



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 22, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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 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:

Consider MOTION to approve and accept the August 22, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the August 8, 2023 minutes of the Plan and Zoning Commission meeting.

2. Aspen Ridge Commercial Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Aspen Ridge Commercial Plat 3 Final Plat.

3. Canyon Landing Duplexes Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Canyon Landing Duplexes Plat 2 Final Plat; and recommend City Council authorization of cost-participation for upsizing of public water main along NE 38th Street in the amount estimated to be \$24,200.00.

4. Canyon Landing Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Canyon Landing Plat 3 Final Plat.

5. Ankeny Northwest Water Tower Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Ankeny Northwest Water Tower Plat 1 Final Plat.

6. 3755 NW Irvinedale Drive - Elevated Water Storage Tank Site Plan

Consider MOTION to approve the site plan for 3755 NW Irvinedale Drive, Elevated Water Storage Tank.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

7. 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District

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

H. BUSINESS ITEMS:

8. Request by Hope Kimberley, LLC, BK Linnemeyer Trust, Brian K. and Kelli K. Linnemeyer, Richard R. and Stacey Martin, A. Byron Gustafson, Northstar, LTD., DRA Properties, LLC, and Gene C. Hildreth, Jr. for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (Hope Kimberley 2.0)

Consider MOTION to recommend City Council approval of the Hope Kimberley 2.0 80/20 Voluntary Urbanized Annexation.

I. OLD BUSINESS:

J. REPORTS:

1. August 21, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for Wednesday, September 6, 2023

3. Commissioner's Reports

K. **MISCELLANEOUS ITEMS:**

September 5, 2023 - 5:30 p.m. City Council Representative: Staff

L. **ADJOURNMENT:**

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action:

Consider MOTION to approve and accept the August 8, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)



Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER

Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Annette Renaud, Todd Ripper, Randy Weisheit and Lisa West. Staff present: E.Jensen, E.Carstens, J.Heil, B.Morrissey, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

COMMUNICATIONS

Chair T.Rapp commented that the correspondence received regarding Agenda Items #7 through #16, will be received and filed when the public hearing is closed. Correspondence was received from:

Jeremy Nefzger, 1558 NE 126th Avenue
Chris Seuntjens, 2075 NE 126th Avenue
Linda and Jason Wattonville, 12702 NE 22nd Street

Kelly Grove, 2013 NE 126th Avenue
Kevin Huss, 1957 NE 126th Avenue

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 18, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. 317 SE Magazine Road - First Family Church Parking Lot Expansion Site Plan

Motion to approve the site plan for 317 SE Magazine Road, First Family Church Parking Lot Expansion.

Item #3. 1804 NW Briargate Drive - Ankeny Children's Dentistry Site Plan

Motion to approve the site plan for 1804 NW Briargate Drive, Ankeny Children's Dentistry.

Item #4. Canyon Landing Townhomes Plat 2 Final Plat

Motion to recommend City Council approval of the Canyon Landing Townhomes Plat 2 Final Plat

Item #5. Kimberley Crossing Plat 4 Final Plat

Motion to recommend City Council preliminary approval of Kimberley Crossing Plat 4 Final Plat.

Item #6. 5075 SE Delaware Avenue - Hobby Lobby Modified Pylon Sign

Motion to approve the modified pylon sign at 5075 SE Delaware Avenue, adjacent to the Interstate 35 right-of-way.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #6. Second by R.Weisheit. All voted, aye. Motion carried 7- 0.

PUBLIC HEARINGS

Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).

Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).

Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).



Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).

Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).

Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre)
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.



Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.

Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.



A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.



BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the August 7, 2023 City Council meeting. E.Jensen shared that the Council had a work session on the Transportation Master Plan project. He said they are about one-third through the process and at some point, he will have someone present it to the Commission.

Director's Report

E.Jensen presented the tentative agenda items for the August 22, 2023 Plan and Zoning Commission meeting, which includes a public hearing to rezone property in Uptown; and commented on the July 2023 Building Permit Report.

E.Jensen recognized Assistant City Manager Mike Schrock.

Commissioner's Reports

T.Flack said overall the whole region did a great job for putting on a well-organized Ragbrai event.

MISCELLANEOUS ITEMS

August 21, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Second by R.Weisheit. Meeting adjourned at 7:35 p.m.

A handwritten signature in blue ink that reads "Brenda Fuglsang".

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Aspen Ridge Commercial Plat 3 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

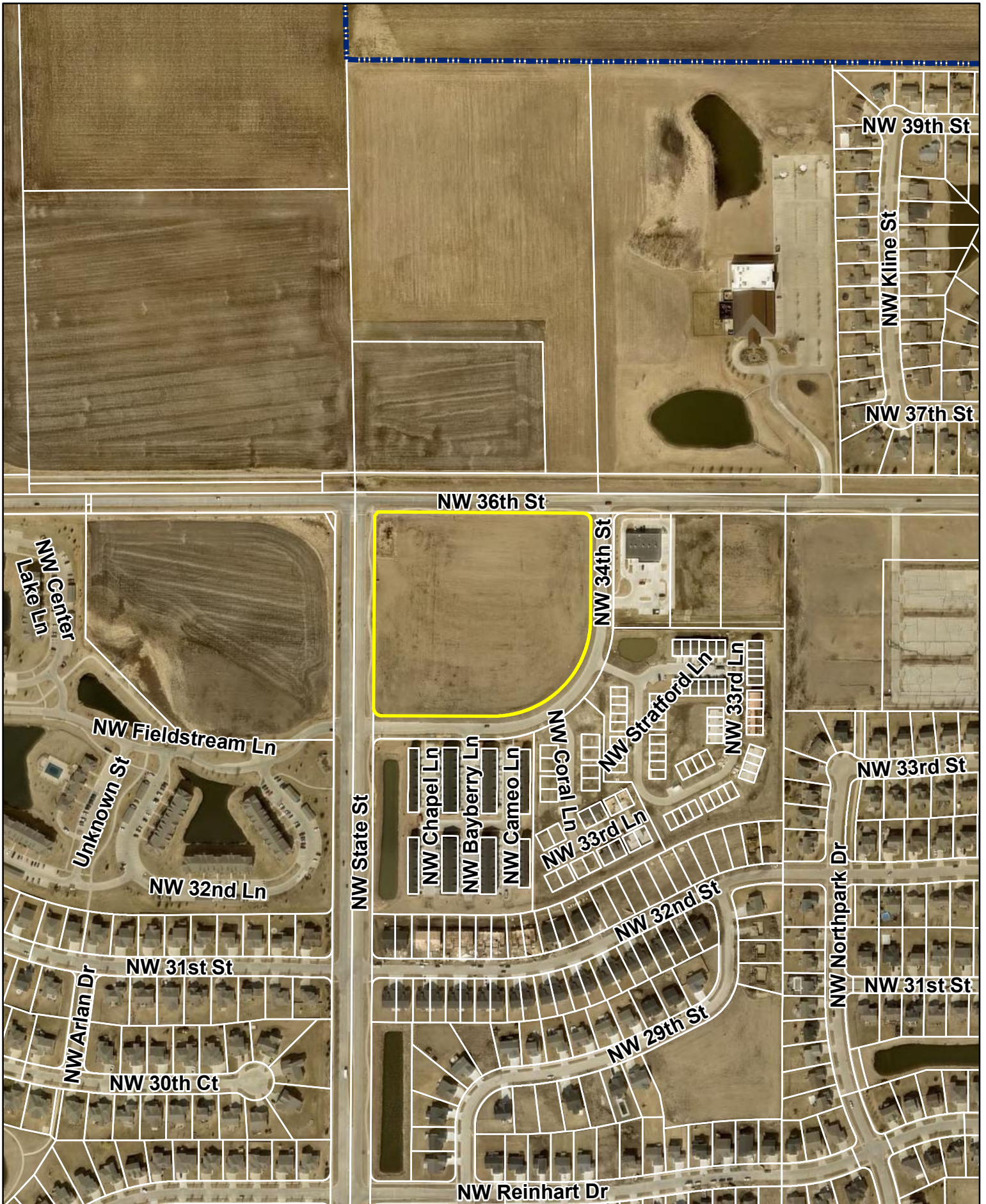
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Aspen Ridge Commercial Plat 3 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Final Plat Drawing



Agenda Item: Aspen Ridge Commercial Plat 3 - Final Plat
Report Date: August 16, 2023
Prepared by: Bryan Morrissey, *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Aspen Ridge Commercial Plat 3 Final Plat.

Project Summary:

The Aspen Ridge Commercial Plat 3 Final Plat is a proposed 1.54-acre (+/-) final plat located at the intersection of NW State Street and NW 36th Street. The final plat creates one developable commercial lot that is zoned C-1, Neighborhood Retail Commercial District. Public and private improvements are associated with this plat as well, including a right-in/right-out access point off NW 36th Street and a private drive that cuts across Outlot X of Aspen Ridge Commercial Plat 2, providing access to NW 34th Street. A center median will be installed along NW 36th Street as part of the public improvements to prevent patrons from making left turns when exiting the site.

Project Report:

Streets: New public streets will not be included as a part of this development. A private drive will cut across Outlot X of Aspen Ridge Commercial Plat 2 to provide patrons access to a full access point on NW 34th Street. Additionally, a right-in/right-out access point will be available to patrons near the northwest corner of Outlot X.

Water: Utilities in the area were installed with the previously approved Aspen Ridge Commercial Plat 2 Public Improvement Plans. The subject property will connect to the eight-inch water main that runs along the northern property line on the site.

Sewer: Utilities in the area were installed with the previously approved Aspen Ridge Commercial Plat 2 Public Improvement Plans. The subject property will connect to the eight-inch sanitary line that runs along the eastern property line on the site.

Drainage: Stormwater in the area generally flows to the south and west. Individual lots on the site will require on-site detention.

Parkland: Parkland dedication is not required for commercial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Aspen Ridge Commercial Plat 3
NAME OF OWNER: Murphy Commercial Properties, LLC
NAME OF DEVELOPER: Murphy Commercial Properties, LLC

GENERAL INFORMATION:

PLAT LOCATION: Intersection of NW State Street and NW 36th Street
SIZE OF PLAT: 1.54 acres
ZONING: C-1, Neighborhood Retail Commercial District

LOTS:

NUMBER: 1 Commercial Lot
SIZE/DENSITY: Lot 1: 1.54 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

PARK SITE DEDICATION: Not Required for Commercial Developments

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District (undeveloped)
SOUTH: C-1, Neighborhood Retail Commercial District
EAST: C-1, Neighborhood Retail Commercial District
WEST: R-1, One-Family Residence District (undeveloped)

WASTE WATER:

PROJECTED FLOWS: 1.54 acres of developable land x 5000 gal. per day/acre of developable land = 7,700 GPD
TREATMENT PLANT CAPACITY (ROCK CREEK): Design: 11.2 MGD; current daily avg. 4.4 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Basin

WATER SYSTEM:

USAGE: 1.54 acres of developable land x 5000 gal. per day/acre of developable land = 7,700 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



06/30/2023

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

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

www.mecresults.com

RE: Aspen Ridge Commercial Plat 3 – Final Plat and Construction Drawings

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

On behalf of ATI Group, we are pleased to submit a final plat package for approximately 6.93 acres in the City of Ankeny at the southeast corner of 36th Street and State Street and respectfully request your approval of said final plat package.

