHARGE POINT	18.91 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	68,076 CU FT
VOLUME PROVIDED IN FILTER SOCK (120 LF @ 2.0 CU FT/LF OF SOCK)	240 CU FT
VOLUME PROVIDED IN SILT FENCE (3,456 LF @ 10 CU FT/LF OF FENCE)	34,560 CU FT
VOLUME PROVIDED IN DITCH CHECK (302 LF @ 15 CU FT/LF)	4,530 CU FT
VOLUME PROVIDED IN TSB #1	35,292 CU FT
TOTAL VOLUME PROVIDED	74,622 CU FT

DISCHARGE POINT #2 DIRECTLY TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK

TOTAL AREA DISTURBED TO DISCHARGE POINT	4.95 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	17,820 CU FT
VOLUME PROVIDED IN SILT FENCE (3,748 LF @ 10 CU FT/LF OF FENCE)	37,480 CU FT
VOLUME PROVIDED IN DITCH CHECK (394 LF @ 15 CU FT/LF)	5,910 CU FT
TOTAL VOLUME PROVIDED	43,390 CU FT

NOTES:

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

SWPPP LEGEND

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

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

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

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

THE SLOANE - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER: C7.0

2601.049

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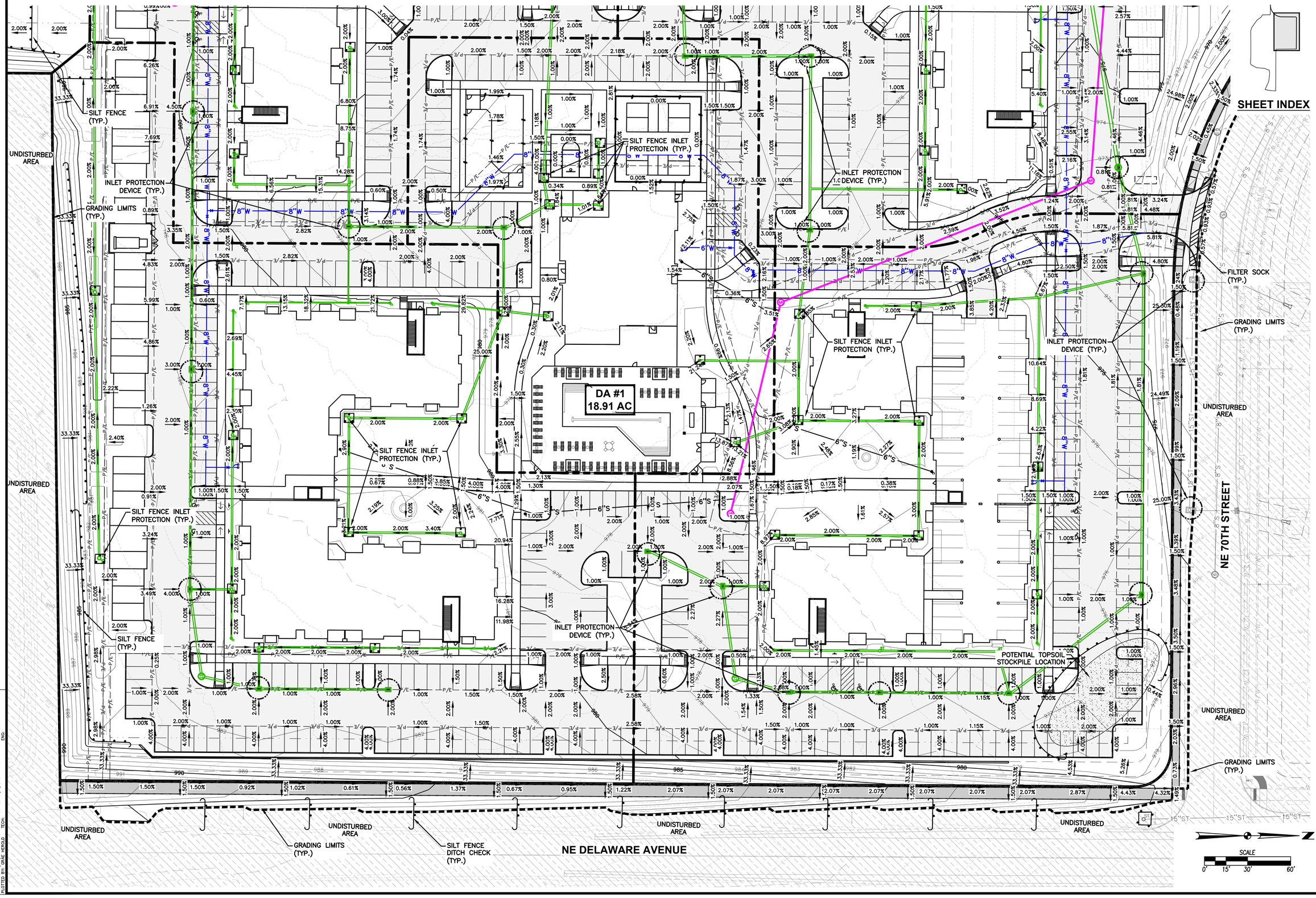

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CIVIL DESIGN ADVANTAGE

THE SLOANE - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

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2601.049

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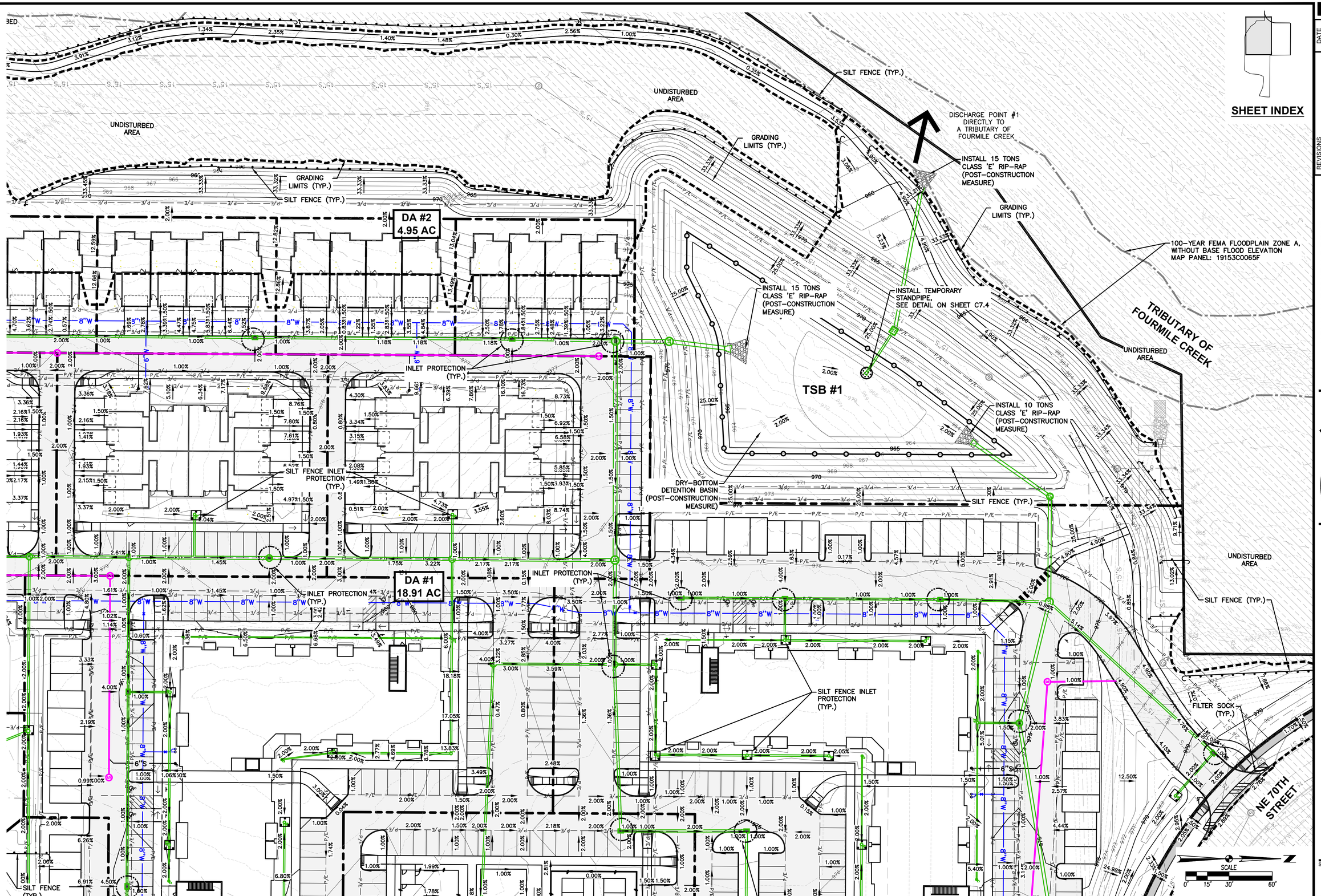

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PHONE: (515) 369-4400

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE

THE SLOANE - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

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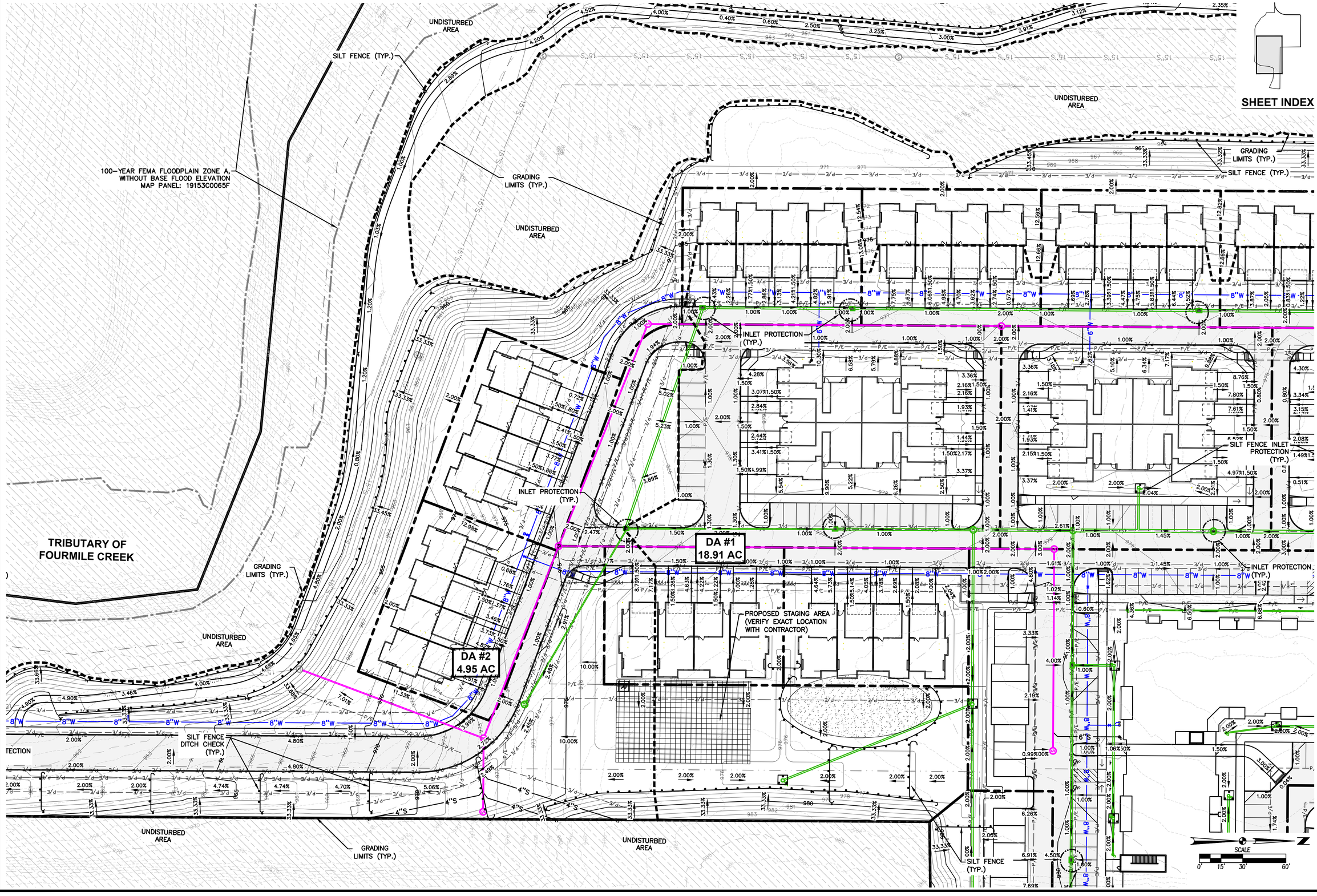

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CIVIL DESIGN ADVANTAGE

THE SLOANE - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

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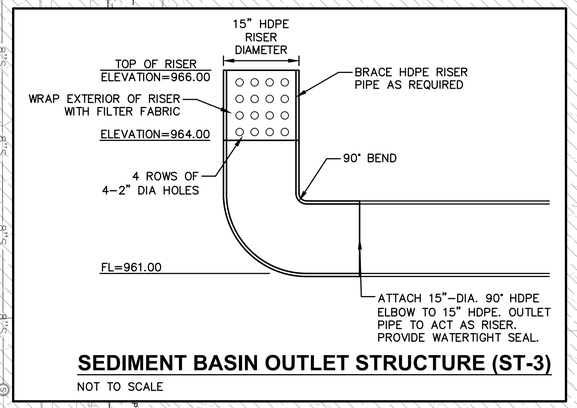

SEDIMENT BASIN OUTLET STRUCTURE (ST-3)

NOT TO SCALE

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CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

EROSION AND SEDIMENT CONTROL PLAN

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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 DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. CONTRACTOR SHALL PROTECT SIGNS, SIGN POSTS AND STREETLIGHTS IN THE RIGHT OF WAY, AND WILL BE RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT OF DAMAGED FACILITIES.

PAVEMENT THICKNESS

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

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. REFER TO FIG. 8030.104 "LANE CLOSURE ON LOW VOLUME STREET" (SELF-REGULATION) FOR STANDARD TRAFFIC CONTROL PLAN FOR THE ACCESS CONNECTION TO NE 62ND STREET AND NE 70TH STREET.

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.

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 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE 2025 SUDAS AND THE CITY SUPPLEMENTAL STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. ALL STORM SEWER SHALL BE PRIVATE.
17. ALL CURB STOPS ARE REQUIRED TO BE ENCASED IN CONCRETE. A MINIMUM OF 6" OF CONCRETE IS REQUIRED IN ALL DIRECTIONS AROUND THE CURB STOP (MINIMUM RADIUS OF 15.6" CENTERED ON THE CURB STOP).

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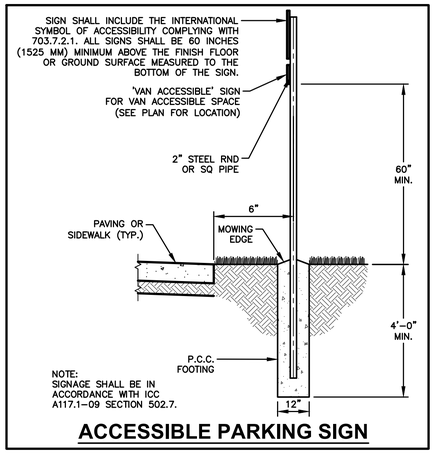
THE SLOANE - ANKENY

REFERENCE NOTES

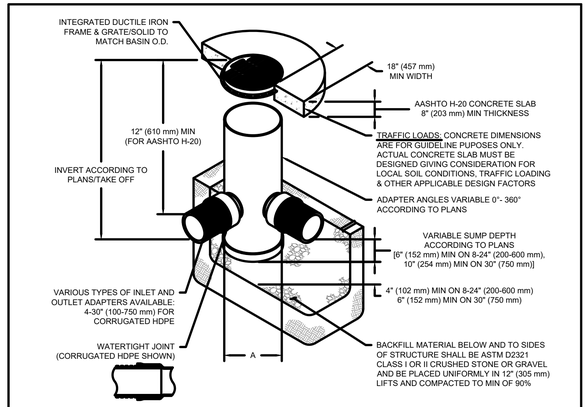
ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

SHEET NUMBER:
C8.0
2601.049



ACCESSIBLE PARKING SIGN



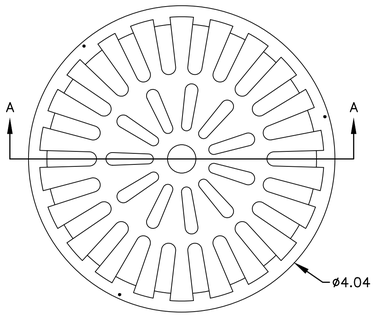
NOTES

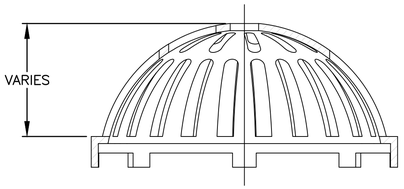
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO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

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

NYLOPLAST DRAIN BASIN

NOT TO SCALE



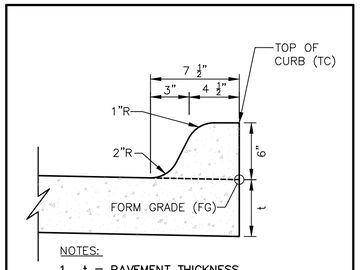


SECTION A–A

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

DOME GRATE

NOT TO SCALE



NOTES:

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

INTEGRAL 6" STANDARD CURB

NOT TO SCALE

① Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

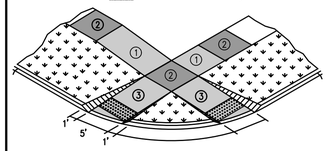
② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.

③ Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.

④ Target cross slope of 1.5% with a maximum cross slope of 2.0%

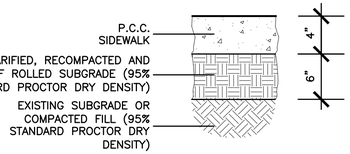
⑤ Match pedestrian street crossing cross slope or flatter

Key
= Curb Ramp
= Turning Space
= Detectable Warning



CURB RAMP FOR CLASS B OR C SIDEWALK

NOT TO SCALE



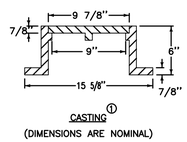
PCC SIDEWALK DETAIL

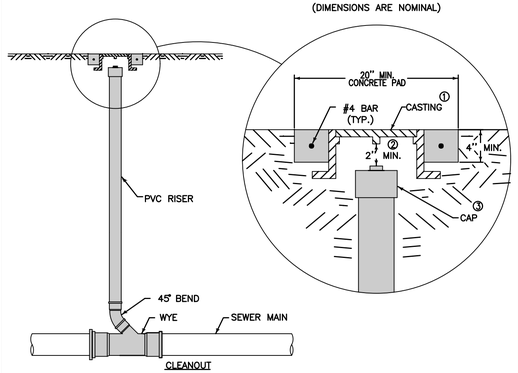
NOT TO SCALE

① STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."

② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.

③ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

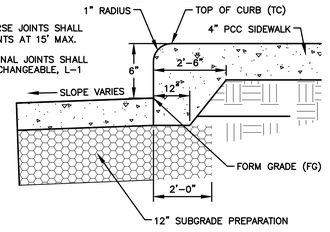




SW-203 SANITARY CLEANOUT

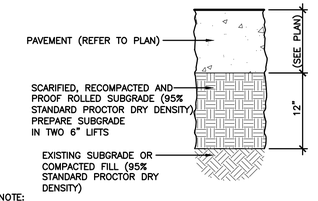
NOT TO SCALE

NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.



6" INTEGRAL CURB AND SIDEWALK

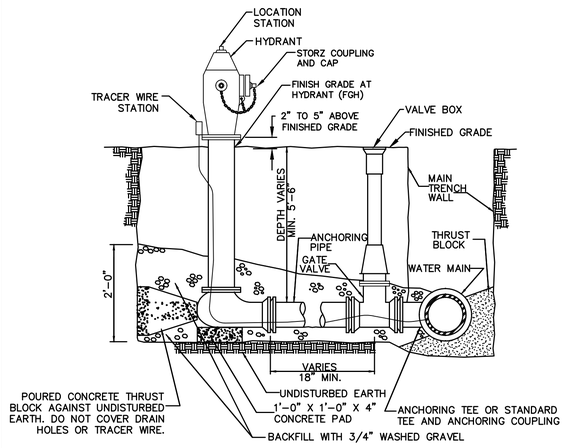
NOT TO SCALE



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

12" SUBGRADE PREPARATION DETAIL

NOT TO SCALE



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

HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

REVISIONS	DATE
FOURTH SUBMITTAL	05/08/2026
THIRD SUBMITTAL	04/24/2026
SECOND SUBMITTAL	04/10/2026
FIRST SUBMITTAL	03/20/2026

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY
DETAILS

SHEET NUMBER:
C8.1
2601.049

FILE: H:\2026\2601049\DWG\2601049-SITE.DWG
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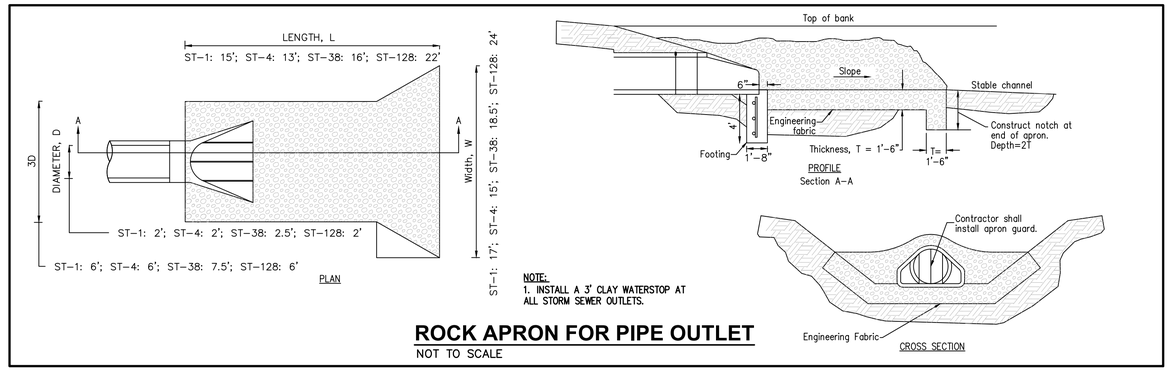
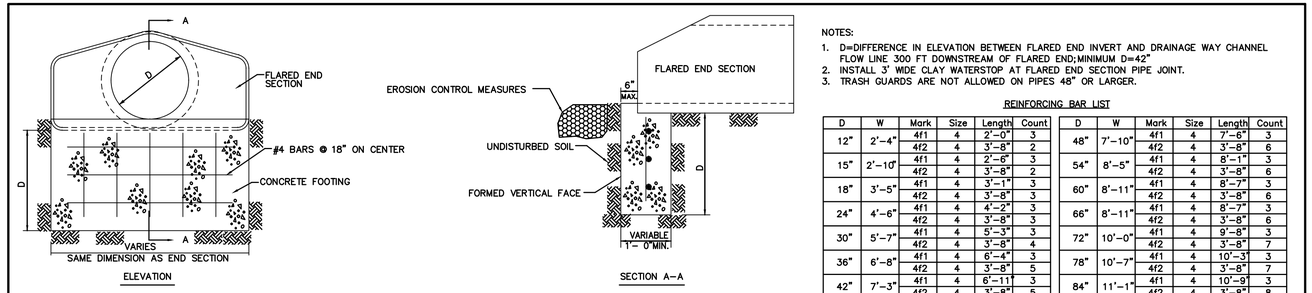
PLOTTED BY: DRAE HEROLD
COMMENT:
ENG:
TECH:



ROCK APRON FOR PIPE OUTLET

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
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

RCP APRON FOOTING DETAIL

NOT TO SCALE

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CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

THE SLOANE - ANKENY

DETAILS

SHEET NUMBER:
C8.2
2601.049

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REF. FILES: XREF-XOB
PLOTTED BY: DRAE HEROLD
PLOT DATE: 3/9/2026 11:13 AM
TECH:
COMMENT:
ENG:

SEE SHEET L1.4 FOR DETAILS, NOTES AND PLANT SCHEDULE

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE LINE

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:
SITE AREA = 1,223,402 SF
OPEN SPACE REQUIRED (20%) = 244,680 SF
OPEN SPACE PROVIDED (53%) = 649,089 SF

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

TREES REQUIRED = 164 TREES
SHRUBS REQUIRED = 490 SHRUBS

TREES PROVIDED = 170 TREES (43 EXISTING TREES)
SHRUBS PROVIDED = 515 SHRUBS & ORNAMENTAL GRASSES

TOTALS

REQUIRED
TREES = 246 TREES
SHRUBS = 490 SHRUBS

PROVIDED
TREES = 252 TREES (43 EXISTING)
SHRUBS = 450 SHRUBS
GRASSES = 65 GRASSES
PERENNIALS = 83 PERENNIALS

ALL FOUNDATIONS PLANTINGS SHALL BE DETERMINED AT A LATER DATE. (TYPICAL)

BUILDING #17
BUILDING #16
BUILDING #15
BUILDING #14
BUILDING #13
BUILDING #12
BUILDING #11
BUILDING #10
BUILDING #9
BUILDING #8
BUILDING #7
BUILDING #6
BUILDING #5
BUILDING #4
BUILDING #3 CLUBHOUSE/ MAINTENANCE
BUILDING #2
BUILDING #1

AREA FOR SNOW SNOW REMOVAL

EXISTING TREE TO REMAIN (TYPICAL)

TREES WITHIN GRADING LIMITS WILL BE REMOVED (TYPICAL)

PROPERTY BOUNDARY (TYP.)

PHASE 1
PHASE 2
PHASE 3

SITE
1223402 SF
28.09 AC

9 GARAGES
10 GARAGES

DOG PARK
PICKLEBALL COURTS
POOL

NE 62ND STREET
NE 70TH STREET

NE DELAWARE AVENUE

ALL PARKING ADJOINING PUBLIC STREET R.O.W. IS EFFECTIVELY SCREENED THROUGH THE USE OF A 36" RETAINING WALL AND/OR A 4'-5' GRADE DIFFERENTIAL BETWEEN THE R.O.W. AND PARKING LOT.

30' VISION TRIANGLE (TYPICAL)

SCALE 0' 30' 60' 120'

SOUTH ENTRANCE

PAVEMENT SHADING TREES

52 ENTIRE TREE COUNTS TOWARDS REQUIREMENT (TREES WITHIN ISLANDS)

68 HALF TREE COUNTS TOWARDS REQUIREMENT (TREES ON EXTERIOR OF PAVEMENT, OTHER HALF COUNTS TOWARDS OPEN SPACE REQUIREMENTS)

TOTAL PAVEMENT SHADE TREES = 86

PAVEMENT SHADING REQUIREMENTS

PAVEMENT SHADING REQUIREMENT:
PAVEMENT = 302,638 SF
302,638 SF x 20% = 60,527 SF

TREES REQUIRED: 60,527 SF/ 706 = 86 TREES
TREES PROVIDED = 86 TREES

ALL PARKING ADJOINING A PUBLIC STREET RIGHT OF WAY SHALL BE EFFECTIVELY SCREENED THROUGH THE USE OF AN EARTH BERM AND/ OR LANDSCAPING TO A HEIGHT OF 30 INCHES.

PROVIDED: SHRUBS, EARTH BERM OR 30"+ RETAINING WALL (SEE PLAN)

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REVISED: 5/7/2026 11:17 AM
PLOTTED BY: GRAE HEROLD
TECH:
COMMENT:
ENG:

REVISIONS	DATE
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PHONE: (515) 369-4400

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY
OVERALL LANDSCAPE PLAN/ PAVEMENT SHADING

SHEET NUMBER: L1.0
2601.049

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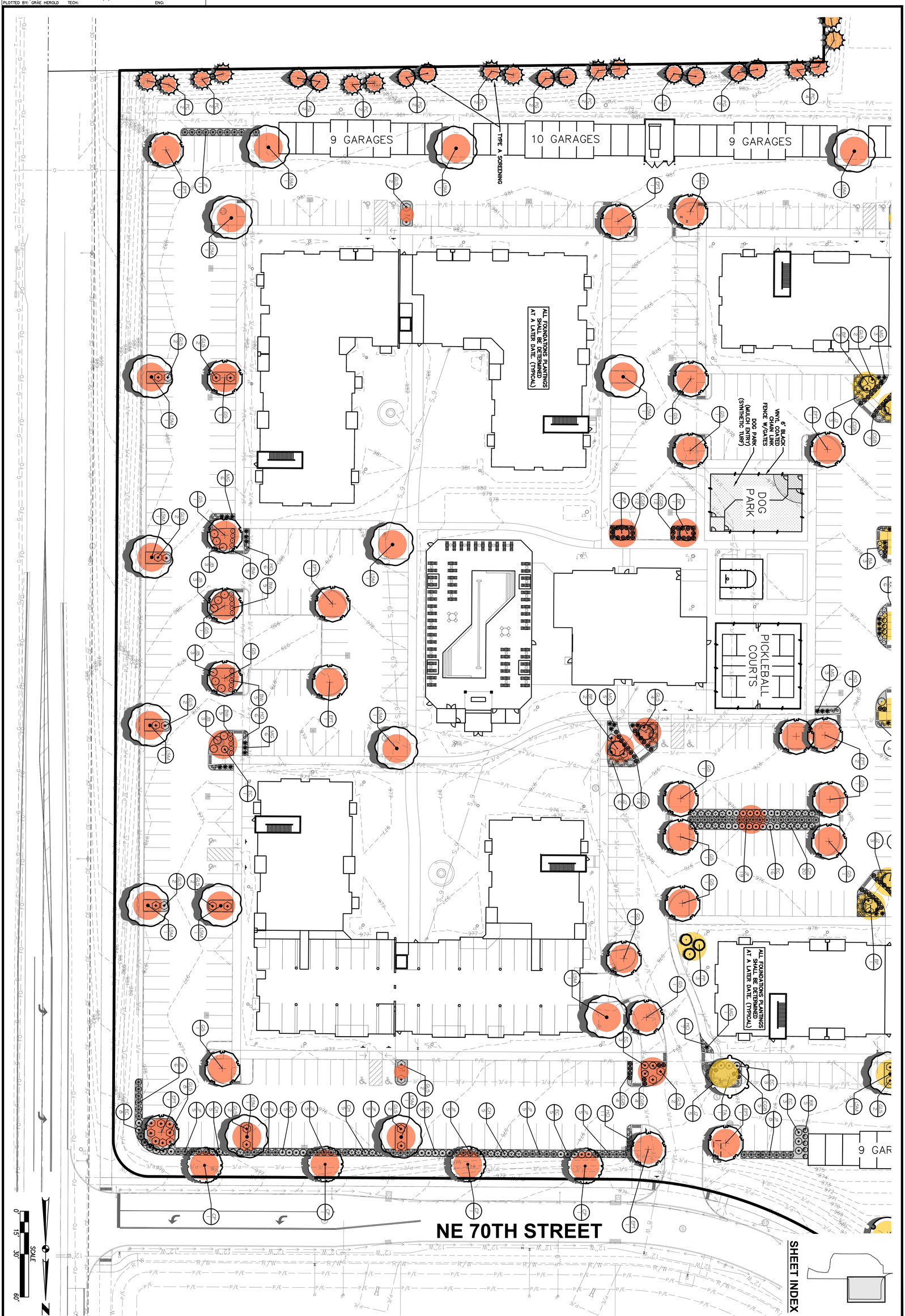

SHEET NUMBER: L1.1
2601.049

THE SLOANE - ANKENY

LANDSCAPE PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | ENGINEER: GH EI: MAE

REVISIONS	DATE
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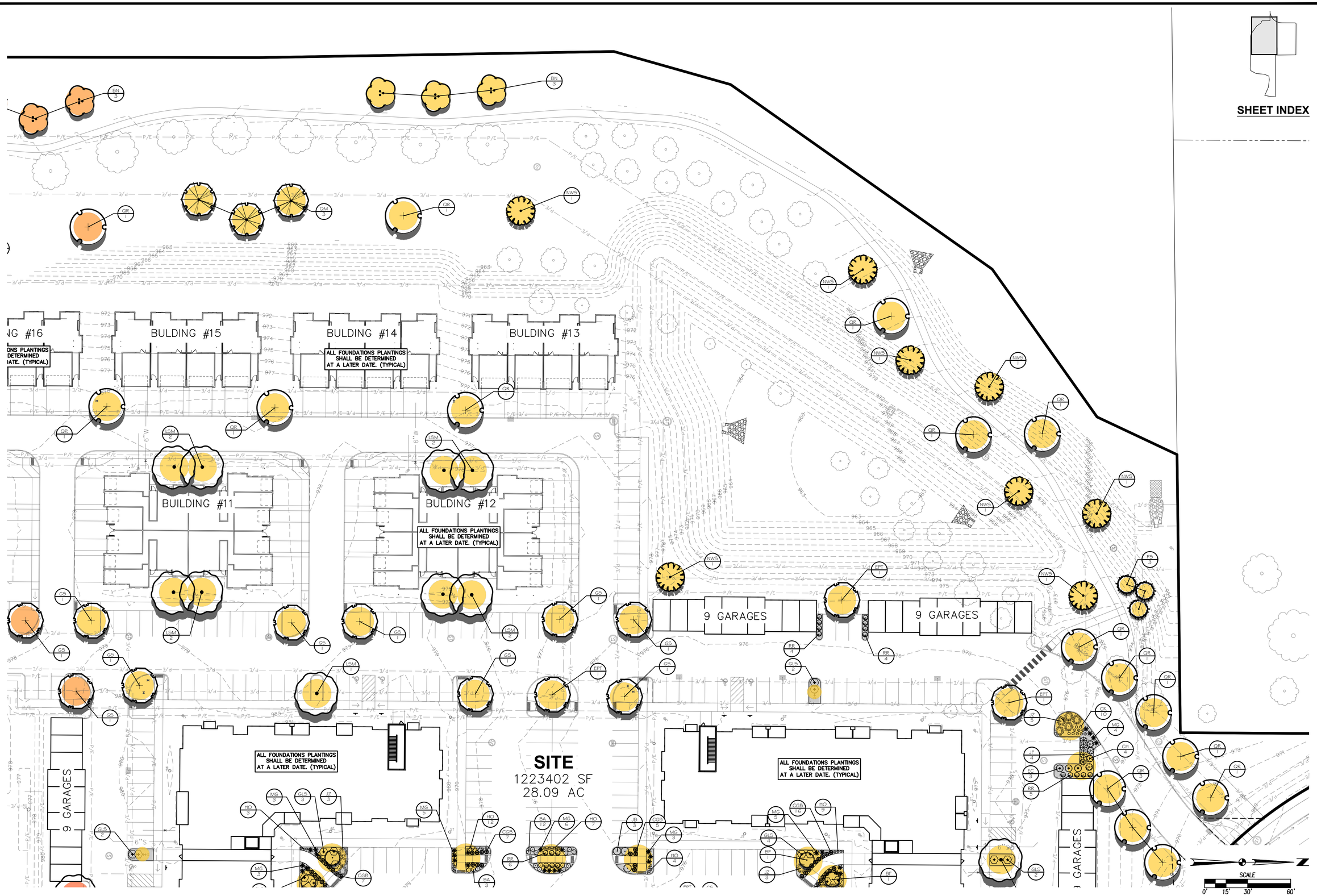