The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and current zoning classification and represents strategic and thoughtful commercial growth for the City of Ankeny. Additionally, we believe the proposed final plat offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property that will accommodate commercial users
- Provide a variety of commercial uses that encourages a variety of businesses in a location immediately adjacent to higher density residential properties

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

Sincerely,

McClure Engineering Company

Trent Smith, PE
Team Leader

INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
PART: OUTLOT "Y", ASPEN RIDGE COMMERCIAL PLAT
PROPRIETOR: MURPHY COMMERCIAL PROPERTIES
REQUESTED BY: ATI GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 335 SE ORALABOR RD. ANKENY, IOWA 50021 / 515-512-1361

MURPHY COMMERCIAL PROPERTIES LLC
7513 EAGLE CREST DRIVE
JOHNSTON, IOWA 50131
(515) 490-7019
WWW.POWERHOUSERETAILSERVICES.COM
ATTN: MIKE MURPHY

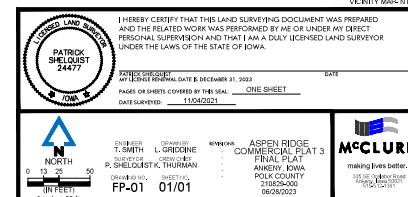
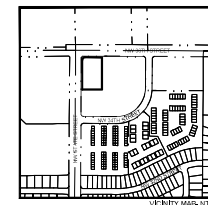
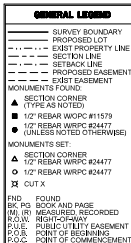
ENR 12211
MCCLURE ENGINEERING
1360 NW 121ST STREET
OLIVE, IA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

FRONT = 35'
SIDE = NO MINIMUM REQUIREMENTS FOR ANY PERMITTED USES, EXCEPT
WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25'
REAR = 40'
MAX HEIGHT = 35'

OUTLOT Y, ASPEN RIDGE COMMERCIAL PLAT 2, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

OUTLOT Y IN ASPEN RIDGE COMMERCIAL PLAT 2
66,961 SQ. FEET / 1.54 ACRES





PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Canyon Landing Duplexes Plat 2 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

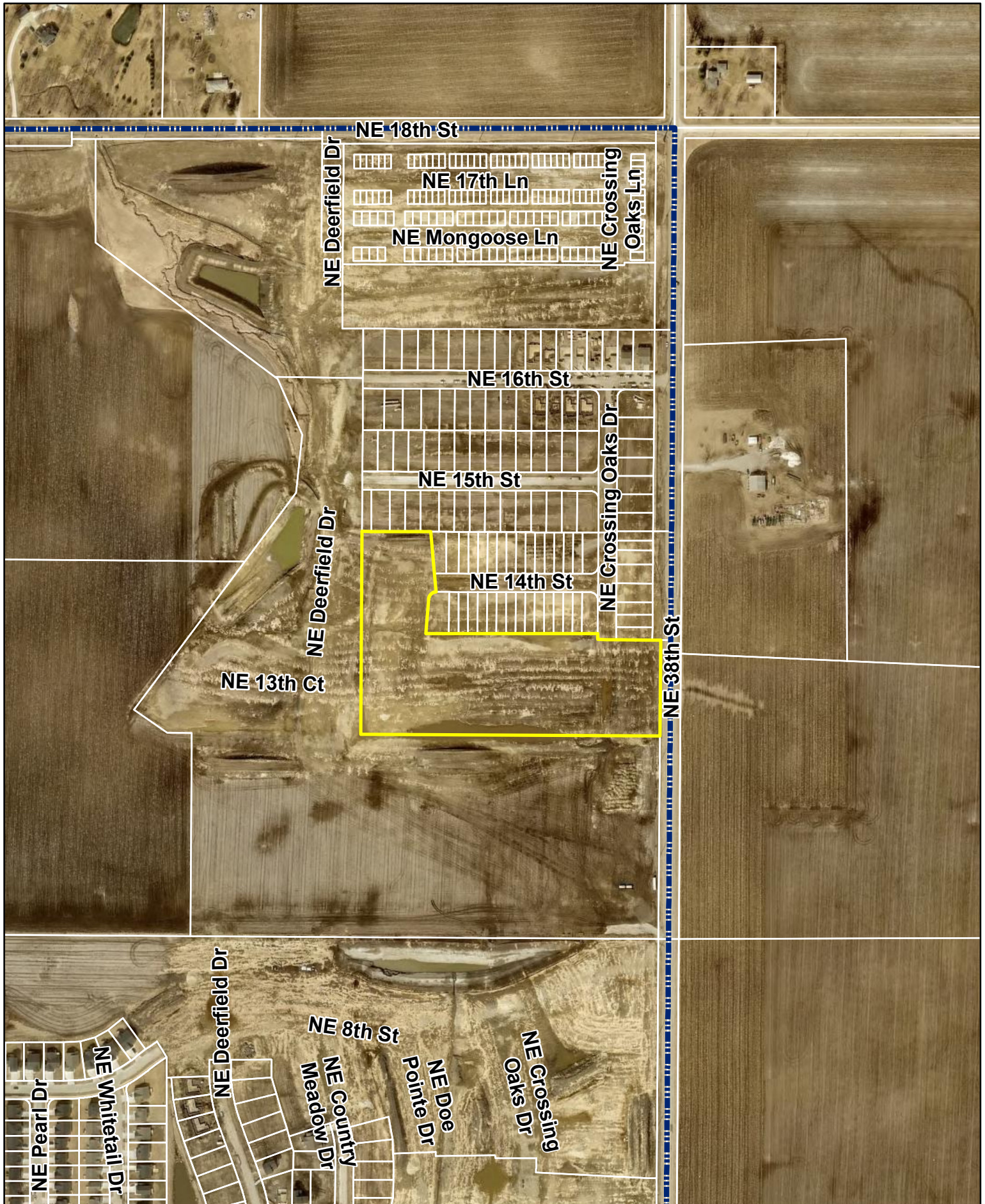
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Canyon Landing Duplexes Plat 2 Final Plat; and recommend City Council authorization of cost-participation for upsizing of public water main along NE 38th Street in the amount estimated to be \$24,200.00.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



1 inch = 400 feet

Date: 8/16/2023

**Canyon Landing Duplexes Plat 2
Final Plat**



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2023

Agenda Item: Canyon Landing Duplexes Plat 2 – Final Plat
Report Date: August 16, 2023
Prepared By: Jake Heil
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Canyon Landing Duplexes Plat 2 Final Plat; and recommend City Council authorization of cost-participation for upsizing of public water main along NE 38th Street in the amount estimated to be \$24,200.00.

Project Summary:

Canyon Landing Duplexes Plat 2 is a proposed 9.06-acre (+/-) plat located south of NE 14th Street and west of NE 38th Street. The subject plat creates 50 one and two-family residential lots, three street lots, an outlot, and associated utility easements and improvements. All lots are subject to the Twinhome bulk regulations. The proposed plat is in general conformance with the Canyon Landing PUD.

Project Report:

- Streets:** The proposed plat will be accessed primarily from the north or south via NE Crossing Oaks Drive. NE Crossing Oaks Drive feeds into NE 16th Street to the north or NE 12th Street to the south, which both provide access to NE 38th Street. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** Eight-inch water mains will be extended throughout the development. The cost participation for water main includes upsizing from 8-inch to 16-inch along NE 38th Street, for an estimated cost of \$24,200.00.
- Sewer:** This plat will extend the current 8-inch sanitary mains throughout the development.
- Drainage:** Stormwater for this plat generally flows westerly, where it is then conveyed off-site draining into a series of detention basins west of NE Deerfield Drive. Storm water will then convey off-site to the north and west, draining into Deer Creek, ultimately outletting into Four Mile Creek.
- Parkland:** The parkland dedication requirement for Duplexes Plat 2 is 0.65 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Canyon Landing Duplexes Plat 2
NAME OF OWNER/ DEVELOPER: Stubbs Development, Inc.

GENERAL INFORMATION:

PLAT LOCATION: South of NE 14th Street and west of NE 38th Street
SIZE OF PLAT: 9.06 acres
ZONING: Canyon Landing PUD

LOTS:

NUMBER: 50 One-Family and Two-Family lots; 3 street lots
SIZE/DENSITY: 5.5 units per acre
USE: Residential
BUILDING LINES: **One-Family & Two-Family Residential - Twinhomes**
Minimum lot width at front yard setback:
1. One-Family Detached Dwelling - 50'
2. One-Family Attached Dwelling - 31'
3. Two-Family Attached Dwelling - 62'
Minimum lot area:
1. One-Family Detached Dwelling - 6,500 SF
1. One-Family Attached Dwelling - 4,000 SF
2. Two-Family Attached Dwelling - 8,000 SF
Minimum yard requirements:
Front: 25'
Rear: 35'
Side: 5'

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 2 is 0.65 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres. Any additional parksite dedication required would be by payment in lieu of land dedication.

ADJACENT LANDS:

NORTH: Canyon Landing PUD – Duplex Plat 1
SOUTH: Canyon Landing PUD – Plat 3
EAST: Cropland zoned AG, Agricultural
WEST: Canyon Landing PUD – Plat 2

STREET DEVELOPMENT:

NAME: NE 13th Street
LENGTH: 575'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Crossing Oaks Drive
LENGTH: 328'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Country Meadow Drive
LENGTH: 220'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 9.06 acres of developable land X 990 gal. per day/pers.= 8,969.4 GPD

TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

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

WATER SYSTEM:

USAGE: 50 units X 3 pers. per house X 100 gal. per day/person = 15,000 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

08/10/23

City Council & Planning and Zoning Commission
City of Ankeny

Canyon Landing Approval Request and Cost Participation

Stubbs Engineering requests approval for Canyon Landing Duplexes Plat 2 Construction Plans on August 10th 2023. This site is a residential development and consists 9.06 acres. The site also contains 50 lots for the purpose of building duplexes. Listed below are the cost shares for cost participation based on comments from city staff:

- \$25.00/LF on all 16" water main

The developer would like to request the following cost share participation from the city of Ankeny per city staff's comments:

A cost share of \$25 per LF for the upsizing of an 8" to 16" water main. There is 968 LF of 16" pipe installed with Canyon Landing Duplexes Plat 2. $\$25 \text{ per LF} \times 968 = \$24,200.00$.