SHEET INDEX

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

THE SLOANE - ANKENY

LANDSCAPE PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

SHEET NUMBER:
L1.2
2601.049

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COMMENT:
ENG:
TECH:

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

ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE SLOANE - ANKENY

LANDSCAPE PLAN

SHEET NUMBER:
L1.3
2601.049

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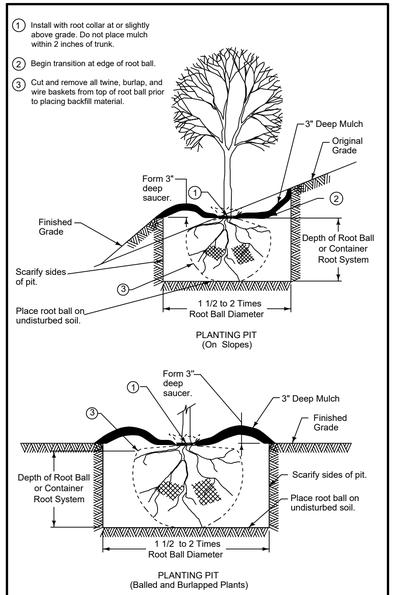
LANDSCAPE NOTES

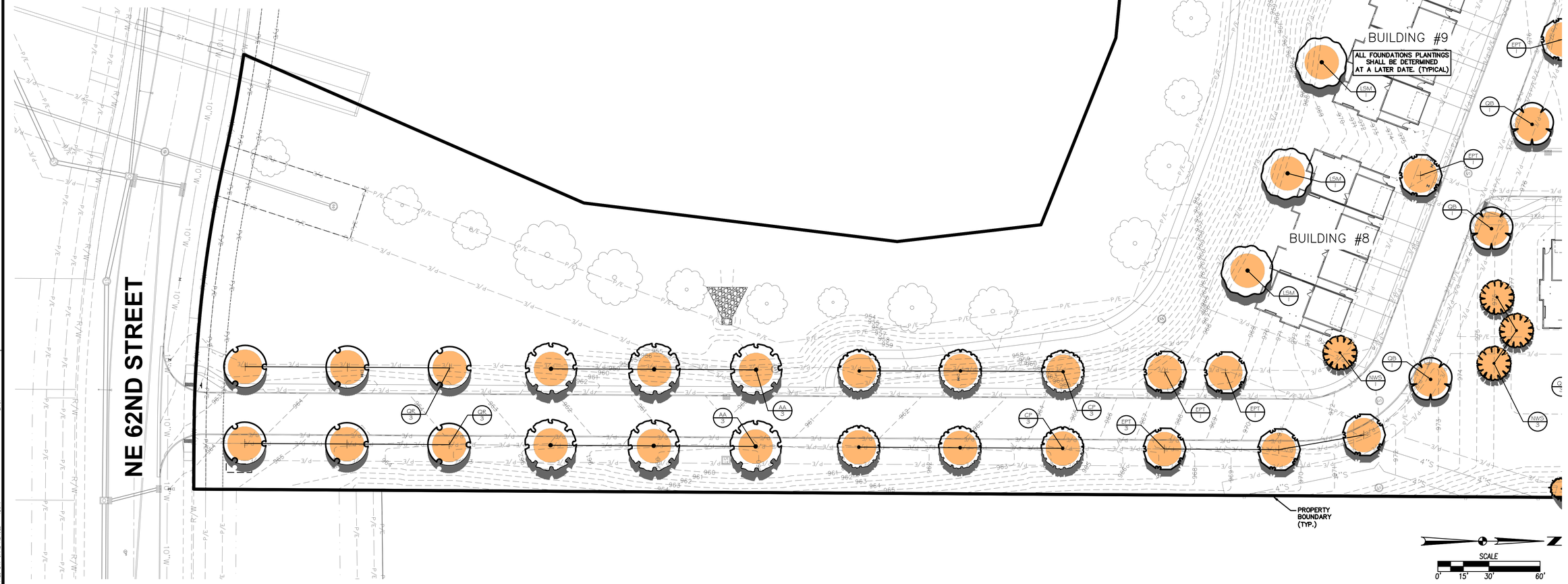
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT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

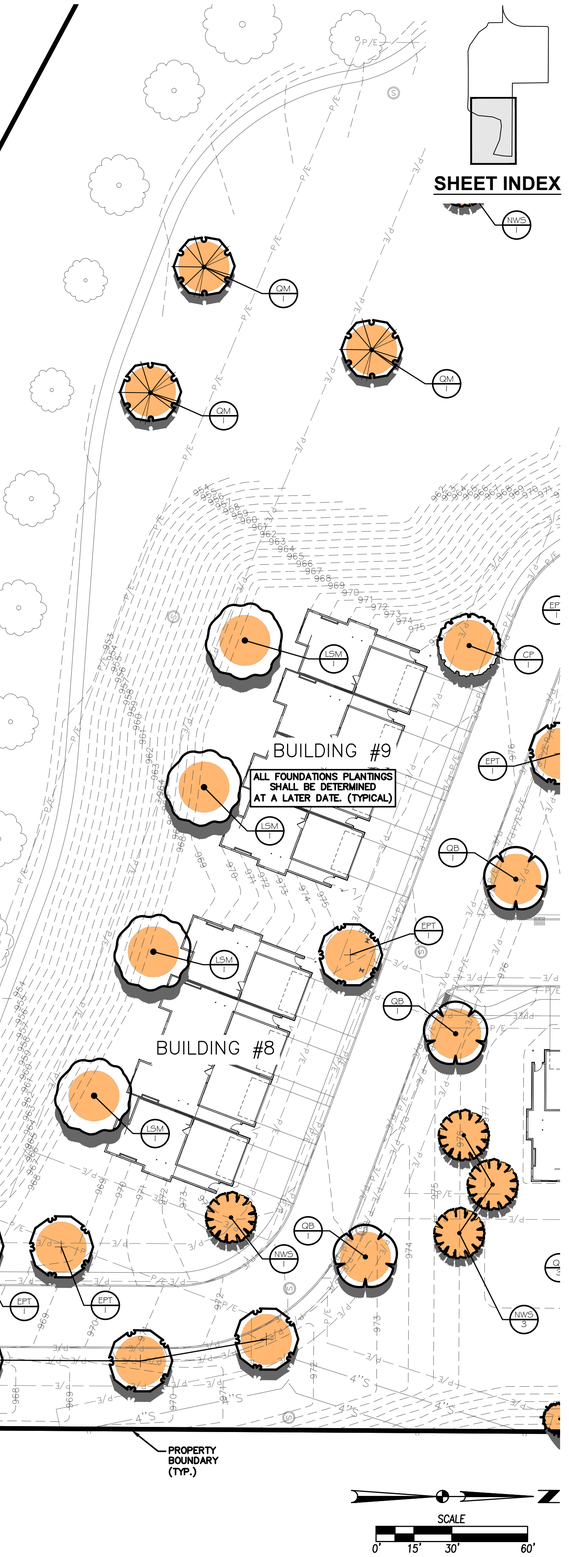


PLANTING PIT DETAIL

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT
EVERGREEN TREES				
NWS	14	Norway Spruce	Picea abies	B&B, 6' HEIGHT
PC	17	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PG	16	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PP	3	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
PS	3	White Pine	Pinus strobus	B&B, 6' HEIGHT
	53	SUBTOTAL:		
OVERSTORY TREES				
AA	6	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CALIPER
BF	8	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 1.5" CALIPER
BN	9	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
CP	12	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
EPT	23	Exclamation! ™London Plane Tree	Platanus x acerifolia 'Morton Circle'	B&B, 1.5" CALIPER
GS	27	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
LSM	33	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 2" CALIPER
PB	1	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 1.5" CALIPER
QA	6	Quaking Aspen	Populus tremuloides	B&B, 1.5" CALIPER
QB	5	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QM	6	Burr Oak	Quercus macrocarpa	B&B, 1.5" CALIPER
QR	26	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
TA	1	American Sentry Linden	Tilia americana 'McKSentry'	B&B, 1.5" CALIPER
	163	SUBTOTAL:		
SHRUBS				
BA	15	Japanese Barberry	Berberis thunbergii 'Aurea'	CONT, 3 GAL
BW	20	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT, 3 GAL
CGB	93	Chicagoland Green®Boxwood	Buxus x 'Glencoe'	CONT, 3 GAL
CH	39	Ivory Halo®Tatarian Dogwood	Cornus alba 'Bailhalo'	CONT, 3 GAL
EC	52	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 3 GAL
GLS	49	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	CONT, 3 GAL
JB	15	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	CONT, 3 GAL
JF	83	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
JZ	25	Golden Carpet Juniper	Juniperus horizontalis 'Golden Carpet'	CONT, 3 GAL
RR	24	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	CONT, 3 GAL
	415	SUBTOTAL:		
GRASSES				
CK	10	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL
MG	50	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	CONT, 1 GAL
	60	SUBTOTAL:		
PERENNIALS				
HO	69	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	CONT, 1 GAL
	69	SUBTOTAL:		





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CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

THE SLOANE - ANKENY

LANDSCAPE PLAN

SHEET NUMBER:
L1.4
2601.049

FILE: H:\2026\2601049\DWG\2601049-L1-SHEETS-LANDSCAPE_PLAN.DWG
PLOT DATE: 5/4/2026 11:14 AM COMMENT:
PLOTTED BY: GAE HEROLD TECH: ENG

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME

North Grove Plat 1 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NW Weigel Drive in the amount estimated to be $109,409.

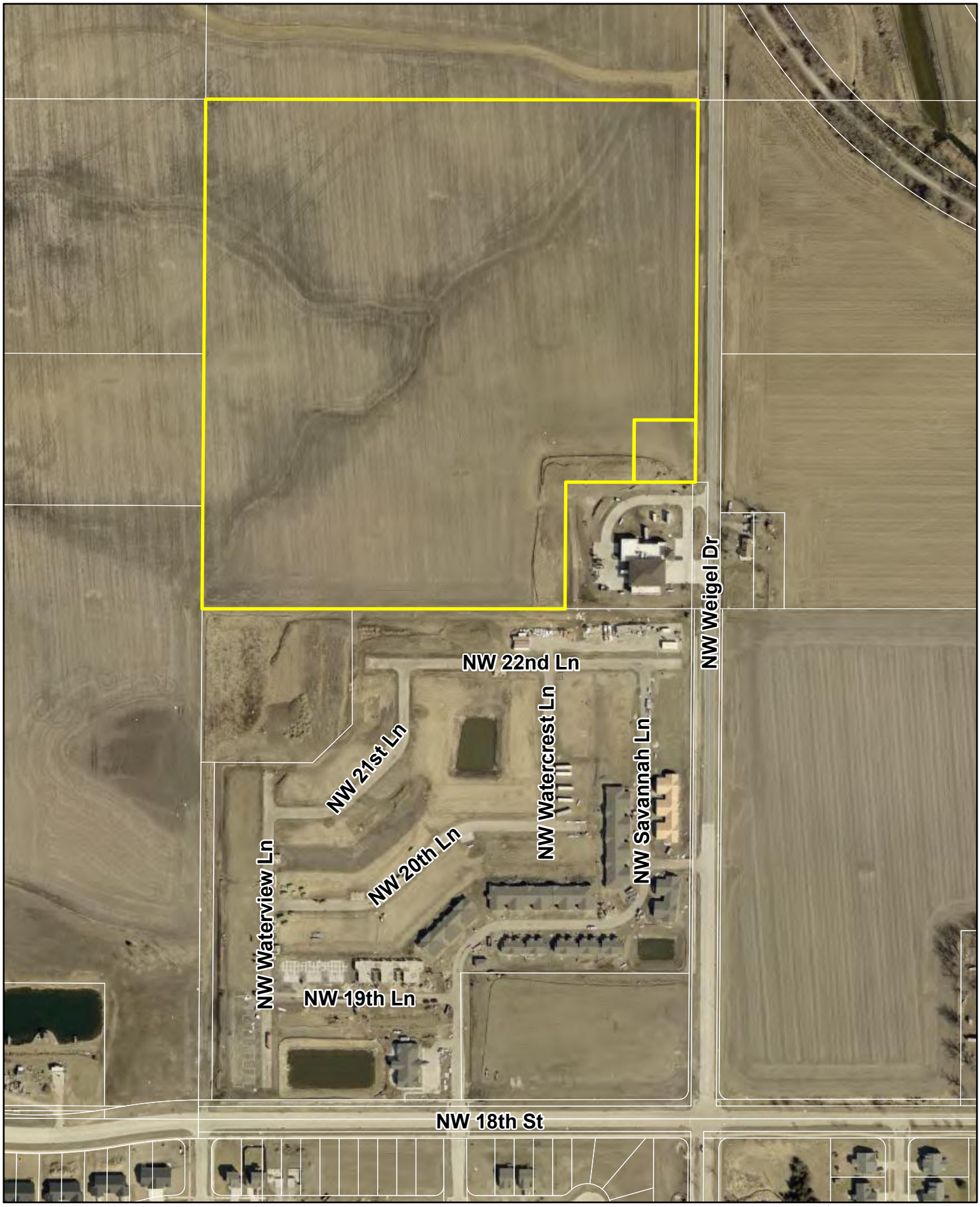
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of North Grove Plat 1 Final Plat

ATTACHMENTS

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



N

1 inch = 317 feet

Date: 5/14/2026

North Grove Plat 1
Final Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: May 19, 2026

Agenda Item: North Grove Plat 1 – Final Plat
Report Date: May 14, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the North Grove Plat 1 Final Plat; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NW Weigel Drive in the amount estimated to be $109,409.

Project Summary:

North Grove Plat 1 is a proposed 20.03(+/-) acre final plat, located north of NW 18th Street, west of NW Weigel Drive, and south of NW 36th Street. The property is zoned PUD, North Grove PUD. The subject plat consists of creating 46 single family lots, 2 street lots, and an outlot. The 46 residential lots will consist of single-family homes. Outlot Y will be utilized for stormwater detention. The proposed plat is in general conformance with the North Grove PUD that was approved by the City Council August 4, 2025.

Project Report:

Streets: The primary access to the development off NW Weigel Drive will be from NW 25th Street. NW 25th Street will be a collector level street and runs from east to west. In the proposal NW Savannah Drive and NW Waterview Drive will run south from NW 25th Street. NW Savannah Drive will bent to the west and become NW 24th Street which will connect to future development. NW Watercrest Drive will run north from NW 25th Street and connect to future development.

Water: The applicant is proposing to connect to the existing 10-inch water main along NW Weigel Drive and extend it to the west along NW 25th Street. An 8-inch water main will run along NW Savannah Drive, NW Watercrest Drive, NW Waterview Drive, and NW 24th Street to service the rest of the plat.

Sewer: The applicant is proposing to install 8-inch sanitary sewer through the whole plat, connecting to a line north of the property along NW Weigel Drive.

Drainage: The proposed high points are in the north portion of the plat. The grading slopes generally to the south towards the detention pond in Outlot Y of the proposed plat.

Parkland: The parkland dedication requirement for Plat 1 is 1.148 acres, but parkland is not proposed with this plat. The developer will be dedicating 2.56 acres of parkland with North Grove Plat 2.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **North Grove Plat 1**
NAME OF OWNER/ DEVELOPER: **DNF LLC./ JTL Investments LLC./ ATI Group**

GENERAL INFORMATION:

PLAT LOCATION:	North of NW 18th Street, west of NW Weigel Drive, and south of NW 36th Street
SIZE OF PLAT:	20.03 acres
ZONING:	North Grove PUD

LOTS:

NUMBER:	46 single-family lots; 2 street lots; 1 outlot
SIZE/DENSITY:	2.3 units per acre
USE:	Residential
BUILDING LINES:	
Front:	30′
Rear:	30′
Side:	7.5′ min. one side, 15′ total sum
Lot Width:	55′ minimum
Lot Area:	7,000 SF minimum

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 1 is 1.148 acres, but parkland is not proposed with this plat. The developer will be dedicating 2.56 acres of parkland with North Grove Plat 2.

ADJACENT LANDS:

NORTH:	R-1, One-Family Residence District
SOUTH:	North Grove PUD
EAST:	R-3 Multiple-Family Residence District & Trailside at Trestle Ridge PUD
WEST:	R-1, One-Family Residence District

STREET DEVELOPMENT:

NAME:	NW 25th Street
LENGTH:	Approximately 1328′
CLASSIFICATION:	Minor Collector
R.O.W. (REQ′D./PROV.):	70′/70′
PAVEMENT WIDTH:	31′

NAME:	NW Waterview Drive
LENGTH:	Approximately 206′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	NW Watercrest Drive
LENGTH:	Approximately 171′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	NW Savannah Drive
LENGTH:	Approximately 569′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	NW 24th Street
LENGTH:	Approximately 59′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

WASTE WATER:

PROJECTED FLOWS: 46 units X 3 pers. per house X 300 gal. per day/pers.= 41,400 GPD

WRA 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: 46 units X 3 pers. per house X 100 gal. per day/person = 13,800 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

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Clive, IA 50325
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F 515.964.2370

www.mecresults.com

05/08/2026

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

RE: North Grove Plat 1 Construction Drawings & Final Plat

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

On behalf of North Grove Development LLC and ATI Group, we respectfully request your approval of the North Grove Plat 1 Construction Drawings and Final Plat located in North Ankeny.

The proposal for North Grove Plat 1 remains substantially consistent with the master layout depicted in the Site Planning process. Plat 1 contains 46 lots consisting of standard single-family lots. Portions of four new roadways will be constructed, along with NW Weigel DR ROW improvements, including trail, and ditch grading along the east side of NW Weigel DR. We believe this project will serve to protect the interests of existing Ankeny residents while expanding the lives of future residents.

The developer also requests authorization of City cost participation for modified subbase ($44,613), 8-inch subdrain ($55,230) under and along public roadways and 8' recreation trail along NW Weigle DR ($9,566) to the total amount of $109,409.

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

Sincerely,

McClure Engineering Company

Patt Kullberg, PE
Project Engineer

Cc: ATI Group

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

NORTH GROVE PLAT 1
ANKENY, IOWA
FINAL PLAT

INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
TRS: NW1/4 SW1/4
ALIQUOT PART: 9-T80N-R24W
PROPRIETOR: DNF LLC, TJL INVESTMENTS LLC
REQUESTED BY: ATI GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 335 SE ORALABOR ROAD ANKENY, IOWA 50021 / 515-512-1361

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SOUTH 89°58'50" WEST, 1313.06 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SOUTH 00°15'01" WEST, 360.87 FEET; THENCE NORTH 90°00'00" EAST, 141.79 FEET; THENCE SOUTH 00°00'00" EAST; 15.00 FEET; THENCE NORTH 90°00'00" EAST, 200.00 FEET; THENCE SOUTH 00°00'00" EAST, 282.18 FEET; THENCE NORTH 90°00'00" EAST, 569.51 FEET; THENCE SOUTH 00°00'00" EAST; 140.00 FEET; THENCE NORTH 90°00'00" EAST, 95.00 FEET; THENCE SOUTH 00°00'00" EAST, 60.00 FEET; THENCE 36.86 FEET ALONG A 105.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A CHORD LENGTH OF 36.67 FEET, BEARING NORTH 79°56'35" EAST; THENCE SOUTH 20°06'49" EAST, 151.62 FEET TO THE NORTH LINE OF ANKENY FIRE STATION NO. 4 AN OFFICIAL PLAT; THENCE NORTH 89°53'35" EAST, 216.06 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE NORTH 00°13'55" EAST, 994.06 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 20.03 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

1) LOT 'A' AND LOT 'B' TO BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.
2) THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THIS PLAT.
3) NO DIRECT ACCESS TO NW WEIGEL DRIVE IS ALLOWED FOR LOTS 1, 37-45.
4) THE DRIVEWAY FOR LOT 1 SHALL BE PLACED ON THE WEST SIDE OF THE LOT; AS FAR FROM THE TURN LANE AS POSSIBLE.
5) OUTLOT Y SHALL BE USED FOR STORM WATER MANAGEMENT/DETENTION.
6) THE DRIVEWAY FOR LOT 26 SHALL BE PLACED AT THE WEST END OF THE LOT TO AVOID THE ADA RAMP.
7) THE DRIVEWAYS FOR LOTS 7 & 15 SHALL BE PLACED TO AVOID THE STORM WATER INTAKES.

ZONING:

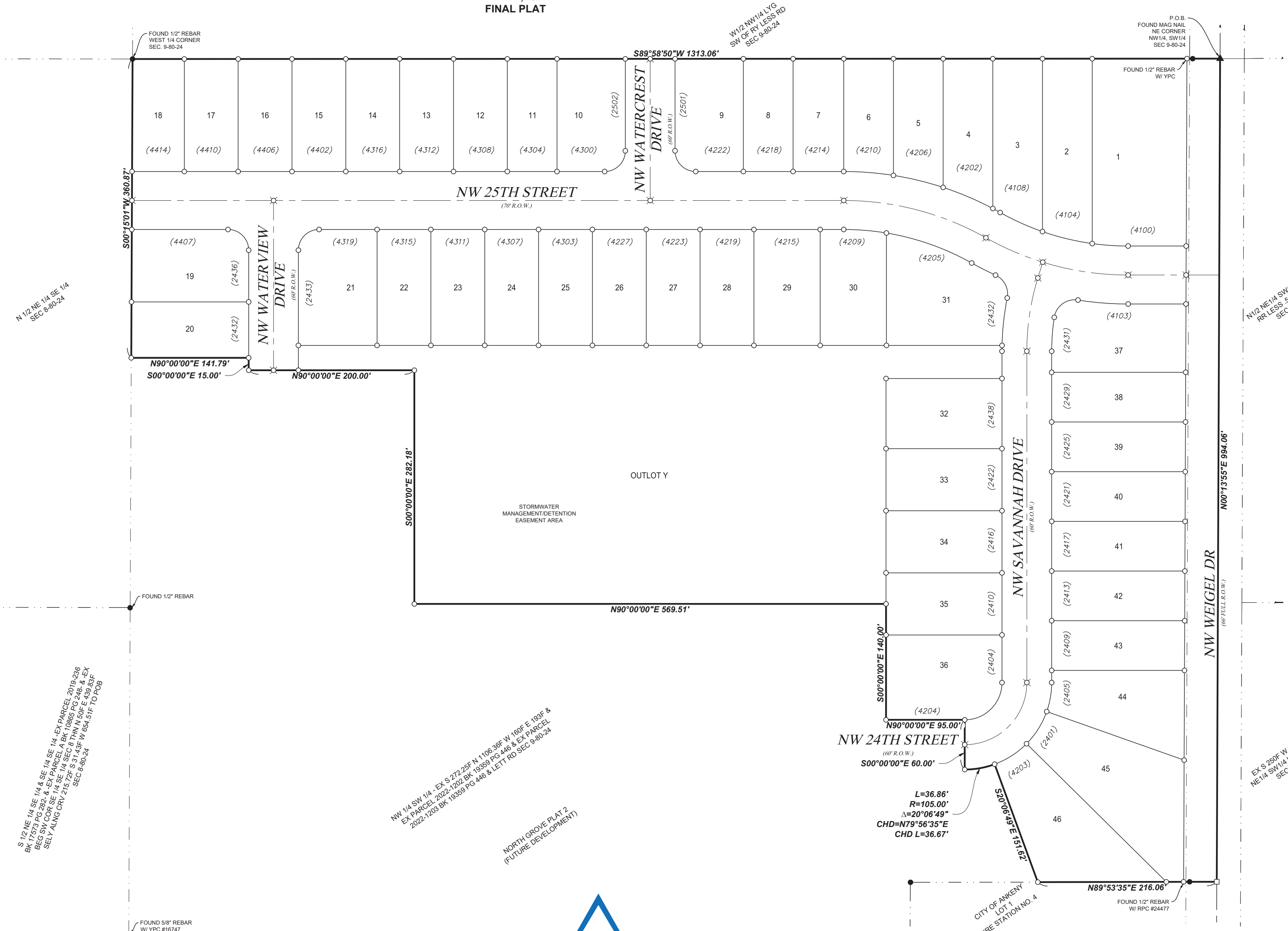
NORTH GROVE PUD

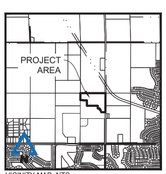
SETBACK SUMMARY:

FRONT SETBACK = 30' MINIMUM
SIDE SETBACK = 7.5' MINIMUM ON E SIDE, 15' MINIMUM TOTAL SUM OF THE SIDE YARD SETBACK
REAR SETBACK= 30' MINIMUM
LOT WIDTH = 55' MINIMUM
LOT AREA = 7,000 SF MINIMUM

GENERAL LANDSCAPE STANDARDS:

1) ALL AREAS NOT COVERED BY BUILDING OR PAVING SHALL BE LANDSCAPED WITH TURF GRASS, PLANT BEDS, SHRUBS AND/OR TREES IN ACCORDANCE WITH OPEN SPACE AND LANDSCAPING REQUIREMENTS SET FORTH THE CITY ZONING ORDINANCE.
2) IT IS ANTICIPATED THAT THE RESTRICTIVE COVENANTS WILL PROVIDE SPECIFIC REQUIREMENTS ON INDIVIDUAL LOTS IN REGARD TO LANDSCAPING REQUIREMENTS. SUCH REQUIREMENTS WOULD BE IMPLEMENTED IN AN EFFORT TO CREATE A CANOPY OF OVERSTORY TREES DECADES AFTER DEVELOPMENT IS COMPLETED. SPECIFIC REQUIREMENTS AND SPECIES WOULD BE SPECIFIED IN THE RESTRICTIVE COVENANTS.
3) AT A MINIMUM, THE RESTRICTIVE COVENANTS SHALL REQUIRE AT LEAST ONE (1) FRONT-YARD TREE PER LOT. SAID STREET TREE SHALL BE PLANTED AT THE TIME OF HOME CONSTRUCTION.
4) 25' BUFFER EASEMENTS ARE PROPOSED ALONG NW WEIGEL DRIVE. THE EASEMENTS WILL BE ALLOWED TO OVERLAP PUE'S AND GAS EASEMENTS. NO FENCES OR SHEDS ARE ALLOWED WITHIN THE BUFFER EASEMENTS. TREE/BUFFER REQUIREMENTS PER ANKENY CITY CODE ARE TO BE WITHIN THE BUFFER EASEMENTS.





VICINITY MAP- NTS

GENERAL LEGEND	
———	SURVEY BOUNDARY
———	PROPOSED LOT
—··—··—	EXIST PROPERTY LINE
— — —	SECTION LINE
— — —	SETBACK LINE
—·—·—	PROPOSED EASEMENT
—·—·—	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	FOUND AS NOTED
⊠	FOUND CUT X
MONUMENTS SET:	
○	1/2" REBAR W/ RPC #24477
⌧	CUT X
□	SET MAG NAIL
FND	FOUND
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

PROFESSIONAL LAND SURVEYOR
PATRICK SHELQUIST
24477
IOWA
PRELIMINARY

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

PATRICK SHELQUIST   DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: 3 SHEETS
DATE SURVEYED: XXXX

NORTH GROVE PLAT 1
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	
-	K. HART	3/2/2026 3/26/2026 4/21/2026 5/6/2026	ANKENY, IOWA POLK COUNTY SEC. 09-T80N-R24W 2025001473-000 7/11/2025
SURVEYOR	CREW CHIEF		
P. SHELQUIST	-		

SHEET NO.
01/03

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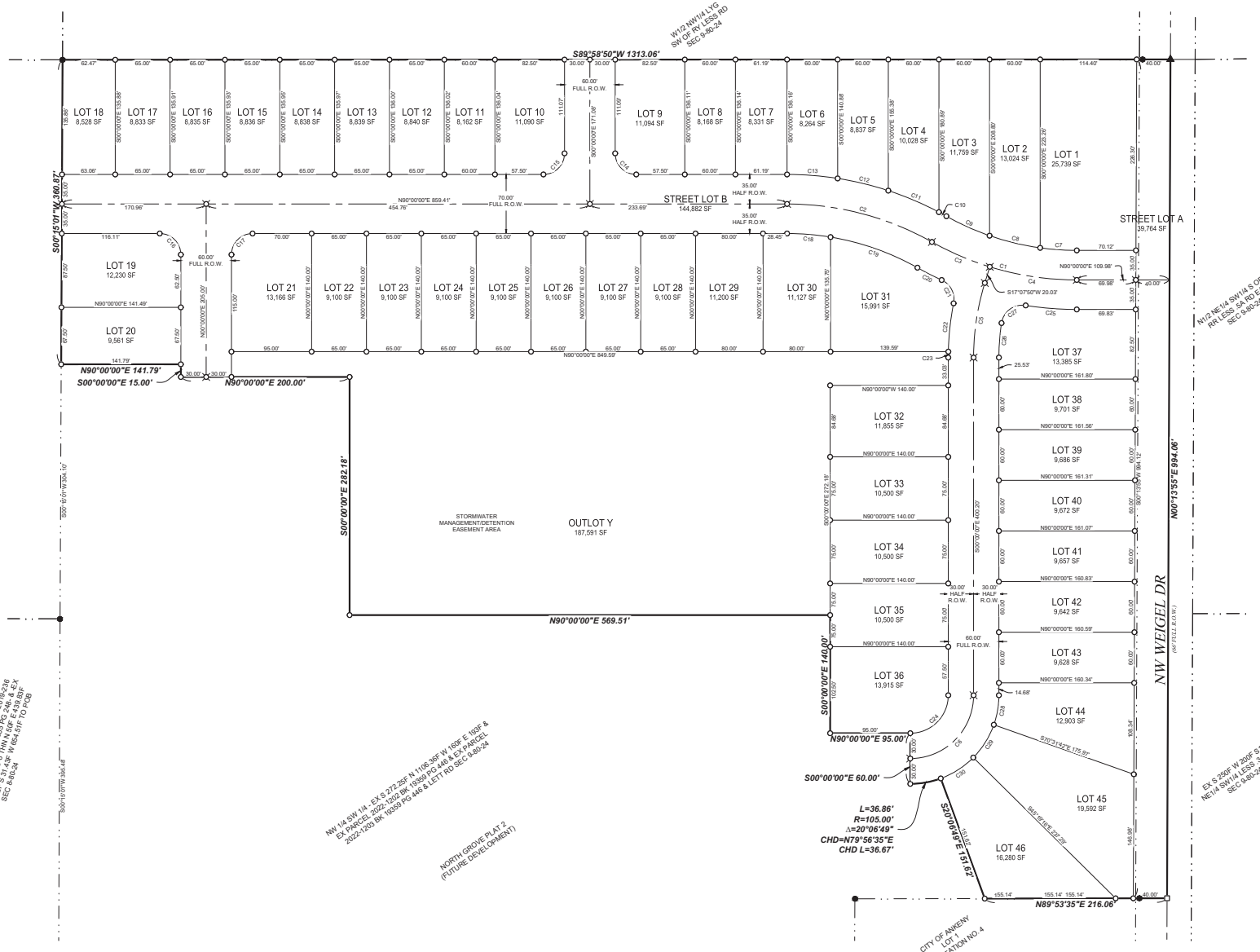
515-512-1361

DRAWING PATH: P:\2025001473-000\04-Drawings\Survey\2025001473-000-FP1.dwg PLOT DATE: 05/7/2026 10:54 AM PLOTTED BY: KATHRYN BIDERMAN HART



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	179.44'	350.00'	29°22'30"	S75°18'45"E	177.48'
C2	179.44'	350.00'	29°22'30"	S75°18'45"E	177.48'
C3	74.80'	350.00'	12°14'40"	S66°44'50"E	74.65'
C4	104.64'	350.00'	17°07'50"	S81°26'05"E	104.26'
C5	89.70'	300.00'	17°07'50"	S08°33'55"W	89.36'
C6	117.81'	75.00'	90°00'00"	S45°00'00"W	106.07'
C7	43.50'	315.00'	7°54'47"	S86°02'37"E	43.47'
C8	61.81'	315.00'	11°14'36"	S76°27'55"E	61.71'
C9	56.18'	315.00'	10°13'07"	S65°44'04"E	56.11'
C10	10.08'	385.00'	1°30'02"	S61°22'31"E	10.08'
C11	65.27'	385.00'	9°42'48"	S66°58'57"E	65.19'
C12	61.79'	385.00'	9°11'43"	S76°26'12"E	61.72'
C13	60.25'	385.00'	8°57'57"	S85°31'02"E	60.18'
C14	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C15	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C17	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C18	51.78'	315.00'	9°25'09"	N85°17'26"W	51.73'
C19	109.71'	315.00'	19°57'21"	N70°36'11"W	109.16'
C20	32.26'	385.00'	4°48'02"	N63°01'31"W	32.25'
C21	33.45'	25.00'	76°39'06"	N27°05'59"W	31.01'
C22	57.68'	330.00'	10°00'54"	N06°13'07"E	57.61'
C23	6.98'	330.00'	1°12'40"	S00°36'20"W	6.98'
C24	70.69'	45.00'	90°00'00"	N45°00'00"E	63.64'
C25	60.80'	385.00'	9°02'53"	N85°28'33"W	60.74'
C26	41.02'	270.00'	8°42'15"	S04°21'08"W	40.98'
C27	39.42'	25.00'	90°20'38"	S53°52'34"W	35.46'
C28	35.68'	105.00'	19°28'18"	S09°44'09"W	35.51'
C29	46.19'	105.00'	25°12'27"	S32°04'31"W	45.82'
C30	46.19'	105.00'	25°12'27"	S57°16'58"W	45.82'

NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft.