Sincerely,
Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

INDEX LEGEND	
LOCATION:	PART OF THE NE 1/4, SEC 17, T80N, R23W, CITY OF ANKENY, POLK COUNTY, IDWA
PARCEL ID:	8023-17-200-016 AND 8023-17-200-017
REQUESTOR:	STUBBS DEVELOPMENT, INC.
PROPRIETOR:	STUBBS DEVELOPMENT, INC. 1236 34TH ST SE ALTOONA, IA 50009
SURVEYOR COMPANY & RETURN TO:	NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTOONA, IA 50009 515-343-6756

OWNER AND DEVELOPER:
STUBBS DEVELOPMENT, INC.
1236 34TH ST SE
ALTOONA, IA 50009
515-979-9963

ZONING:
CANYON LANDING PUD

BULK REGULATIONS:
ONE-FAMILY AND TWO-FAMILY
RESIDENTIAL – TOWNHOMES

MINIMUM LOT AREA:

1. ONE-FAMILY DETACHED DWELLING - 6,500 SQ. FT.
2. ONE-FAMILY ATTACHED DWELLING - 4,000 SQ. FT.
3. TWO-FAMILY DWELLING - 8,000 SQ. FT.

MINIMUM LOT WIDTH:

1. ONE-FAMILY DETACHED DWELLING - 50 FT.
2. ONE-FAMILY ATTACHED DWELLING - 31 FT.
3. TWO-FAMILY DWELLING - 62 FT.

MINIMUM YARD REQUIREMENTS:

1. FRONT - 25 FT.
2. SIDE - 5 FT., 0 FT ALLOWED FOR ONE SIDE FOR ATTACHED DWELLINGS
3. REAR - 35 FT.

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., BEING A PART OF PARCEL 2020-154 AS RECORDED IN BOOK 18157, PAGE 321, AND A PART OF PARCEL 2021-239 AS RECORDED IN BOOK 18903, PAGE 79, OF THE POLK COUNTY RECORDER, CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, AN OFFICIAL PLAT, RECORDED BOOK 19122, PAGE 649, THENCE S0014°45'W ALONG THE EAST LINE OF SAID PARCELS 2020-154 AND 2021-239, A DISTANCE OF 328.63 FEET TO S089°43'15"W, A DISTANCE OF 220.84 FEET, THENCE N00°16'54"E, A DISTANCE OF 7.00 FEET TO THE SOUTH LINE OF SAID CANYON LANDING DUPLEXES PLAT 2, A DISTANCE OF 11.15 FEET, THENCE N89°43'06"W ALONG SAID SOUTH LINE AND LINE EXTENDED, A DISTANCE OF 779.69 FEET TO THE EAST LINE OF SAID CANYON LANDING PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 19123, PAGE 51 OF THE POLK COUNTY RECORDER; THENCE N00°15'12"E ALONG THE EAST LINE OF SAID CANYON LANDING PLAT 2, A DISTANCE OF 11.15 FEET; THENCE N05°20'15"E ALONG THE EAST LINE OF SAID CANYON LANDING PLAT 2, A DISTANCE OF 112.64 FEET TO THE SOUTHWEST CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 19.00 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 560.75 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 176.13 FEET TO THE NORTHWEST CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S04°58'31"E ALONG THE WEST LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 195.93 FEET TO A WESTERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 112.64 FEET TO THE SOUTHWEST CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 19.00 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 560.75 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S00°16'54"W ALONG A WESTERLY LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 19.00 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S89°43'06"E ALONG THE SOUTH LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 238.63 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 9.06 ACRES MORE OR LESS.

SURVEY NOTES:

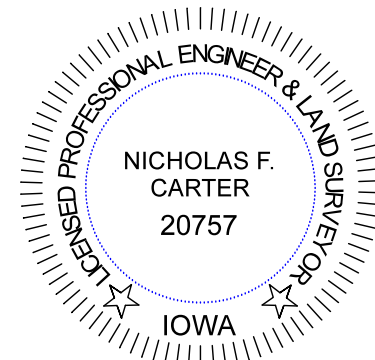
1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
3. ALL MONUMENTS PLACED ARE 1/2" INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP CAN NO. 20757 UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
5. LOTS "A", "B" AND "C" SHALL BE DEEDED TO THE CITY OF ANKENY, IOWA.
6. RECORD MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON THE CANYON LANDSLIDE DUPLEXES PLAT 1, A1, OFFICIAL PLAT, IN BOOK 19122, PAGE 610.
7. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0210F, EFFECTIVE DATE 2-1-2019.

CITY NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY AND ALONG NE 38TH STREET.
2. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALK ON THE WEST SIDE OF NE 38TH STREET.
3. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH THE CITY THE LOCATION, WIDTH, AND ELEVATION OF SIDEWALKS.
4. NO FENCES NOR SHEDS SHALL BE CONSTRUCTED WITHIN 17' LANDSCAPING BUFFER ALONG NE 38TH STREET.
5. LANDSCAPE BUFFER ALONG NE 38TH STREET SHALL CONSIST OF THREE TREES AND FIVE SHRUBS PER LOT.

CANYON LANDING DUPLEXES PLAT 2
FINAL PLAT

VICINITY MAP:



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.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE
UNLESS INDICATED HERE): PAGES 1 AND 2



431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

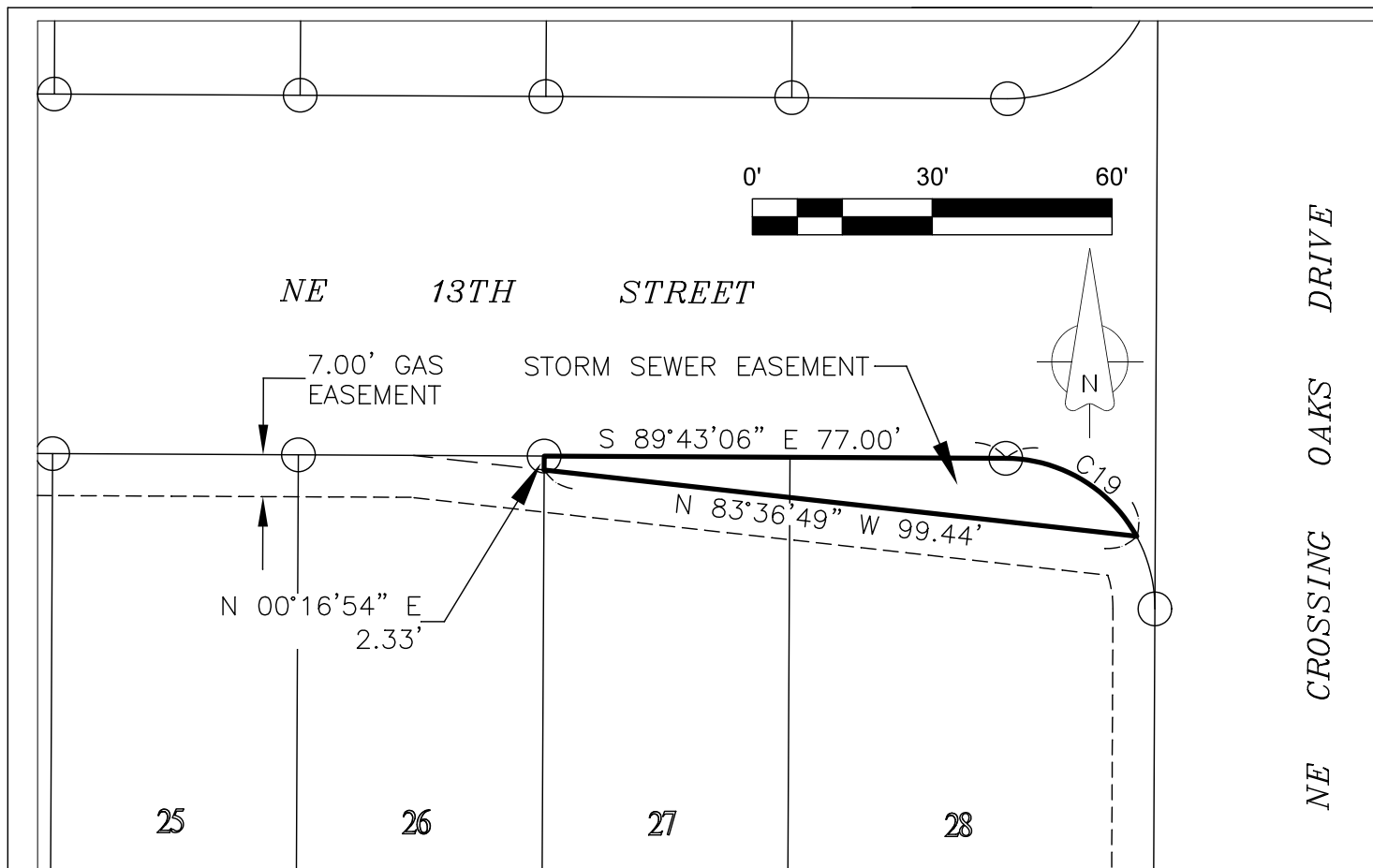
**SYMBOLS
LEGEND:**

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◆ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED

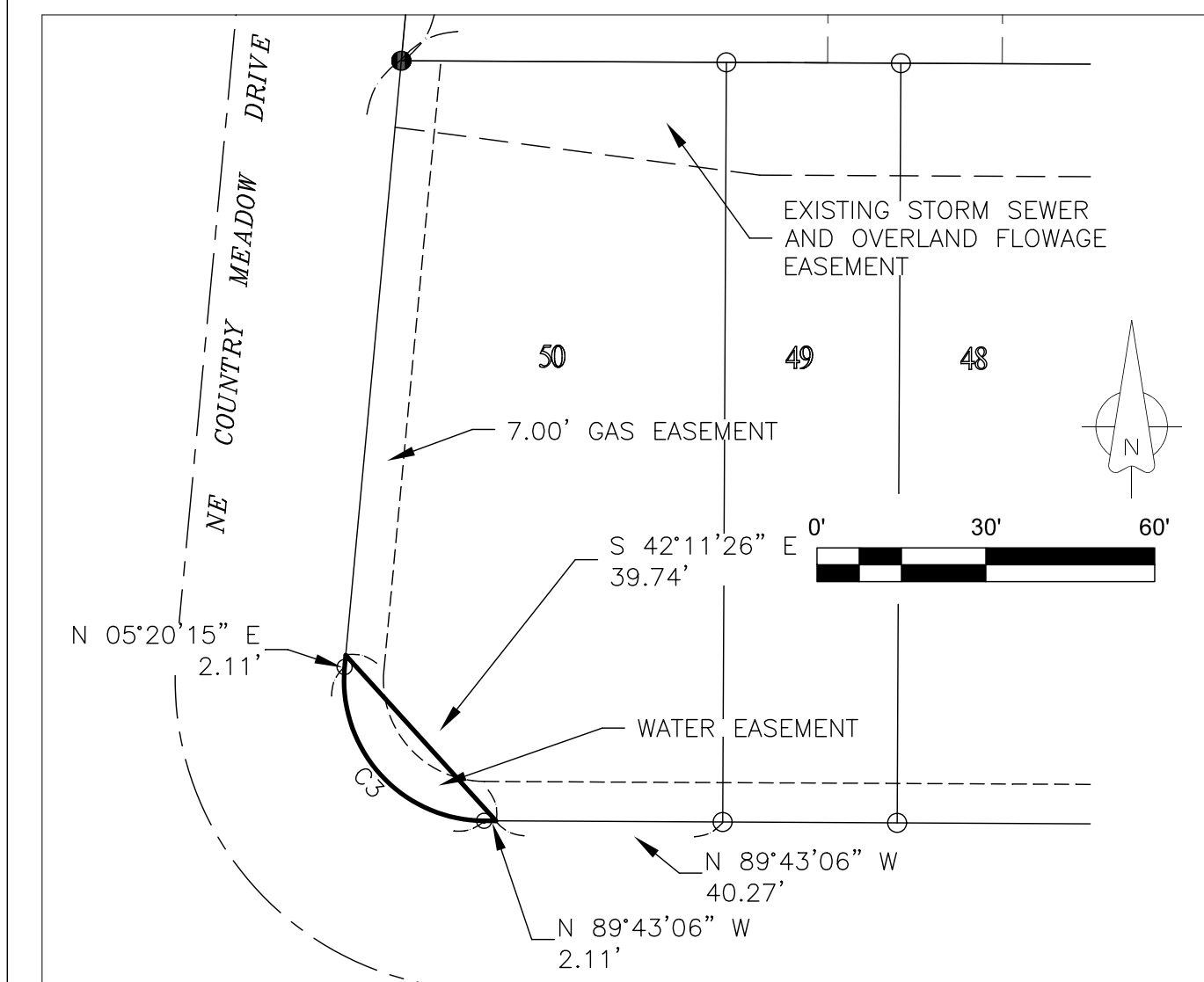
- | | |
|-----|--------------------|
| M | MEASURED DISTANCE |
| R | RECORDED DISTANCE |
| OPC | ORANGE PLASTIC CAP |
| BPC | BLUE PLASTIC CAP |
| YPC | YELLOW PLASTIC CAP |
| ROW | RIGHT-OF-WAY |
| SF | SQUARE FEET |

- IR IRON ROD
IP IRON PIPE
SBL SETBACK LINE
(1234) LOT ADDRESS

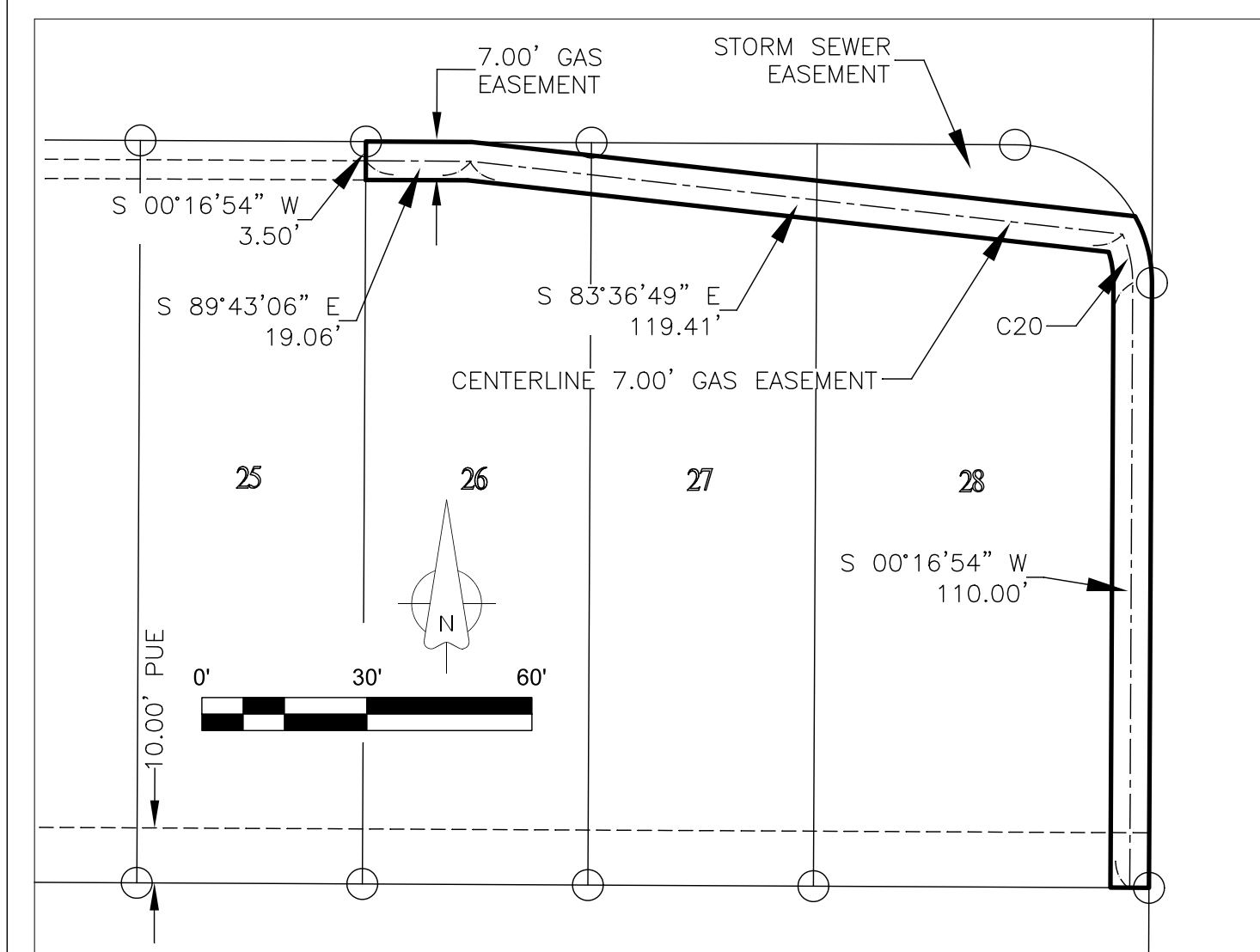
CANYON LANDING DUPLEXES PLAT 2 ANKENY, IDWA FINAL PLAT			
PROJECT NO. 21-101		PAGE 1 OF 2	REVISIONS: 7-25-23 - ADDRESSED CITY COMMENTS
DRAWN DATE: 7-4-2023	DRAWN BY: N. Carter	SCALE: 1" = 500'	



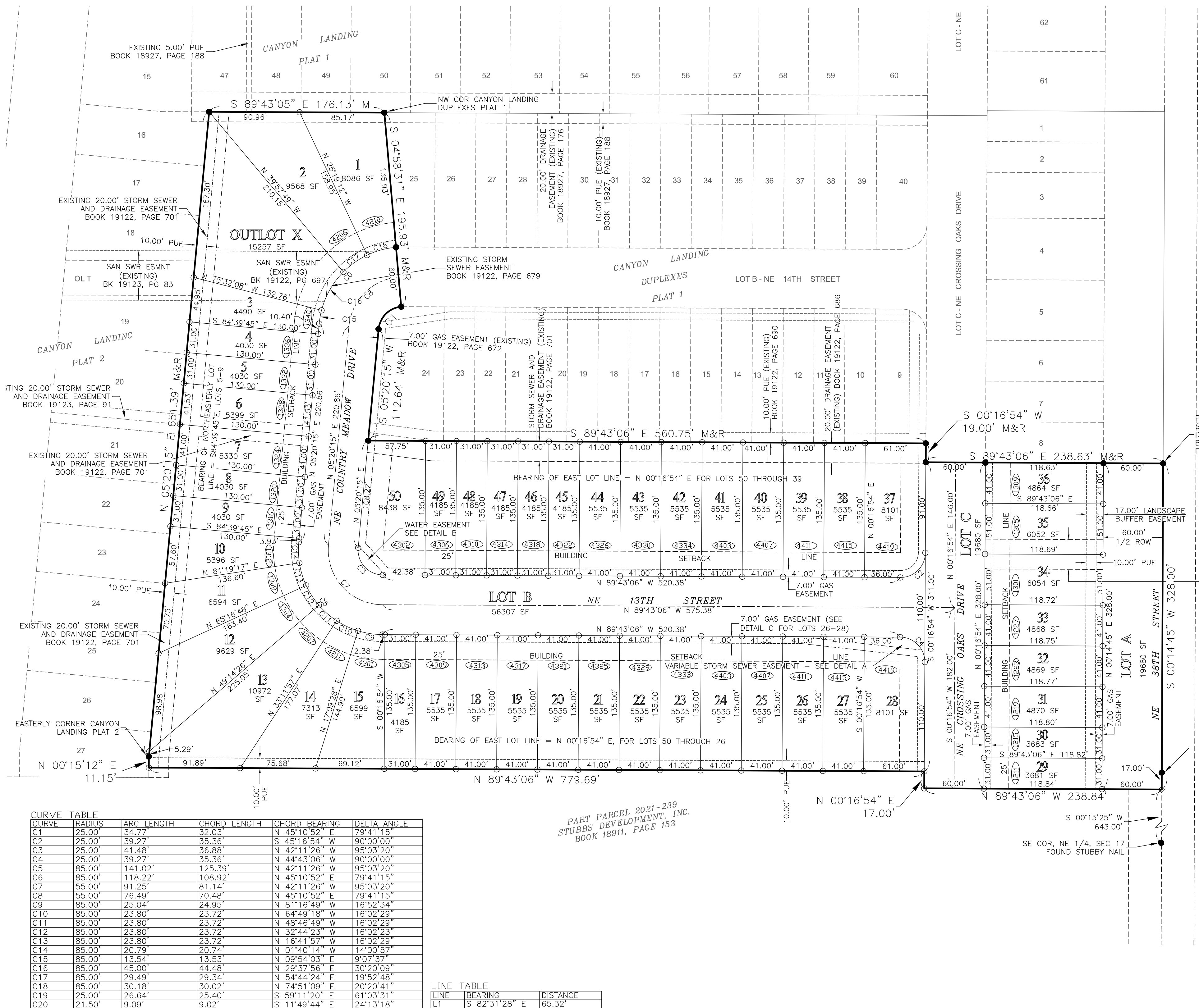
DETAIL A - STORM SEWER EASEMENT LOTS 27-28



DETAIL B - WATER EASEMENT LOT 50



DETAIL C - GAS EASEMENT LOTS 26-28



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	34.77'	32.03'	N 45°10'52\"	79°41'15\"
C2	25.00'	39.27'	35.36'	S 45°16'54\"	90°00'00\"
C3	25.00'	41.48'	36.88'	N 42°11'26\"	95°03'20\"
C4	25.00'	39.27'	35.36'	N 44°43'06\"	90°00'00\"
C5	85.00'	141.02'	125.39'	N 42°11'26\"	95°03'20\"
C6	85.00'	118.22'	108.92'	N 45°10'52\"	79°41'15\"
C7	55.00'	91.25'	81.14'	N 42°11'26\"	95°03'20\"
C8	55.00'	76.49'	70.48'	N 45°10'52\"	79°41'15\"
C9	85.00'	25.04'	24.95'	N 81°16'49\"	16°52'34\"
C10	85.00'	23.80'	23.72'	N 64°49'18\"	16°02'29\"
C11	85.00'	23.80'	23.72'	N 48°46'49\"	16°02'29\"
C12	85.00'	23.80'	23.72'	N 32°44'23\"	16°02'29\"
C13	85.00'	23.80'	23.72'	N 16°41'57\"	16°02'29\"
C14	85.00'	20.79'	20.74'	N 01°40'14\"	14°00'57\"
C15	85.00'	13.54'	13.53'	N 09°54'03\"	9°07'37\"
C16	85.00'	45.00'	44.48'	N 29°37'56\"	30°20'09\"
C17	85.00'	29.49'	29.34'	N 54°44'24\"	19°52'48\"
C18	85.00'	30.18'	30.02'	N 74°51'09\"	20°20'41\"
C19	25.00'	26.64'	25.40'	S 59°11'20\"	61°03'31\"
C20	21.50'	9.09'	9.02'	S 11°49'44\"	24°13'18\"

LINE	BEARING	DISTANCE
L1	S 82°31'28\"	E 65.32'

SYMBOLS LEGEND:

- SET 1/2\"
- SET *X\"
- ◆ SET *MAG\"
- FOUND IR YPC 20757 UNLESS NOTED

- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC ORANGE PLASTIC CAP
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- ROW RIGHT-OF-WAY
- SF SQUARE FEET

- IR IRON ROD
- IP IRON PIPE
- SBL SETBACK LINE
- (234) LOT ADDRESS

CANYON LANDING DUPLEXES PLAT 2 ANKENY, IOWA FINAL PLAT

PROJECT NO:	21-101	PAGE 2 OF 2
DRAWN DATE:	7-4-2023	DRAWN BY: N. Carter
SCALE:	1' = 60'	

REVISIONS:
7-25-23 - ADDRESSED CITY COMMENTS

SE
STUBBS ENGINEERING
431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499



PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Canyon Landing Plat 3 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Canyon Landing Plat 3 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



N



1 inch = 350 feet

Date: 8/16/2023

Canyon Landing Plat 3 Final Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2023

Agenda Item: Canyon Landing Plat 3 – Final Plat
Report Date: August 16, 2023
Prepared By: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Canyon Landing Plat 3 Final Plat.

Project Summary:

Canyon Landing Plat 3 is a proposed 9.27-acre (+/-) plat located south of NE 13th Street and west of NE 38th Street. The subject plat creates 34 single-family residential lots, six street lots, and associated utility easements and improvements. Lot widths adhere to ranges of 50+, 60+ and 70+ feet. The proposed plat is in general conformance with the Canyon Landing PUD.

Project Report:

- Streets:** The proposed plat will be accessed primarily from NE 38th Street, via NE 12th Street. This plat also connects NE Deerfield Drive from Canyon Landing Plat 2 to the north. NE Deerfield Drive would then provide another access to the north to NE 18th Street. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** 10-inch water main will be extended west along NE 12th Street, from the existing 16-inch water main along NE 38th Street. 10-inch water main will also be extended south along NE Deerfield Drive and along NE Crossing Oaks Drive.
- Sewer:** 8-inch sanitary sewer main will be installed along NE 12th Street and 8-inch sanitary sewer mains will be installed throughout the remainder of the development.
- Drainage:** Storm water for this plat generally flows towards the middle of the plat where it will then flow north. Storm water will then convey off-site to the north and west, via a series of detention basins, draining into Deer Creek to the west, ultimately outletting into Four Mile Creek.
- Parkland:** The parkland dedication requirement for Plat 3 is 0.47 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Canyon Landing Plat 3
NAME OF OWNER/ DEVELOPER: Stubbs Development, Inc.

GENERAL INFORMATION:

PLAT LOCATION: South of NE 13th Street and west of NE 38th Street
SIZE OF PLAT: 9.27 acres
ZONING: Canyon Landing PUD

LOTS:

NUMBER: 34 Single-Family lots; 6 street lots
SIZE/DENSITY: 3.66 units per acre
USE: Residential
BUILDING LINES: **50' + Lots**
Minimum lot width at front yard setback: 50'
Minimum lot area: 6,500 SF
Minimum yard requirements:
Front: 25'
Rear: 30'
Side: 10' total (min. 5' one side)

60' + Lots
Minimum lot width at front yard setback: 60'
Minimum lot area: 7,800 SF
Minimum yard requirements:
Front: 25'
Rear: 30'
Side: 10' total (min. 5' one side)

70' + Lots
Minimum lot width at front yard setback: 70'
Minimum lot area: 9,100 SF
Minimum yard requirements:
Front: 25'
Rear: 30'
Side: 10' total (min. 5' one side)

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 3 is 0.47 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres. Any additional parksite dedication required would be by payment in lieu of land dedication.

ADJACENT LANDS:

NORTH:	Canyon Landing PUD – Duplexes Plat 2 & Plat 2
SOUTH:	Canyon Landing PUD – Plat 4
EAST:	Cropland zoned AG, Agricultural
WEST:	Canyon Landing PUD – future plat

STREET DEVELOPMENT:

NAME:	NE 12 th Street
LENGTH:	1,255'
CLASSIFICATION:	Minor Collector
R.O.W. (REQ'D./PROV.):	70'/70'
PAVEMENT WIDTH:	31'

NAME:	NE Deerfield Drive
LENGTH:	320'
CLASSIFICATION:	Minor Collector
R.O.W. (REQ'D./PROV.):	70'/70'
PAVEMENT WIDTH:	31'

NAME:	NE Crossing Oaks Drive
LENGTH:	338'
CLASSIFICATION:	Normal Residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

WASTE WATER:

PROJECTED FLOWS: 9.27 acres of developable land X 990 gal. per day/pers.= 9,177.3 GPD

TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

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

WATER SYSTEM:

USAGE: 34 units X 3 pers. per house X 100 gal. per day/person = 10,200 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

8/10/2023

Planning and Zoning Commission

City of Ankeny

Canyon Landing Plat 3 Approval Request

Stubbs Engineering requests approval for Canyon Landing Plat 3 Construction Plans on August 10th 2023. Canyon Landing is a residential development that consists of 9.88 acres. This site will contain 34 single family lots.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

INDEX LEGEND	
LOCATION:	PART OF PARCEL 2021-239 IN THE NE 1/4, SEC 17, T8N, R23W, CITY OF ANKENY, POLK COUNTY, IOWA
PARCEL ID:	8023-17-200-017
REQUESTOR:	STUBBS DEVELOPMENT, INC.
PROPRIETOR:	STUBBS DEVELOPMENT, INC. 1236 34TH ST SE ALTDONA, IA 50009
SURVEYOR COMPANY & RETURN TO:	NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTDONA, IA 50009 515-343-6756

OWNER AND DEVELOPER:
STUBBS DEVELOPMENT, INC.
1236 34TH ST SE
ALTOONA, IA 50009
515-979-9963

ZONING:
CANYON LANDING PUD

BULK REGULATIONS:
SINGLE FAMILY RESIDENTIAL:

1. DETACHED RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
2. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 70.00'
3. MINIMUM LOT AREA - 9,100 S.F.
4. MINIMUM YARD REQUIREMENTS: FRONT - 25.00', REAR - 30.00', SIDE - 10.00' TOTAL (MIN 5.00' ONE SIDE)

60'+ LOTS:

1. DETACHED RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
2. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 60.00'
3. MINIMUM LOT AREA - 7,800 S.F.
4. MINIMUM YARD REQUIREMENTS: FRONT - 25.00', REAR - 30.00', SIDE - 10.00' TOTAL (MIN 5.00' ONE SIDE)

50'+ LOTS:

1. DETACHED RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
2. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50.00'
3. MINIMUM LOT AREA - 6,500 S.F.
4. MINIMUM YARD REQUIREMENTS: FRONT - 25.00', REAR - 30.00', SIDE - 10.00' TOTAL (MIN 5.00' ONE SIDE)

PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., BEING A PART OF PARCEL 221--239 AS RECORDED IN BOOK 100 OF THE PLAT RECORDS OF THE COUNTY OF POLK, IOWA, CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF CANYON LANDING PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 19123, PAGE 51 OF THE POLK COUNTY RECORDER; THENCE N00°15'12"E ALONG THE EAST LINE OF SAID CANYON LANDING PLAT 1, A DISTANCE OF 10.00 FEET TO AN EASTERLY CORNER OF SAID CANYON LANDING PLAT 2; THENCE S89°43'06"E, A DISTANCE OF 779.69 FEET; THENCE S00°16'54"W, A DISTANCE OF 17.00 FEET; THENCE S89°43'06"E, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY CORNER OF SAID CANYON LANDING PLAT 2; THENCE N00°16'54"E, A DISTANCE OF 338.00 FEET; THENCE N89°43'06"W, A DISTANCE OF 239.13 FEET; THENCE N00°16'54"E, A DISTANCE OF 25.00 FEET; THENCE N89°43'06"W, A DISTANCE OF 1075.64 FEET; THENCE N00°00'08"E, A DISTANCE OF 200.00 FEET; THENCE S89°43'42"E, A DISTANCE OF 26.93 FEET; THENCE N00°15'36"E, A DISTANCE OF 130.00 FEET TO THE SOUTH LINE OF SAID CANYON LANDING PLAT 2; THENCE S89°43'06"E ALONG THE SOUTH LINE OF SAID CANYON LANDING PLAT 2, A DISTANCE OF 70.05 FEET TO THE SOUTHWEST CORNER OF SAID CANYON LANDING PLAT 2; THENCE S00°16'54"W, A DISTANCE OF 33.35 FEET TO THE SOUTHWEST CORNER OF SAID CANYON LANDING PLAT 2; A DISTANCE OF 10.00 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING PLAT 2; THENCE S89°43'06"E ALONG THE SOUTH LINE OF SAID CANYON LANDING PLAT 2, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 9.88 ACRES MORE OR LESS.

SURVEY NOTES:

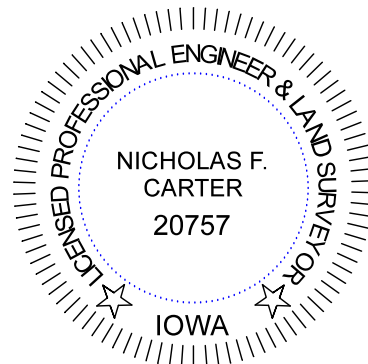
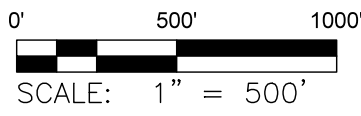
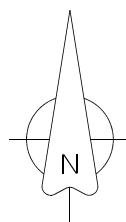
1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
3. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP NO. 20757 UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
5. LOTS "A", "B", "C", "D", "E" AND "F" SHALL BE DEEDED TO THE CITY OF ANKENY, IOWA.
6. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0210F, EFFECTIVE DATE 2-1-2019.