NORTH GROVE PLAT 1
FINAL PLAT

ENGINEER - | DRAWN BY K. HART | REVISIONS 3/2/2026, 3/26/2026, 4/21/2026, 5/6/2026 | ANKENY, IOWA POLK COUNTY SEC. 09-T80N-R24W 2025001473-000 7/11/2025

SURVEYOR P. SHELQUIST | CREW CHIEF - | SHEET NO. 02/03

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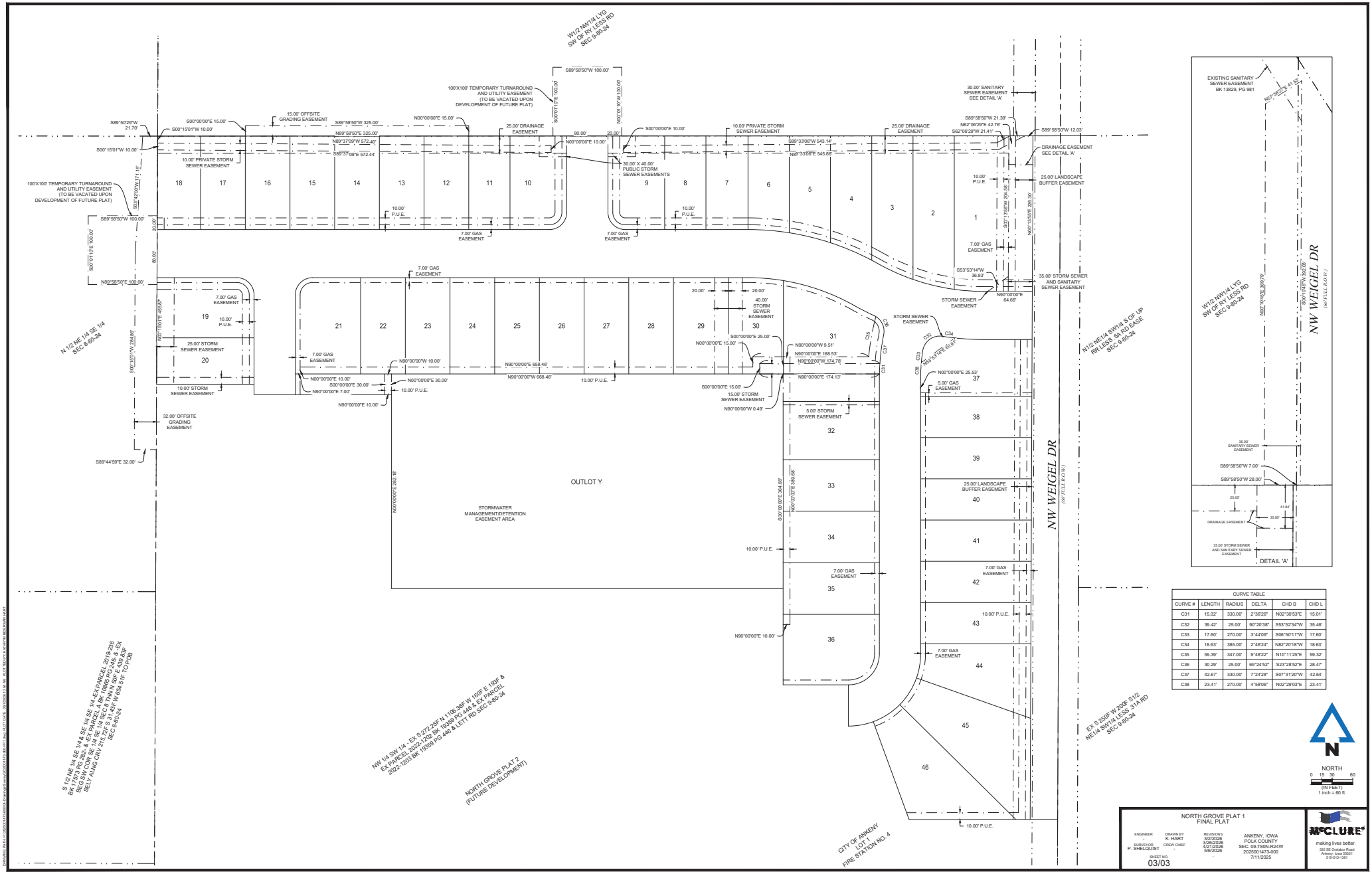

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C31	15.02'	330.00'	2°36'26"	N02°30'53"E	15.01'
C32	39.42'	25.00'	90°20'38"	S53°52'34"W	35.46'
C33	17.60'	270.00'	3°44'09"	S06°50'11"W	17.60'
C34	18.63'	385.00'	2°46'24"	N82°20'18"W	18.63'
C35	59.39'	347.00'	9°48'22"	N10°11'25"E	59.32'
C36	30.29'	25.00'	69°24'52"	S23°28'52"E	28.47'
C37	42.67'	330.00'	7°24'28"	S07°31'20"W	42.64'
C38	23.41'	270.00'	4°58'06"	N02°29'03"E	23.41'

NORTH GROVE PLAT 1
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	ANKENY, IOWA
-	K. HART	3/2/2026	POLK COUNTY
SURVEYOR	CREW CHIEF	3/26/2026	SEC. 09-T80N-R24W
P. SHELQUIST	-	4/21/2026	2025001473-000
		5/6/2026	7/11/2025

SHEET NO.
03/03

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515-513-1381

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME

North Grove Plat 2 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation request for modified sub-base and 8-inch subdrain in the amount estimated to be $173,796.

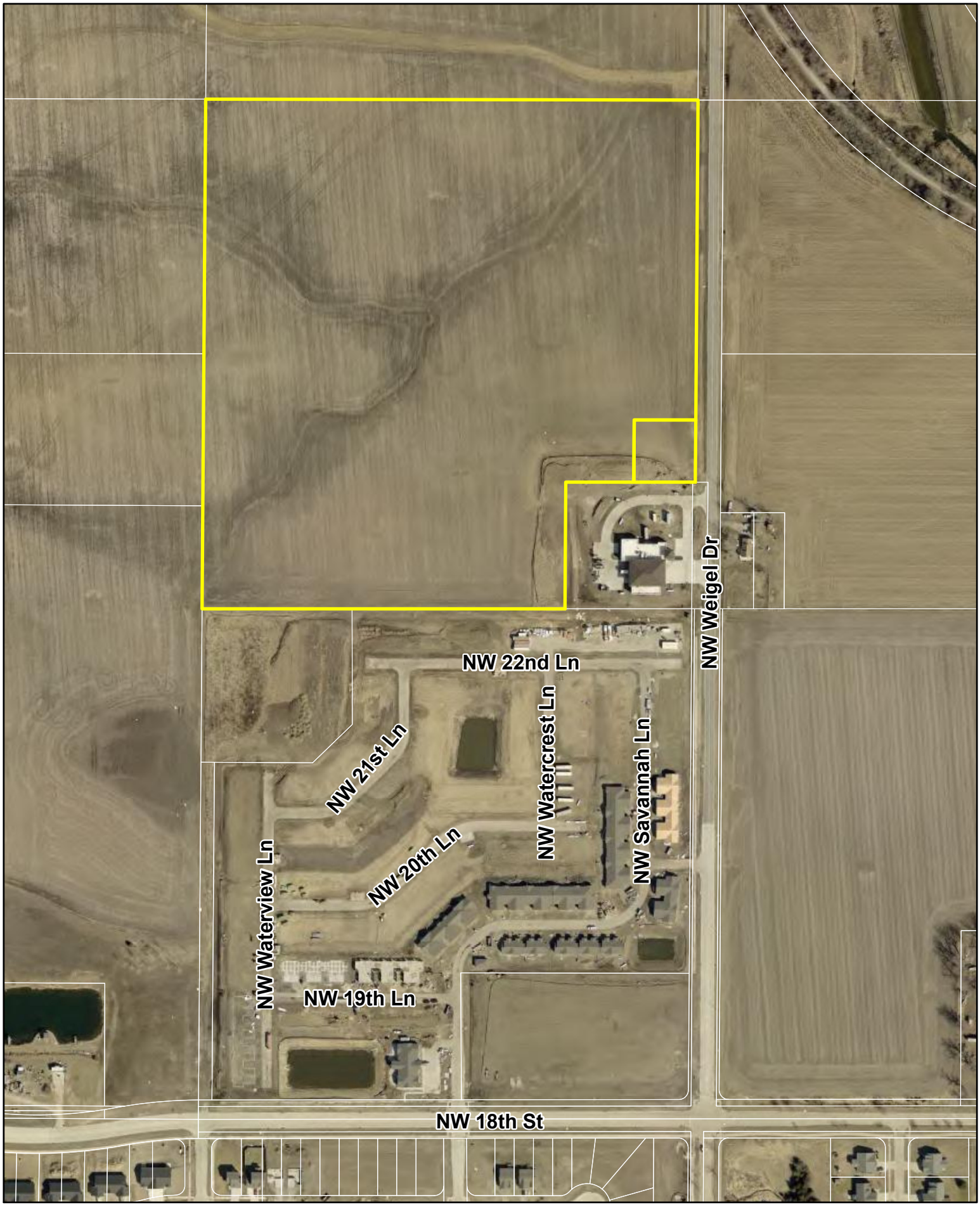
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Cosider MOTION to recommend City Council approval of North Grove Plat 2 Final Plat.

ATTACHMENTS

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



N

1 inch = 317 feet

Date: 5/14/2026

North Grove Plat 2
Final Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: May 19, 2026

Agenda Item: North Grove Plat 2 – Final Plat
Report Date: May 14, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

E5c

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the North Grove Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for modified subbase, an 8-inch subdrain in the amount estimated to be $173,796.

Project Summary:

North Grove Plat 2 is a proposed 17.11(+/-) acre final plat, located north of NW 18th Street, west of NW Weigel Drive, and south of NW 36th Street. The property is zoned PUD, North Grove PUD. The subject plat consists of creating 38 single family lots, 1 street lot, and 2 outlots. The 38 residential lots will consist of single-family homes. Outlot Z will be utilized for stormwater detention, and Outlot Y will be dedicated to the city for Parkland. The proposed plat is in general conformance with the North Grove PUD that was approved by the City Council August 4, 2025.

Project Report:

Streets: The primary access to the development off NW Weigel Drive will be from NW 25th Street in North Grove Plat 1. The proposal will extend NW 24th Street to the west, NW Watercrest Court will run south off of NW 24th Street. NW Waterview Drive will also be extended to the south where it will curve to the east and meet NW 24th Street.

Water: The applicant is proposing to connect to the existing 8-inch water main along NW Waterview Drive and NW 24th Street. An 8-inch water main will run along NW 24th Street, NW Watercrest Circle, and NW Waterview Drive to service the plat.

Sewer: The applicant is proposing to install 8-inch sanitary sewer through the whole plat, connecting to the stubs along NW Waterview Drive and NW 24th Street.

Drainage: The proposed high points are in the northwest and southeast portions of the plat. The grading slopes generally to the south towards the detention pond in Outlot Z of the proposed plat and Outlot Y of North Grove Plat 1.

Parkland: The parkland dedication requirement for Plat 2 is 1.061 acres. The developer will be dedicating 2.56 acres of parkland with this plat to satisfy the parkland dedication requirement from this plat along with North Grove Plat 1.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **North Grove Plat 2**
NAME OF OWNER/ DEVELOPER: **DNF LLC./ JTL Investments LLC./ ATI Group**

GENERAL INFORMATION:

PLAT LOCATION:	North of NW 18th Street, west of NW Weigel Drive, and south of NW 36th Street
SIZE OF PLAT:	17.11 acres
ZONING:	North Grove PUD

LOTS:

NUMBER:	38 single-family lots; 1 street lot; 2 outlots
SIZE/DENSITY:	2.2 units per acre
USE:	Residential
BUILDING LINES:	
Front:	30′
Rear:	30′
Side:	7.5′ min. one side, 15′ total sum
Lot Width:	55′ minimum
Lot Area:	7,000 SF minimum

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 2 is 1.061 acres. The developer will be dedicating 2.56 acres of parkland with this plat to satisfy the parkland dedication requirement from this plat along with North Grove Plat 1.

ADJACENT LANDS:

NORTH:	North Grove Plat 1
SOUTH:	R-3 Multiple Family Residence District
EAST:	R-3 Multiple-Family Residence District & Trailside at Trestle Ridge PUD
WEST:	R-1, One-Family Residence District & R-3 Multiple-Family Residence District

STREET DEVELOPMENT:

NAME:	NW 24th Street
LENGTH:	Approximately 818′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	NW Waterview Drive
LENGTH:	Approximately 436′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	NW Watercrest Court
LENGTH:	Approximately 290′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

WASTE WATER:

PROJECTED FLOWS: 38 units X 3 pers. per house X 300 gal. per day/pers.= 34,200 GPD

WRA 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: 38 units X 3 pers. per house X 100 gal. per day/person = 11,400 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

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ENGINEERING CO.

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

www.mecresults.com

05/08/2026

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

RE: North Grove Plat 2 Construction Drawings & Final Plat

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

On behalf of North Grove Development LLC and ATI Group, we respectfully request your approval of the North Grove Plat 2 Construction Drawings and Final Plat located in North Ankeny.

The proposal for North Grove Plat 2 remains substantially consistent with the master layout depicted in the Site Planning process. Plat 2 contains 38 lots consisting of standard single-family lots. Portions of two new roadways will be constructed. We believe this project will serve to protect the interests of existing Ankeny residents while expanding the lives of future residents.

The developer also requests authorization of City cost participation for modified subbase ($79,206), 8-inch subdrain ($94,590) under and along public roadways to the total amount of $173,796.