CITY NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY AND ALONG NE 38TH STREET.
2. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALK ON THE WEST SIDE OF NE 38TH STREET.
3. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH THE CITY THE LOCATION, WIDTH, AND ELEVATION OF SIDEWALKS.
4. NO FENCES NOR SHEDS SHALL BE CONSTRUCTED WITHIN THE 17' LANDSCAPING BUFFER ALONG NE 38TH STREET.
5. LANDSCAPING BUFFER ALONG NE 38TH STREET SHALL CONSIST OF THREE TREES AND FIVE SHRUBS PER LOT.
6. LOTS 17 AND 18 SHALL NOT BE ALLOWED DIRECT ACCESS ON NE 12TH STREET.
7. DRIVEWAYS FOR LOTS 1, 3, 15, 17, 18, 20, 33 AND 34 SHALL BE LOCATED AS FAR FROM THE ADJACENT INTERSECTION AS POSSIBLE.

CANYON LANDING PLAT 3
FINAL PLAT

VICINITY MAP:



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.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE
UNLESS INDICATED HERE): PAGES 1 AND 2



431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

*SYMBOLS
LEGEND:*

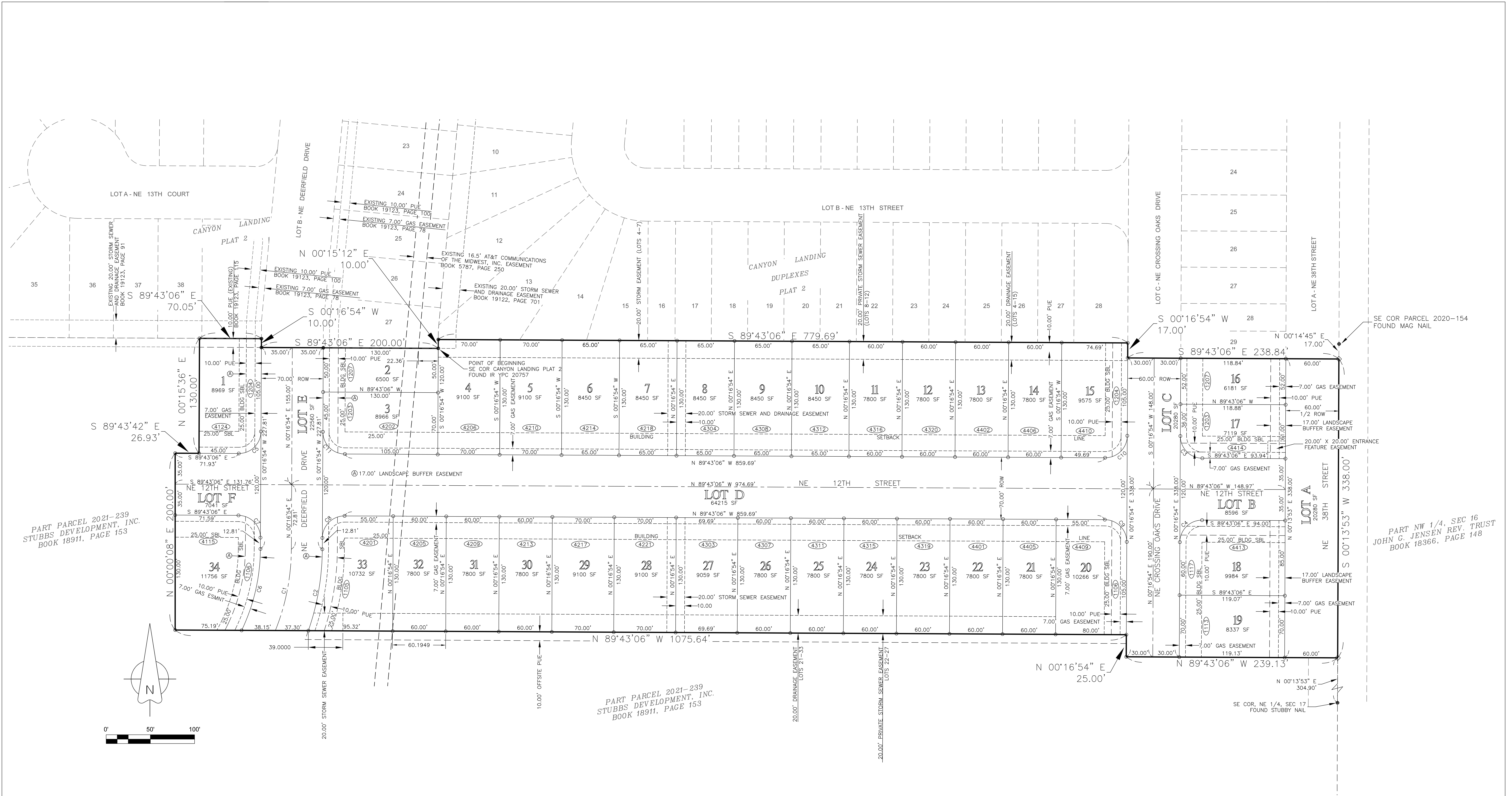
- SET 1/2" IRON ROD WITH YELLOW
PLASTIC CAP #20757 UNLESS
OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◇ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED

- | | |
|-----|--------------------|
| M | MEASURED DISTANCE |
| R | RECORDED DISTANCE |
| OPC | ORANGE PLASTIC CAP |
| BPC | BLUE PLASTIC CAP |
| YPC | YELLOW PLASTIC CAP |
| ROW | RIGHT-OF-WAY |
| SF | SQUARE FEET |

- IR IRON ROD
IP IRON PIPE
SBL SETBACK LINE
1234 LOT ADDRESS

CANYON LANDING PLAT 3
ANKENY, IOWA
FINAL PLAT

PROJECT NO: 21-101		PAGE 1 OF 2	REVISIONS: 7/25/2023 - ADDRESSED CITY COMMENTS 8/4/2023 - ADDRESSED CITY COMMENTS
DRAWN DATE: 7-4-2023	DRAWN BY: N. Carter	SCALE: 1" = 500'	



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	250.00'	94.42'	93.86'	N 11°06'04" E
C2	285.00'	93.88'	93.45'	N 09°43'06" E
C3	25.00'	39.27'	35.36'	S 44°43'06" E
C4	25.00'	39.27'	35.36'	S 45°16'54" W
C5	25.00'	39.27'	35.36'	N 45°16'54" E
C6	215.00'	95.28'	94.50'	N 12°58'57" E
C7	25.00'	39.27'	35.36'	N 44°43'06" W
C8	25.00'	39.27'	35.36'	S 45°16'54" W
C9	25.00'	39.27'	35.36'	N 44°43'06" W
C10	25.00'	39.27'	35.36'	N 45°16'54" E
C11	25.00'	39.27'	35.36'	S 44°43'06" E



**SYMBOLS
LEGEND:**

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◆ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED

- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC DRANGE PLASTIC CAP
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- ROW RIGHT-OF-WAY
- SF SQUARE FEET

- IR IRON ROD
- IP IRON PIPE
- SBL SETBACK LINE
- (1234) LOT ADDRESS

**CANYON LANDING PLAT 3
ANKENY, IOWA
FINAL PLAT**

PROJECT NO: 21-101		PAGE 2 OF 2
DRAWN DATE: 7-4-2023	DRAWN BY: N. Carter	SCALE: 1" = 50'

REVISIONS:
7/25/2023 - ADDRESSED CITY COMMENTS
8/4/2023 - ADDRESSED CITY COMMENTS



PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Ankeny Northwest Water Tower Plat 1 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

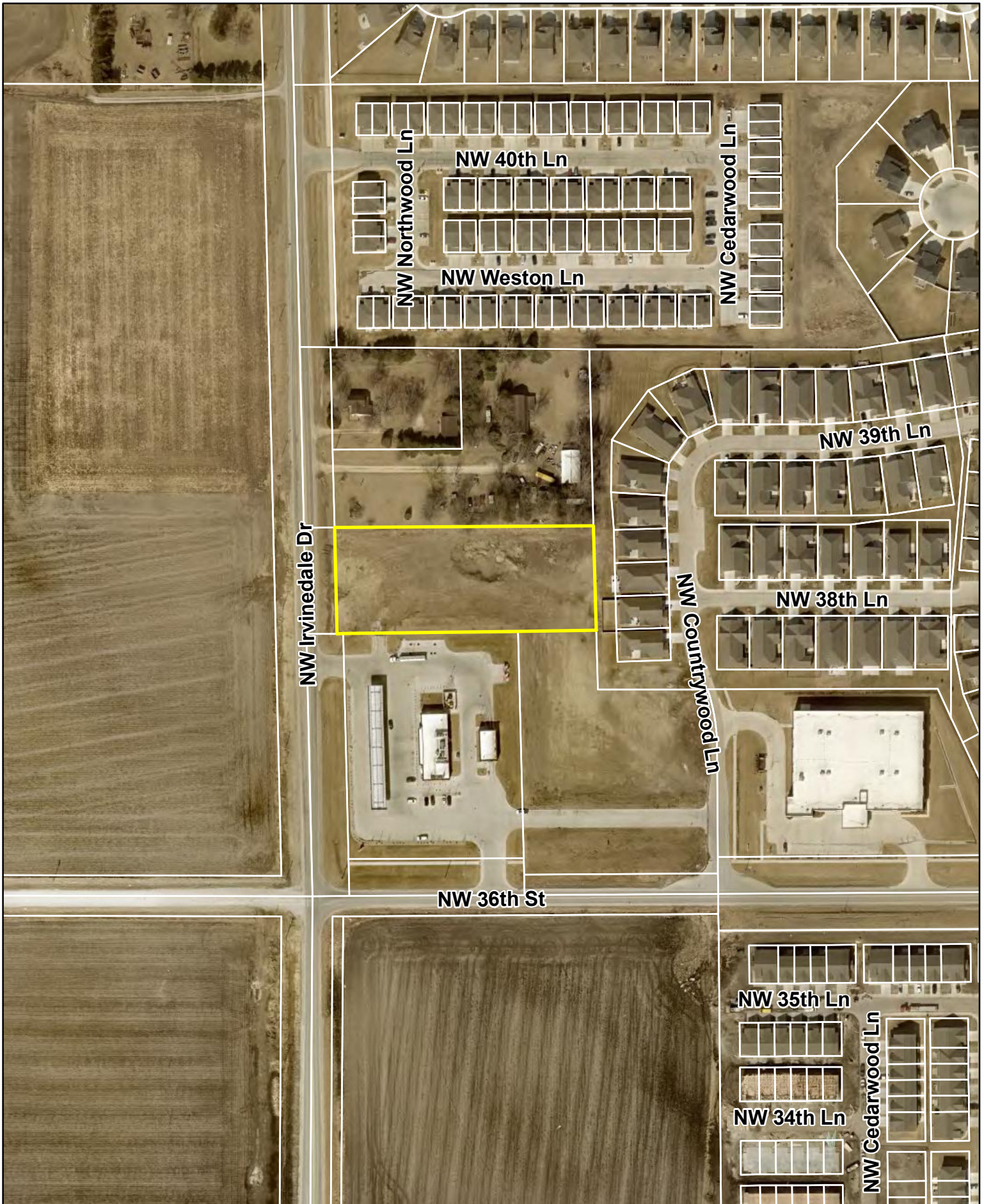
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Ankeny Northwest Water Tower Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Final Plat Drawing





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22nd, 2023

Agenda Item: Ankeny Northwest Water Tower Plat 1 - Final Plat
Report Date: August 16, 2023
Prepared by: Bryan Morrissey, Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Ankeny Northwest Water Tower Plat 1 - Final Plat.

Project Summary:

The Ankeny Northwest Water Tower Plat 1 Final Plat is a proposed 1.62-acre (+/-) final plat located north and west of the NW 36th Street and NW Irvinedale Drive intersection. The final plat creates one developable lot that is zoned C-1, Neighborhood Retail Commercial District while Street Lot A is being dedicated to the City for right-of-way purposes.

Project Report:

- Streets:** New public streets will not be included as a part of this development. Street Lot A will be dedicated to the City for future right-of-way purposes.
- Water:** Water service will be provided by connecting to the twenty-four-inch water line that runs along the west side of NW Irvinedale Drive.
- Sewer:** Sanitary Service will be provided by connecting to the fifteen-inch sanitary line that runs along the east side of NW Irvinedale Drive.
- Drainage:** Stormwater in the area generally flows to the south. Individual lots will require on-site stormwater detention during the site planning process.
- Parkland:** Parkland dedication is not required for commercial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Ankeny Northwest Water Tower Plat 1
NAME OF OWNER: City of Ankeny
NAME OF DEVELOPER: City of Ankeny

GENERAL INFORMATION:

PLAT LOCATION: North of the NW Irvinedale Drive and NW 36th Street intersection
SIZE OF PLAT: 1.62 acres
ZONING: C-1, Neighborhood Retail Commercial District

LOTS:

NUMBER: 1 Commercial Lot
SIZE/DENSITY: Lot 1: 1.62 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

PARK SITE DEDICATION: Not Required for Commercial Developments

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: C-1, Neighborhood Retail Commercial District
EAST: PUD, Courtyards at Rock Creek Planned Unit Development
WEST: R-1, One-Family Residence District (undeveloped)

WASTE WATER:

PROJECTED FLOWS: 1.62 acres of developable land x 5000 gal. per day/acre of developable land = 8,100 GPD
TREATMENT PLANT CAPACITY (ROCK CREEK): Design: 11.2 MGD; current daily avg. 4.4 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Basin

WATER SYSTEM:

USAGE: 1.62 acres of developable land x 5000 gal. per day/acre of developable land = 8,100 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



May 10, 2023

City of Ankeny
Plan and Zoning Commission and City Council
410 W. 1st Street
Ankeny, IA 50023-1557

RE: City of Ankeny NW Irvinedale Elevated Storage Tank

Dear Plan and Zoning Commissioners and City Council Members,

On behalf of the City of Ankeny, we are submitting the enclosed contract drawings which contains all site plans and related notes for approval. This project includes an elevated water storage tank to support the City's current and future drinking water storage and distribution needs. This tank provides water storage and pressure to the City's Northwest Pressure Zone. This zone is currently served by the booster pump station on NW 102nd Avenue. The elevated storage volume and elevation was designed to meet the future demands of the Northwest Pressure Zone in conjunction with the booster pump station. The design considered demands resulting from growth as defined in the Ankeny Plan 2040. The project site also includes space for a future street salt and brine storage facility for the City and a water salesman (i.e. bulk water station). The water salesman is housed in a small prefabricated building and provides the City with the capability to sell water in bulk. It does not require the utility to have a person at the sales station to monitor each sales transaction.

Reliable access to safe drinking water is a promise that the City has made to each of its residents. It is vital to the City's community health, safety, and productivity. Careful planning has gone into how the City stores and distributes drinking water that it currently purchases from the Des Moines Water Works. This planning is developed through the use of distribution system modeling software by engineers trained and experienced to use it. Model software simulates current and projected future water demands and is utilized to determine what infrastructure assets are needed to ensure reliable drinking water supply.

This project site is 1.73 acres and located at 3755 NW Irvinedale Drive (near the northeast corner of NW Irvindale Drive and NW 36th Street) in the City of Ankeny. The bottom pedestal of the storage tank is approximately 52 feet in diameter for the composite style tank (concrete pedestal and steel tank) or 78 feet in diameter for the all-steel hydropillar. The City will bid both styles of tank and then select one style when the contract is awarded. The upper tank will be 107.5 feet in diameter for the composite style tank and 108 feet in diameter for the hydropillar. The high water level is 165 feet above grade or 1150 feet in elevation. The overall height of the tank will not be finalized by the tank manufacturer until construction, but it is estimated at 175 feet for the composite style and 185 feet for hydropillar. The water salesman building is approximately 7 ft by 10 feet in plan. The size and design of the future salt and brine storage facility has not been finalized, but the site plan includes a footprint measuring 86 feet by 100 feet for this structure.

The site has met all the site criteria required for an elevated water storage facility serving the Northwest Pressure Zone. These design drawings and specifications represent a significant engineering cost and City Staff effort. Approval of the project by the Board is requested.

Sincerely,
HDR Engineering

Robbie J. Baker, P.E. (IA)
Project Manager

INDEX LEGEND	
COUNTY:	POLK COUNTY, IOWA
CITY:	ANKENY
LOCATION:	PARCEL 2018-156, SECTION 03-80-24
REQUESTED BY & PROPRIETOR:	CITY OF ANKENY 410 W 1ST ST ANKENY, IOWA 50023 (515) 963-3550
SURVEYOR:	ADAM D. SCHOEPPNER PLS #26306
SURVEY COMPANY:	NILLES ASSOCIATES, INC.
RETURN TO:	ADAM D. SCHOEPPNER NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123

LEGAL DESCRIPTION

PARCEL 2018-156 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17025, PAGE 497, AND AND PART OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 03; THENCE NORTH 01 DEGREE 21 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, A DISTANCE OF 425.60 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 21 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 03, A DISTANCE OF 172.79 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL 2018-156; THENCE NORTH 88 DEGREES 53 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF PARCEL 2018-156, A DISTANCE OF 472.24 FEET, TO THE EAST LINE OF SAID PARCEL 2018-156; THENCE SOUTH 01 DEGREE 31 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE OF PARCEL 2018-156, A DISTANCE OF 170.36 FEET, TO THE SOUTH LINE OF SAID PARCEL 2018-156; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST, ALONG SAID SOUTH LINE OF PARCEL 2018-156, A DISTANCE OF 127.57 FEET, THENCE SOUTH 88 DEGREES 38 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF PARCEL 2018-156, A DISTANCE OF 345.16 FEET, TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, AND SAID POINT OF BEGINNING.

CONTAINING 1.86 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

LEGEND

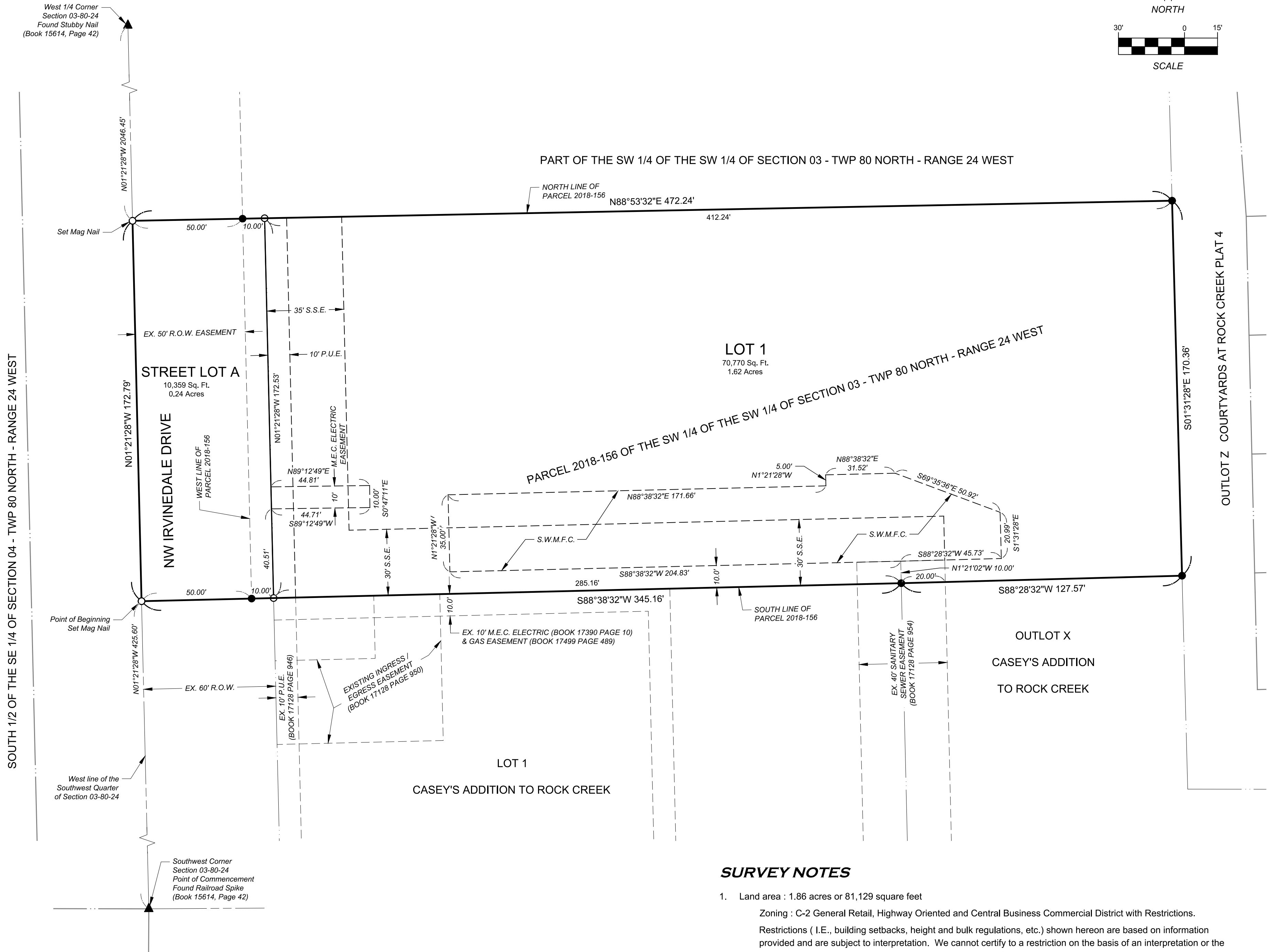
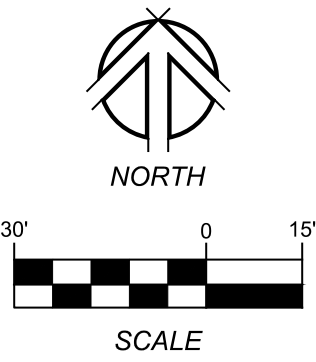
▲	Found section corner monument, as noted
●	Found monument 5/8" IR with yellow cap #13156, unless otherwise noted
○	Set monument 5/8" IR with blue cap #26306, unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
(R)	Record dimension
R.O.W.	Right - of - way
D.E.	Drainage Easement
E.E.	Electric Easement
I.E.E.	Ingress / Egress Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
P.U.E.	Public Utility Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.E.	Sidewalk Easement
S.W.F.E.	Surface Water Flowage Easement
S.W.M.F.C.	Storm Water Management Facility Maintenance Covenant And Permanent Easement
W.E.	Water main Easement
_____	Subject boundary line
_____	Proposed boundary line
-----	Proposed easement line
-----	Existing boundary line
-----	Existing easement line
-----	Section line