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

Sincerely,

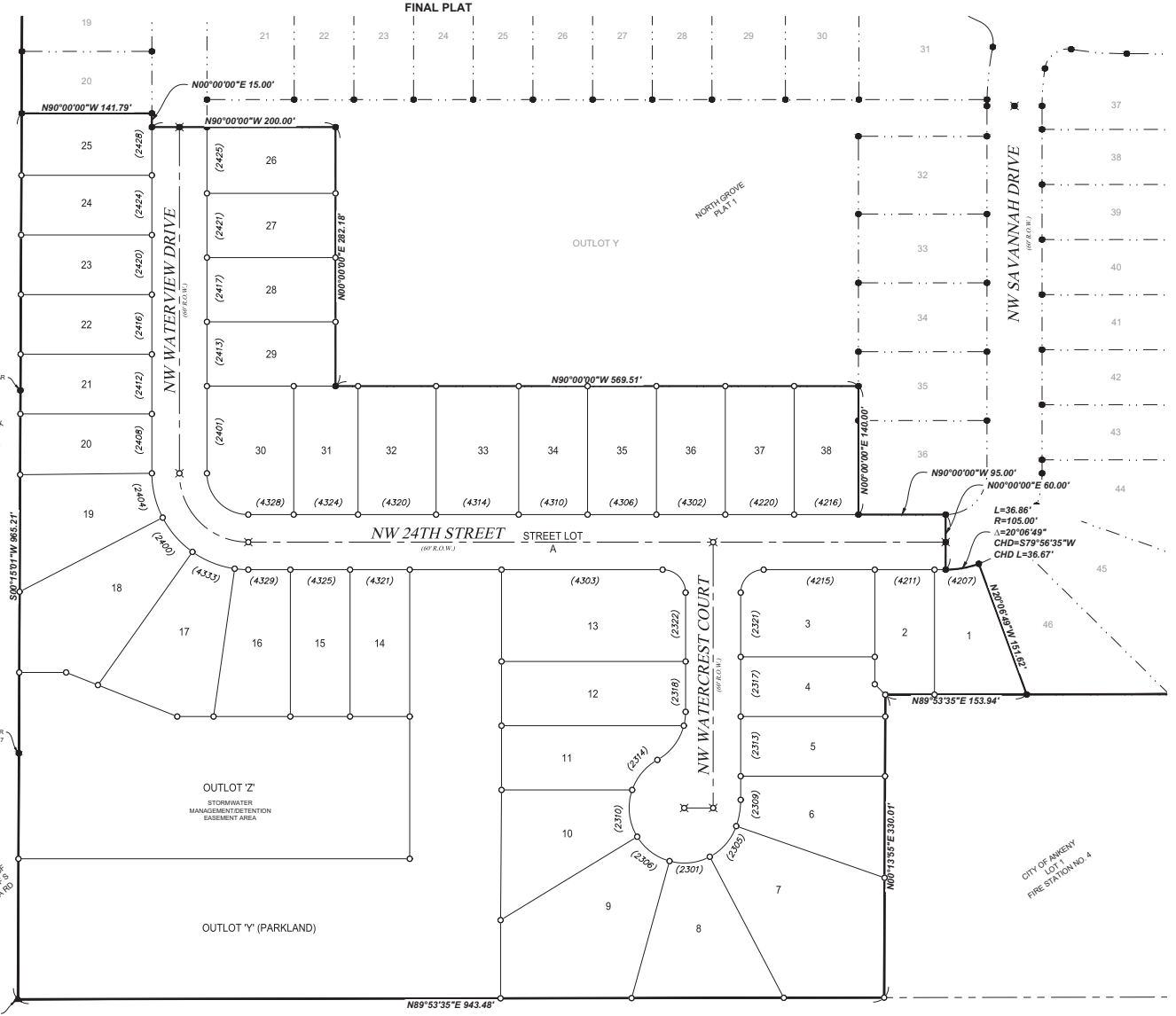
McClure Engineering Company

Patt Kullberg, PE
Project Engineer

Cc: ATI Group

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

NORTH GROVE PLAT 2
ANKENY, IOWA
FINAL PLAT



INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
TRS: NW1/4 SW1/4
ALIQUOT PART: S-T80N-R24W
PROPRIETOR: DNF LLC, TJL INVESTMENTS LLC
REQUESTED BY: ATI GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 335 SE ORALABOR ROAD ANKENY, IOWA 50021 / 515-512-1361

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 NORTH 89°53'35" EAST, 943.48 FEET TO THE SOUTHWEST CONER OF ANKENY FIRE STATION NO. 4, AN OFFICIAL PLAT; THENCE ALONG THE WEST LINE OF SAID ANKENY FIRE STATION NO. 4 NORTH 00°13'55" EAST, 330.01 FEET TO THE NORTHWEST CORNER OF ANKENY FIRE STATION NO. 4, AN OFFICIAL PLAT; THENCE ALONG THE NORTH LINE OF SAID ANKENY FIRE STATION NO. 4 NORTH 89°53'35" EAST, 153.94 FEET TO A POINT ON THE SOUTHERLY LINE OF NORTH OF GROVE PLAT 1 AN OFFICIAL PLAT; THENCE ALONG SAID SOUTHERLY LINE NORTH 20°06'49" WEST, 151.62 FEET; THENCE 36.86 FEET ALONG A 105.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A CHORD LENGTH OF 36.67 FEET, CHORD BEARING SOUTH 79°56'35" WEST; THENCE NORTH 00°00'00" EAST, 60.00 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 00°00'00" EAST, 140.00 FEET; THENCE NORTH 90°00'00" WEST, 569.51 FEET; THENCE NORTH 00°00'00" EAST, 282.18 FEET; THENCE NORTH 90°00'00" WEST, 200.00 FEET; THENCE NORTH 00°00'00" EAST, 15.00 FEET; THENCE NORTH 90°00'00" WEST, 141.79 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE ALONG SAID WEST LINE SOUTH 00°15'01" WEST, 965.21 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 17.11 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

1) LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.
2) THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THIS PLAT.
3) DEVELOPER TO PROVIDE FENCING ON THE SOUTH AND EAST SIDES OF OUTLOT 'Z' WITH SIGNAGE INDICATING PRIVATE PROPERTY.
4) OUTLOT 'Z' SHALL BE USED FOR STORM WATER MANAGEMENT/DETENTION.
5) THE DRIVEWAY FOR LOT 37 SHALL BE PLACED ON THE EAST SIDE TO AVOID RAMP AND INTAKE.

S 1/2 NE 1/4 SE 1/4 & SE 1/4 SE 1/4 -EX PARCEL 2019-236 BK 17573 PG 282- & -EX PARCEL A BK 10886 PG 248- & -EX BEG SW COR SE 1/4 SE 1/4 SEC 8 THN N 50F E 439.83F SELY ALNG CRV 215.72F S 31.43F W 654.51F TO POB SEC 8-80-24

ZONING:

NORTH GROVE PUD

SETBACK SUMMARY:

FRONT SETBACK = 30' MINIMUM
SIDE SETBACK = 7.5' MINIMUM ON E SIDE, 15' MINIMUM TOTAL SUM OF THE SIDE YARD SETBACK
REAR SETBACK= 30' MINIMUM
LOT WIDTH = 55' MINIMUM
LOT AREA = 7,000 SF MINIMUM

GENERAL LANDSCAPE STANDARDS:

1) ALL AREAS NOT COVERED BY BUILDING OR PAVING SHALL BE LANDSCAPED WITH TURF GRASS, PLANT BEDS, SHRUBS AND/OR TREES IN ACCORDANCE WITH OPEN SPACE AND LANDSCAPING REQUIREMENTS SET FORTH THE CITY ZONING ORDINANCE.
2) IT IS ANTICIPATED THAT THE RESTRICTIVE COVENANTS WILL PROVIDE SPECIFIC REQUIREMENTS ON INDIVIDUAL LOTS IN REGARD TO LANDSCAPING REQUIREMENTS. SUCH REQUIREMENTS WOULD BE IMPLEMENTED IN AN EFFORT TO CREATE A CANOPY OF OVERSTORY TREES DECADES AFTER DEVELOPMENT IS COMPLETED. SPECIFIC REQUIREMENTS AND SPECIES WOULD BE SPECIFIED IN THE RESTRICTIVE COVENANTS.
3) AT A MINIMUM, THE RESTRICTIVE COVENANTS SHALL REQUIRE AT LEAST ONE (1) FRONT-YARD TREE PER LOT. SAID STREET TREE SHALL BE PLANTED AT THE TIME OF HOME CONSTRUCTION.
4) 25' BUFFER EASEMENTS ARE PROPOSED ALONG NW WEIGEL DRIVE. THE EASEMENTS WILL BE ALLOWED TO OVERLAP PUE'S AND GAS EASEMENTS. NO FENCES OR SHEDS ARE ALLOWED WITHIN THE BUFFER EASEMENTS. TREE/BUFFER REQUIREMENTS PER ANKENY CITY CODE ARE TO BE WITHIN THE BUFFER EASEMENTS.

-EX BEG SE COR SEC THN W 248.65F N 23.65F NELY ALNG CRV 29.24F NELY ALNG CRV 219.23F N 236F E 105F S 58F TO POB- PARCEL 2019-236 BK 17573 PG 282 BEG SE COR SEC 8 THN W 248F N 302F NELY W 108.5F NW 294.01F N 103F E 163F S 288F S 1325.92F TO POB LESS & EX RD E 1/2 SE 1/4 SEC 8-80-24

GENERAL LEGEND	
SURVEY BOUNDARY	
PROPOSED LOT	
EXIST PROPERTY LINE	
SECTION LINE	
SETBACK LINE	
PROPOSED EASEMENT	
EXIST EASEMENT	
MONUMENTS FOUND:	
FND 1/2" REBAR W/ RPC #24477 (UNLESS OTHERWISE NOTED)	
FOUND CUT X	
MONUMENTS SET:	
1/2" REBAR W/ RPC #24477	
CUT X	
FND FOUND	
(M), (R) MEASURED, RECORDED	
R.O.W. RIGHT-OF-WAY	
P.U.E. PUBLIC UTILITY EASEMENT	
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCEMENT	

NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft.

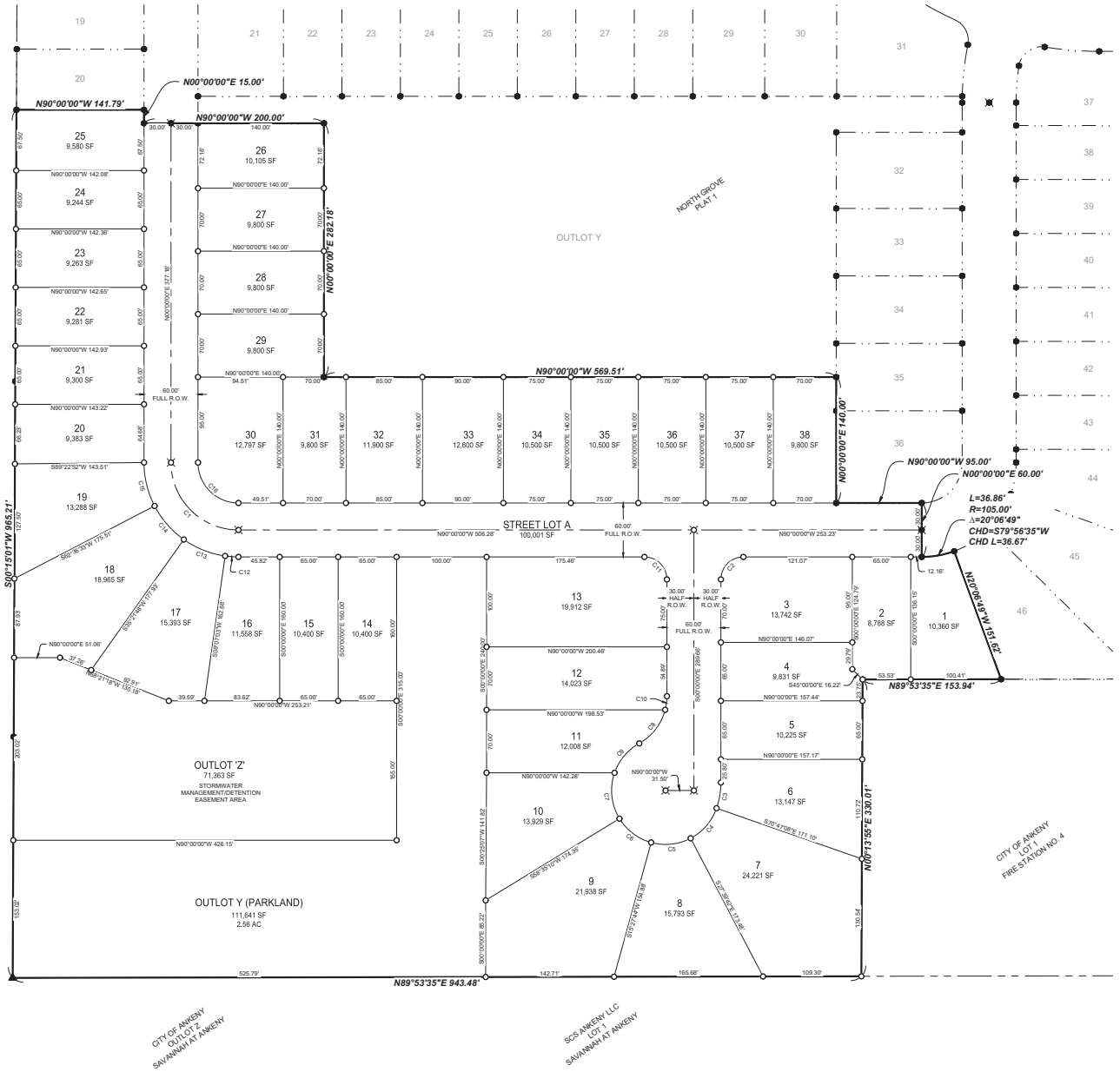
PRELIMINARY

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

PATRICK SHELQUIST 21611 LICENSED LAND SURVEYOR IOWA

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: 3 SHEETS
DATE SURVEYED: XXXX
DATE

NORTH GROVE PLAT 2 FINAL PLAT				
ENGINEER -	DRAWN BY K. HART	REVISIONS 3/2/2026 3/26/2026 4/21/2026 5/6/2026	ANKENY, IOWA POLK COUNTY SEC. 09-T80N-R24W 2025091473-000 7/11/2025	McCLURE making lives better. 335 SE Oralabor Road Ankeny, Iowa 50021 515-512-1361
SURVEYOR P. SHELQUIST	CREW CHIEF -			
SHEET NO. 01/03				



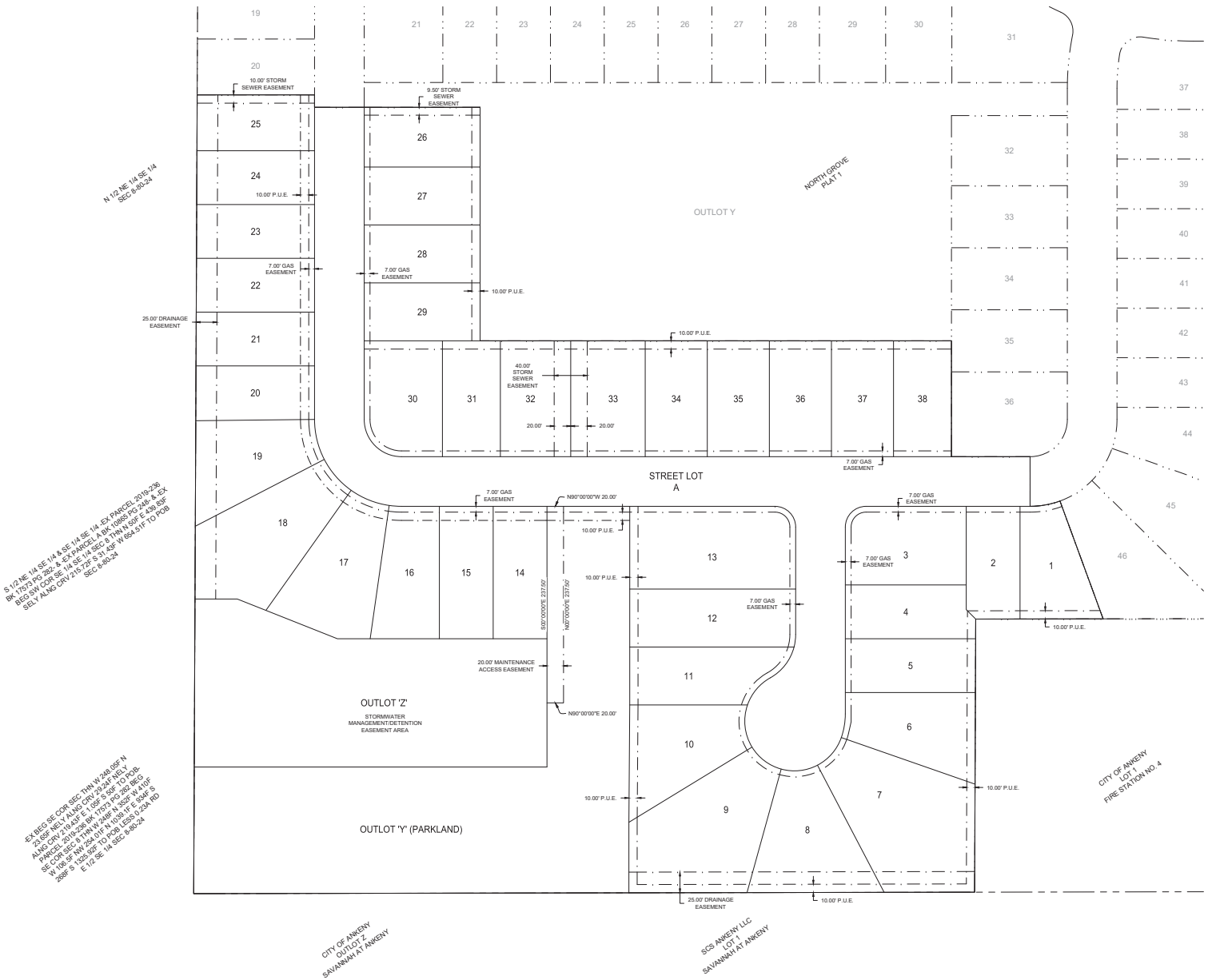
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	117.81'	75.00'	90°00'00"	N45°00'00"W	106.07'
C2	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C3	29.15'	86.93'	19°12'52"	S09°36'26"W	29.02'
C4	45.16'	60.00'	43°07'26"	S40°46'35"W	44.10'
C5	45.16'	60.00'	43°07'26"	S83°54'01"W	44.10'
C6	45.16'	60.00'	43°07'26"	N52°58'33"W	44.10'
C7	52.93'	60.00'	50°32'45"	N06°08'28"W	51.23'
C8	48.42'	60.00'	46°14'15"	N37°42'17"E	47.12'
C9	43.66'	60.00'	41°41'30"	N39°58'40"E	42.70'
C10	15.27'	60.00'	14°35'10"	N07°17'35"E	15.23'
C11	39.27'	25.00'	89°59'59"	N44°59'59"W	35.36'
C12	14.88'	105.00'	8°07'03"	N85°56'28"W	14.86'
C13	49.93'	105.00'	27°14'45"	N68°15'34"W	49.46'
C14	49.93'	105.00'	27°14'45"	N41°00'49"W	49.46'
C15	50.20'	105.00'	27°23'27"	N13°41'43"W	49.72'
C16	70.69'	45.00'	90°00'00"	S45°00'00"E	63.64'

NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft.

NORTH GROVE PLAT 2
FINAL PLAT

ENGINEER -
SURVEYOR P. SHELQUIST
DRAWN BY K. HART
CREW CHIEF -
REVISIONS 3/2/2026 3/26/2026 4/21/2026 5/6/2026
ANKENY, IOWA
POLK COUNTY
SEC. 09-T80N-R24W
2025001473-000
7/11/2025
SHEET NO. 02/03

McCLURE
making lives better.
335 SE Oralabor Road
Ankeny, Iowa 50021
515-513-1361



NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft

NORTH GROVE PLAT 2
FINAL PLAT

ENGINEER -
SURVEYOR P. SHELQUIST
DRAWN BY K. HART
CREW CHIEF -
REVISIONS 3/2/2026 3/26/2026 4/21/2026 5/6/2026
ANKENY, IOWA POLK COUNTY SEC. 09-T80N-R24W 2025001473-000 7/11/2025
SHEET NO. 03/03

McCLURE
making lives better.
300 SE Oralabor Road
Ankeny, Iowa 50021
515-513-1361

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
First Street Commons Plat 5 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation request for 16-inch water main along NE 38th Street in the amount estimated to be $21,900.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to reccomend City Council approval of the First Street Commons Plat 5 Final Plat.

ATTACHMENTS

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

N

1 inch = 328 feet

Date: 5/14/2026

First Street Commons Plat 5
Final Plat
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: May 19, 2026

Agenda Item: First Street Commons Plat 5 – Final Plat
Report Date: May 14, 2026
Prepared By: Ryan Kirschman, AICP
Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the First Street Commons Plat 5 Final Plat; and recommend City Council authorization of cost-participation request for 16-inch water main along NE 38th Street in the amount estimated to be $21,900.

Project Summary:

First Street Commons Plat 5 is a proposed 3.06-acre (+/-) final plat generally located northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street. The subject plat creates 30 single-family attached townhome postage stamp lots, one outlot for common space and private street NE 2nd Street as well as the extension of NE Pindy Lane and NE Crossing Oaks Lane. The proposed development is platted in accordance with the amended Deer Creek PUD Conceptual Master Plan, approved in 2018.

Project Report:

Streets: The proposed development will be accessed from private streets with the extension of NE Pindy Lane and NE Crossing Oaks Lane to the south and the creation of NE 2nd Lane. NE 2nd Lane will run east to west and connect NE Crossing Oaks Lane to NE Pindy Lane. Four-foot sidewalk will be provided throughout the development.

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

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

Drainage: Storm sewer is provided throughout the proposed plat area, which will be routed northerly off-site into a detention pond located within Outlot Z, The Crossings at Deer

Creek Plat 13. Stormwater then conveys into a series of storm sewer and detention ponds throughout the Deer Creek PUD, before ultimately outletting into Deer Creek.

Park Land: The developer requests that the City accept payment in lieu of parkland, in an amount equal to $4,136.64 based on $32,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

CITY OF ANKENY
SUBDIVISION DATA

PLAT NAME: First Street Commons Plat 5

OWNER/ DEVELOPER: First Street Commons, LLC

GENERAL INFORMATION:

PLAT LOCATION:	Northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street
SIZE OF PLAT:	3.06 acres
ZONING:	Deer Creek PUD

LOTS:

NUMBER:	30 single-family attached townhome lots, 1 outlot	
SIZE/DENSITY:	9.8 units per acre	
USE:	Residential	
BUILDING LINES:	Front:	25′ from private streets
		30′ from Internal Public ROW
		35′ from E 1st Street/NE 94th Avenue & NE 38th Street
	Rear:	30′ (decks may extend 12′ into rear yard setback)
	Side:	12′ for principal structures

ADJACENT LANDS:

NORTH:	First Street Commons Plat 3 & First Street Commons Plat 4
SOUTH:	E 1st Street/NE 94th Avenue
EAST:	NE 38th Street
WEST:	First Street Commons Plat 2

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

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

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

WASTE WATER:

PROJECTED FLOWS: 30 units X 3 pers. per house X 100 gal. per day/pers.= 9,000 GPD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

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

WATER SYSTEM:

USAGE: 30 units X 3 pers. per house X 100 gal. per day/person = 9,900 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

McCLURE™
ENGINEERING CO.

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

www.mecresults.com

05/08/2026

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

RE: North Grove Plat 2 Construction Drawings & Final Plat

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

On behalf of North Grove Development LLC and ATI Group, we respectfully request your approval of the North Grove Plat 2 Construction Drawings and Final Plat located in North Ankeny.

The proposal for North Grove Plat 2 remains substantially consistent with the master layout depicted in the Site Planning process. Plat 2 contains 38 lots consisting of standard single-family lots. Portions of two new roadways will be constructed. We believe this project will serve to protect the interests of existing Ankeny residents while expanding the lives of future residents.

The developer also requests authorization of City cost participation for modified subbase ($79,206), 8-inch subdrain ($94,590) under and along public roadways to the total amount of $173,796.

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

Sincerely,

McClure Engineering Company

Patt Kullberg, PE
Project Engineer

Cc: ATI Group

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

FIRST STREET COMMONS PLAT 5

FINAL PLAT

INDEX LEGEND

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

REQUESTOR: FIRST STREET COMMONS, LLC

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

SURVEYOR: LOUIS M. KELEHAN

COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE OF SURVEY

FIELDWORK: SEPTEMBER, 2025

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

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

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

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

NOTES

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

PLAT DESCRIPTION

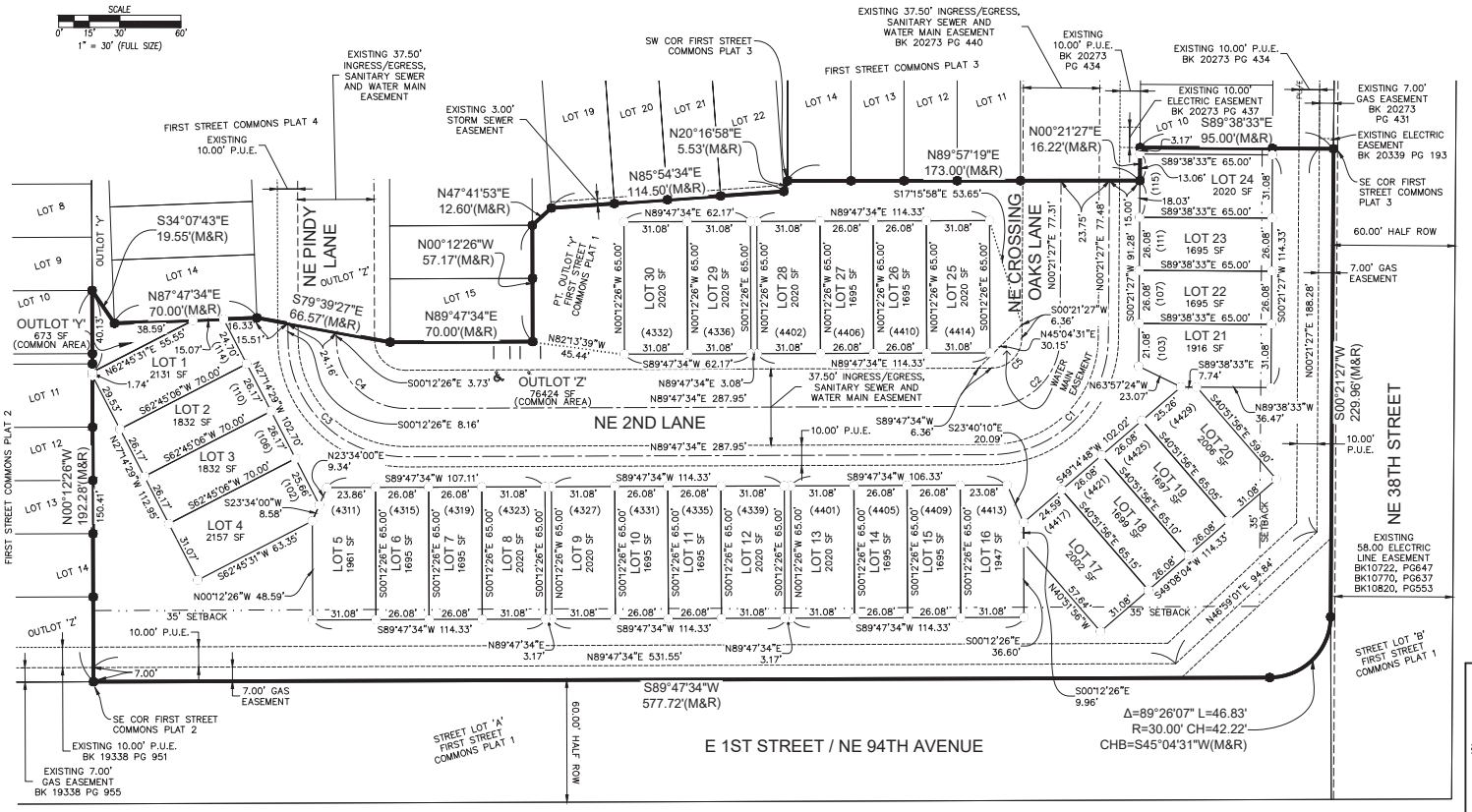
OUTLOT 'Y', FIRST STREET COMMONS PLAT 1, EXCEPT FIRST STREET COMMONS PLAT 2, FIRST STREET COMMONS PLAT 3, AND FIRST STREET COMMONS PLAT 4, ALL BEING OFFICIAL PLATS IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 3.06 ACRES (133,416 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°26'07"	57.50'	89.75'	N45°04'31"E	80.92'
C2	89°26'07"	33.75'	52.68'	N45°04'31"E	47.49'
C3	90°00'00"	57.50'	90.32'	S45°12'26"E	81.32'
C4	90°00'00"	33.75'	53.01'	S45°12'26"E	47.73'

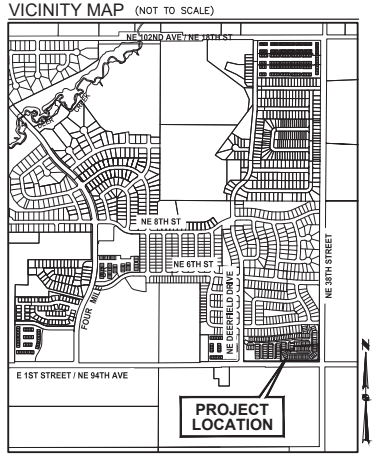
AREA ABOVE RESERVED FOR RECORDING STAMP



LEGEND

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

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

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

LOUIS M. KELEHAN, PLS DATE

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
UPDATED	09/07/26
PREPARED	04/16/26

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

FIRST STREET COMMONS PLAT 5
FINAL PLAT
ANKENY, IOWA

1/1
2604.239

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME

Legacy Housby, LLC request to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

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

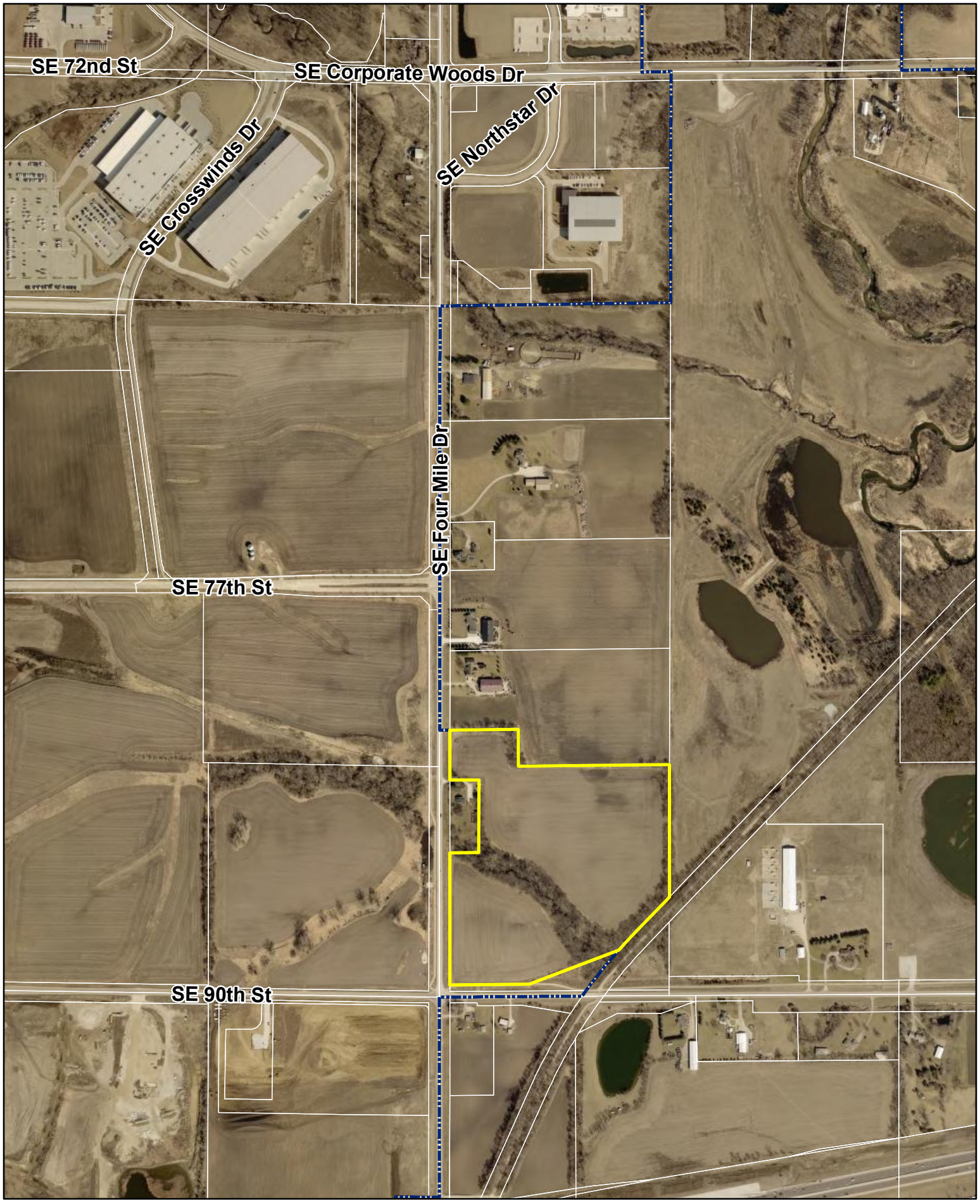
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

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



N

1 inch = 694 feet

Date: 5/6/2026

2026 Legacy Housbly Rezoning
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: May 19, 2026

Agenda Item: 2026 Legacy Housby Rezoning – Public Hearing
Report Date: May 13, 2026
Prepared By: Laura Hutzell EJC
Associate Planner

Discussion:

The applicant and property owner, Legacy Housby LLC, has proposed a rezoning of approximately 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection.

The subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. Newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification.

Properties to the north, east and south are located outside of Ankeny city limits and within Polk County limits. Property to the west across SE Four Mile Drive is zoned Crosswinds Business Park PUD, Planned Unit Development.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. According to Figure 12.5 in the City's Comprehensive Plan, the proposed M-1 zoning category is compatible with the Light Industrial land use.

Specifically, the Light Industrial land use category is designed to accommodate most types of light industrial uses as well as warehouse and distribution facilities. Appropriate light industrial activity includes fabrication, manufacturing, assembly, or processing of materials that are in refined form and do not require transformation that creates smoke, gas, odor, dust, vibrations, soot, or other noxious elements. Lot sizes will vary based on specific use but will typically require larger lots with a minimum of 10,000 square feet. Sites should be located on arterial and/or collector level streets.

The applicant was able to obtain 62% consenting signatures from adjacent property owners, meeting the requirement for a rezoning.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings on May 7, 2026; and a legal notice of the proposed rezoning was published on May 8, 2026. The Zoning Ordinance also requires that the applicant post public notification signage on the property. The applicant posted the appropriate signage on May 6, 2026, which exceeds the required seven days of notification for the proposed rezonings before the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on June 2, 2026.

April 3, 2026

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

RE: PETITION FOR REZONING
M-1: LIGHT INDUSTRIAL DISTRICT
LEGACY HOUSBY, LLC PROPERTY
PART OF THE SW ¼ OF SEC. 8, T79N, R23W
S&A Project No. 126.0134.01

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

On behalf of Legacy Housby, LLC, as Owner, and Tim Hogan, Hogan Law Office, as Applicant, we respectfully submit the rezoning petition request for the property located at the northeasterly corner of SE Four Mile Drive and SE 90th Street.

With this rezoning petition, we are requesting the rezoning of approximately 32.849 acres from the current zoning designation of R-1: One-Family Residence District to the proposed zoning designation of M-1: Light Industrial District. The intent of this modification is to allow for potential retail/commercial uses along the roadway frontages and warehouse/distribution uses toward the rear portion of the property.

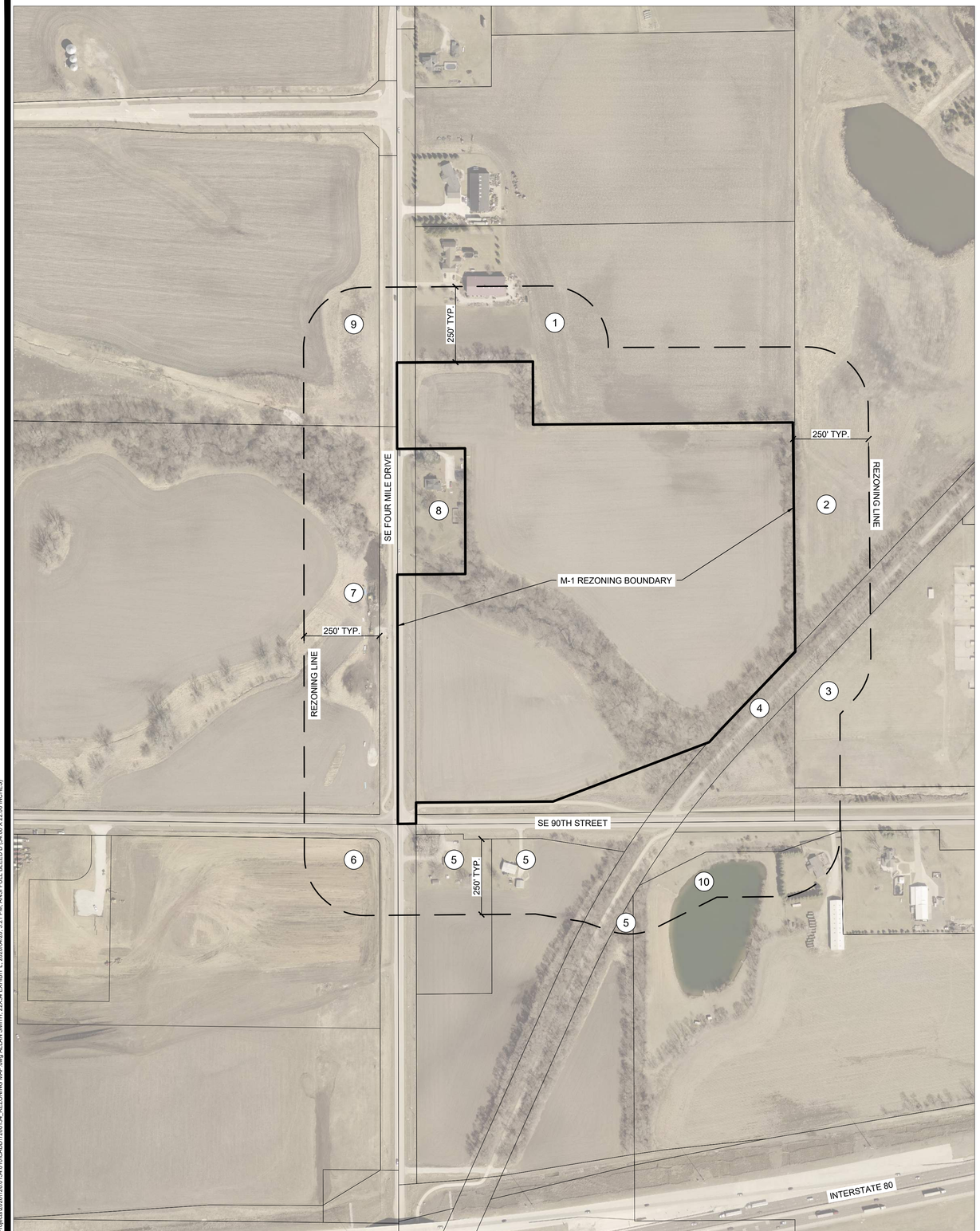
Attached are copies of the Rezoning Application form, Petitions for Rezoning with signatures of more than 60-percent of the surrounding property owners within 250-feet, less right-of-way, Rezoning Map, and Rezoning Petition Fee of $465.00. Please contact our office should you have any questions or require additional information. Thank you.

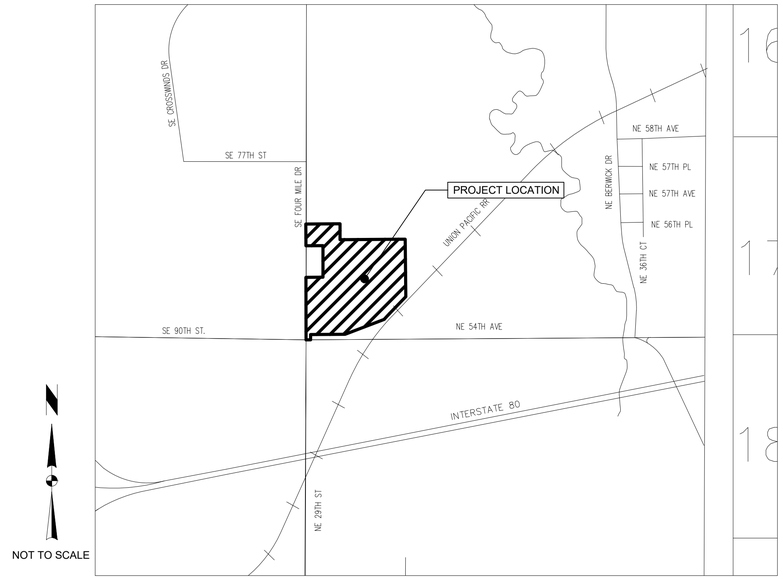
Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure
cc: Timothy Hogan, Hogan Law Office (w/enclosure emailed)
File (electronic)





NOT TO SCALE

VICINITY MAP

city of Ankeny
bringing it all together

REZONING DESCRIPTION

THE SOUTH 208.71 FEET OF THE WEST 450.42 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼
AND
EXCEPT THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET, THAT PORTION LYING NORTHWEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, ALL IN SECTION 8, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5 TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO POLK COUNTY BY WARRANTY DEED FILED JUNE 19, 1996 AND RECORDED IN BOOK 7426 PAGE 486, POLK COUNTY, IOWA

OWNER

LEGACY HOUSBY LLC
4200 RIVER OAKS DRIVE
DES MOINES, IA 50312
CONTACT: PATRICIA HOUSBY
PHONE:(515) 229-2400

APPLICANT

HOGAN LAW OFFICE
1717 INGERSOL AVENUE, SUITE 200
DES MOINES, IA 50309
CONTACT: TIMOTHY HOGAN
PHONE:(515) 279-9059

ZONING

EXISTING: R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT

ADJACENT OWNERS

1. CHARLES & MARILYN HARDEN
   5671 NE 29TH ST DES MOINES, IA 50317
2. POLK COUNTY
   IOWA NATURAL HERITAGE FOUNDATION
   505 5TH AVE STE 444
   DES MOINES, IA 50309-2321
3. ANIMAL RESCUE LEAGUE OF IOWA INC
   5452 NE 22ND ST
   DES MOINES, IA 50313-2528
4. POLK COUNTY CONSERVATION BOARD
   12130 NW 128TH ST
   GRANGER, IA 50109-1200
5. JERI RENES
   ROSE M BROWN
   VICKI BROWN
   2969 NE 54TH AVE DES MOINES, IA 50317
6. ZOE MARKWICK & ELDA BRUZA
   EDGED DES MOINES LLC
   30 OLD KINGS HWY S PMB 1005
   DARIEN, CT 06820-4526
7. SILVER LAND COMPANY LC
   6152 NE 46TH ST
   ALTOONA, IA 50009-9568
8. PEGGY & RICHARD GROVES
   5569 NE 29TH ST DES MOINES, IA 50317
9. LEGACY CUTLER LLC
   LEGACY HOUSBY LLC
   3200 JORDAN GRV
   WEST DES MOINES, IA 50265-6455
10. BRENDA R SAFRANSKI
    4732 95TH ST
    URBANDALE, IA 50322-6212

ADJACENT OWNERSHIP AREAS

OWNER	ACRES	PERCENTAGE OF OWNERSHIP	APPROVAL
1	8.19		28.51%
~~2~~	~~4.74~~	~~NEUTRAL~~	
3	1.82	6.33%	
~~4~~	~~3.25~~	~~NEUTRAL~~	
5	3.65	12.70%	
6	1.28	4.46%	
7	7.38		25.70%
8	1.57	5.46%	
9	2.44		8.49%
10	2.40	8.35%	
TOTAL	28.73	37.30%	62.70% = 100%

0 200
FEET

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	4-24-26	AWS

Engineer: ENGR | Checked By: BKC | Scale: 1" = 200'
Technician:CMC | Date: 4/3/2026 | T-R-S: TTN-RRW-SS
Project No:126.0134.01

Sheet C100

2026 LEGACY HOUSBY REZONING

REZONING MAP

ANKENY, IA

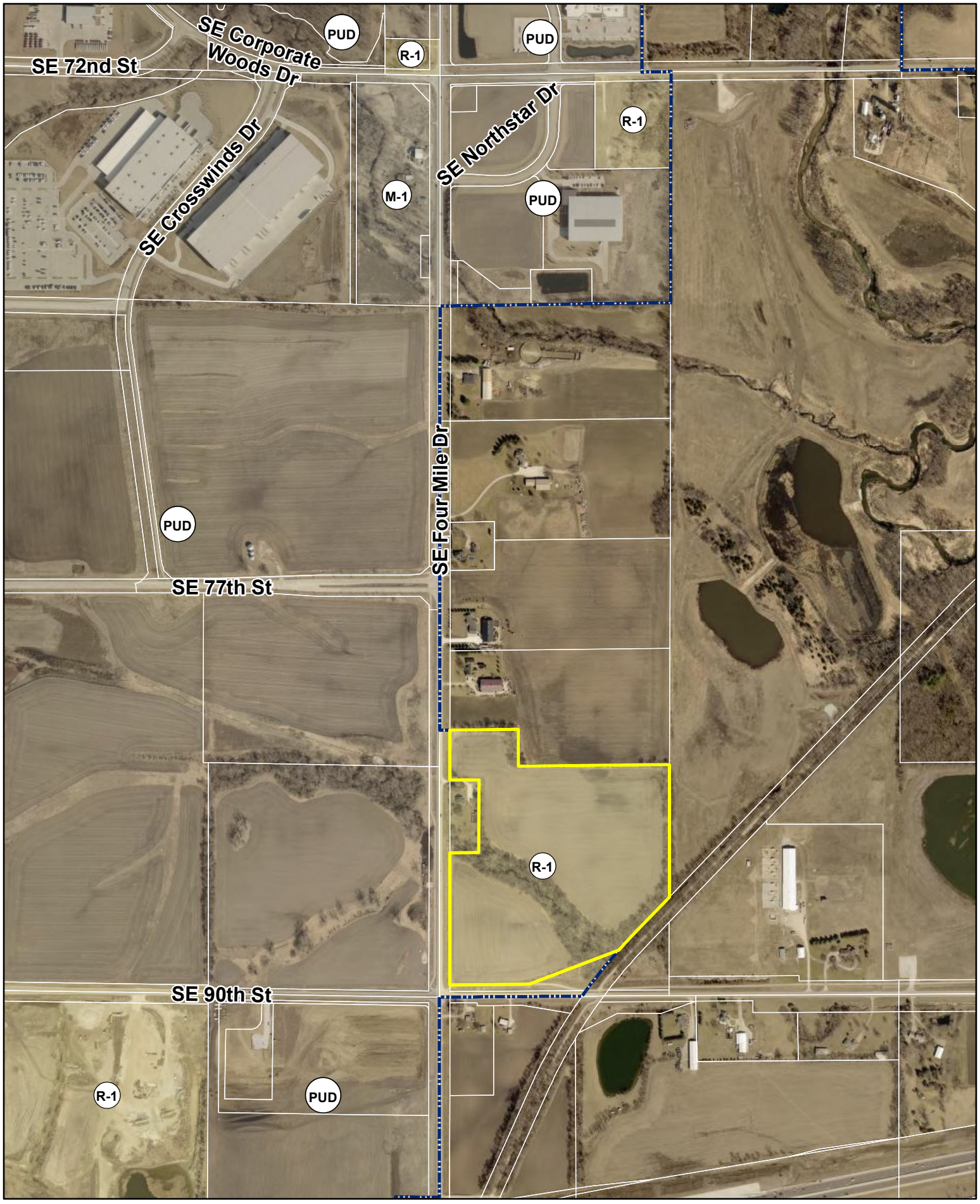
SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 126.0134.01
Sheet C100

V:\Projects\2026\126.0134.01\CAD\01260134_REZONING MAP.dwg ALAN SMITH, 2/25/4 EXHIBIT L, 2026/04/20, 3:21 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



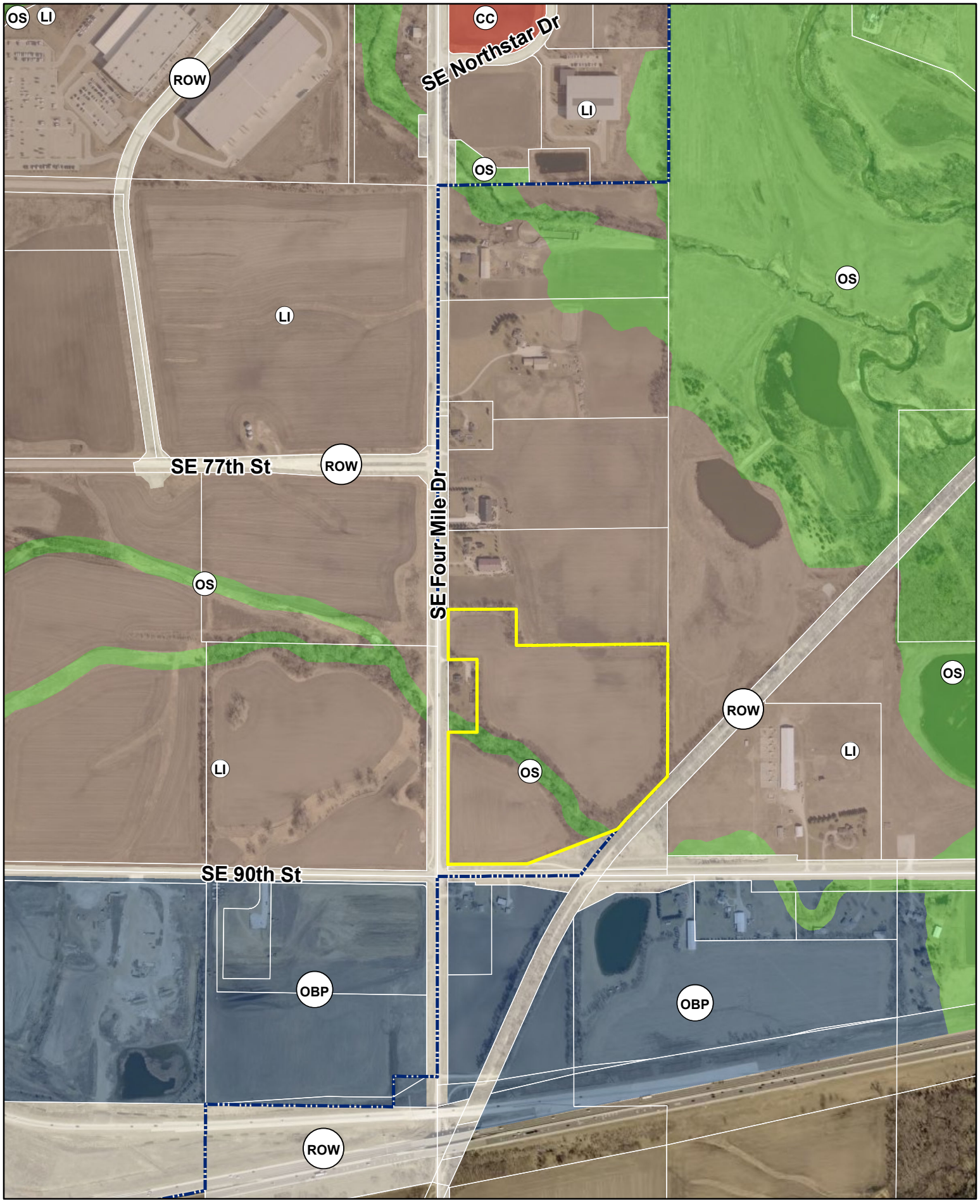
N

1 inch = 694 feet

Date: 5/6/2026

2026 Legacy Housbly Rezoning
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 694 feet

Date: 5/6/2026

2026 Legacy Housbly Rezoning
Future Land Use Map

Ankeny
bringing it all together.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 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 18, 2026 City Council Report
2. Tentative Agenda items for Tuesday, June 2, 2026
3. Commissioner's Reports

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 19, 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