CERTIFICATION

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.	
	Signature:	
	Name: Adam D. Schoeppner, P.L.S. No. 26306	Date
	My license renewal date is December 31, 2023	Date of survey: 06/07/2023
	Pages or sheets covered by this seat: This sheet only	

ANKENY NORTHWEST WATER TOWER PLAT 1

FINAL PLAT



SURVEY NOTES

- Land area : 1.86 acres or 81,129 square feet
Zoning : C-2 General Retail, Highway Oriented and Central Business Commercial District with Restrictions.
Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "zoning letter" outlining their zoning classification and applicable restrictions upon request.
- Bulk regulations
Front setback: 35 Feet
Rear setback: 40 Feet
Side setback: 0 Feet
- Address: 3755 NW Irvinedale Drive, Ankeny, IA 50023.
- The property described in this survey lies within Zone "X" of the Flood Insurance Rate map identified as Community Panel Number 19153C0045F, bearing an effective date of month, date year. Zone "X" is defined on the map as "areas determined to be outside the 500 year flood plain".
- Street Lot A is to be dedicated to the City of Ankeny for public right-of-way purposes.
- The west line of the Southwest Quarter of Section 03-80-24 is assumed to bear North 01°21'28"West.

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50025-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

1.)	
2.)	
3.)	
4.)	
5.)	
6.)	
7.)	

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR FOLLOWING THESE PLANS, SPECIFICATIONS AND NOTES IN ANY MANNER, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF THE PROJECT. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, INCONSIDERATIONS, AMBIGUITIES OR CONFLICTS WITH RESPECT TO ANY PERMITS OR GOVERNMENT AGENCIES' REQUIREMENTS. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, INCONSIDERATIONS, AMBIGUITIES OR CONFLICTS WITH RESPECT TO ANY PERMITS OR GOVERNMENT AGENCIES' REQUIREMENTS.

PROJECT NAME: ANKENY NORTHWEST WATER TOWER PLAT 1
ANKENY, IOWA

FINAL PLAT

DESCRIPTION:

NAI NO.:	22089
DATE:	08/01/2023
DRAWN BY:	ADS
CHECKED BY:	JHP
SHEET SIZE:	22" X 34"
SHEET TITLE:	FP1
SHEET NO.:	1/1



PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

3755 NW Irvinedale Drive - Elevated Water Storage Tank Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

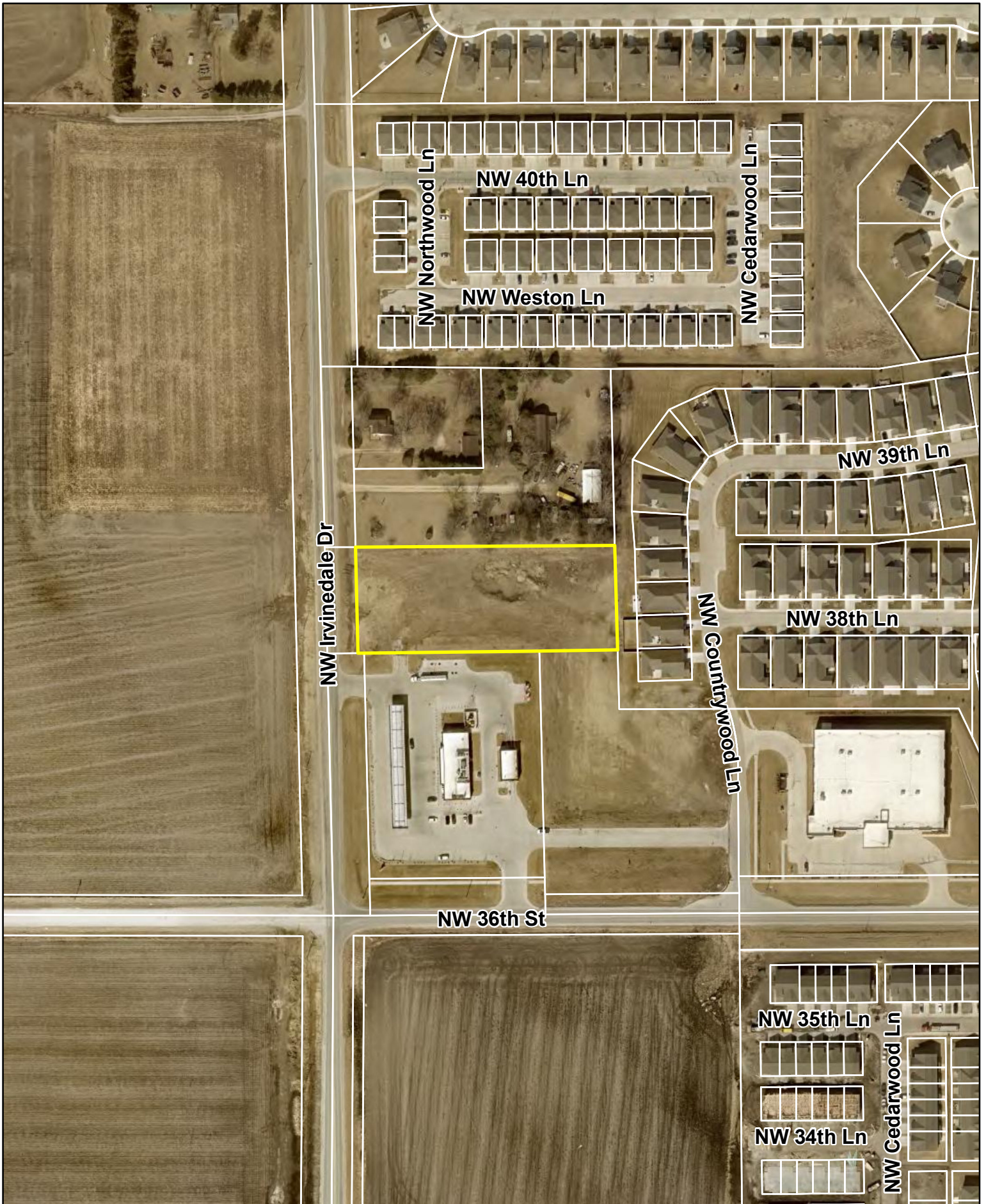
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 3755 NW Irvinedale Drive, Elevated Water Storage Tank.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan



1 inch = 200 feet

Date: 8/16/2023

3755 NW Irvinedale Drive - Elevated Water Storage Tank Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2023

Agenda Item: 3755 NW Irvinedale Drive – Elevated Water Storage Tank Site Plan

Report Date: August 16, 2023

Prepared by: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3755 NW Irvinedale Drive, Elevated Water Storage Tank.

Project Summary:

The subject property is located at 3755 NW Irvinedale Drive and is generally located northeast of the NW 36th Street and NW Irvinedale Drive intersection. The parcel the proposed structure will occupy is approximately 1.62 acres (+/-) in size, is zoned C-1, Neighborhood Retail Commercial District, and borders the Casey's General Store that occupies the corner lot to the south. The property itself is owned by the City of Ankeny and is currently undeveloped.

The applicant is proposing to construct an approximant 180-foot-tall elevated water storage tank/tower on the property to provide water service and pressure to the City Northwest Pressure Zone. The subject parcel was acquired by the City of Ankeny in 2018 and has been the anticipated site for a future water tower since that time. The subject property is bordered to the north and east by residential properties, while the property to the south contains a gas station on the site. With development in Ankeny's northwestern quadrant progressing over the years, the subject property is considered to be ideal when factoring in the future needs of Ankeny's residents. A variance for the water tower's height was granted by the Zoning Board of Adjustment in June of 2023, clearing the way for these plans to move forward.

The proposed tank/tower is similar in size and appearance to the two existing water towers in Ankeny, which are located off SW Irvinedale Drive and NW Ash Drive. The tower itself is proposed to be located near the east property line, away from NW Irvinedale Drive. The site can be accessed from NW Irvinedale Drive directly or from the Casey's General Store to the south, as the proposed site layout will tie into the existing Casey's parking lot drive that ends near the southern property line. An eight-foot wide sidewalk is proposed along the west property line that will extend south to the NW 36th Street intersection. Landscaping and fencing is proposed around the structure to help buffer the tower as best as possible, while a stormwater detention basin will be located near the southern property line. Water service will be provided by connecting to the twenty-four-inch water main that runs along NW Irvinedale Drive, while sanitary service will be provided by tying into the existing eight-inch sanitary line that's located near the southeast corner of the property. The proposed plans do outline a possible location for a future salt storage building on the site; however, a future site plan detailing that addition will require approval before that building can be constructed.

Site Plan Worksheet
3755 NW Irvinedale Drive – Elevated Water Storage Tank

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 structure sits near the east property line on the site. Vehicular access will come directly from NW Irvinedale Drive or from the Casey's General Store to the south. An eight-foot sidewalk will be installed along NW Irvinedale Drive down to the NW 36th Street intersection.

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

The site plan complies with all landscaping and parking requirements of the code.

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

With the exception of City owned and operated vehicles, it is not expected that the property will have regular circulation of vehicles and pedestrians.

- 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 study was not required by staff for the proposed structure.

- 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.**

Landscaping and fencing is proposed around the structure to help screen the tower as best as possible and to prevent pedestrian access.

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

There will be no additional outdoor storage 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.**

A stormwater detention basin is proposed near the southern property line to help address any drainage concerns.

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 proposed structure will be serviced by connecting to the existing utilities located off NW Irvinedale Drive and to the south of the subject property.

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.**

A majority of the open space is provided on the south and west sides of the property.

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

Landscaping will be provided around the tower itself and along NW Irvinedale Drive to help screen the tower to the best ability. Existing vegetation exists near the northern property line to help screen the tower from the property to the north.

B. Building Design

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

The proposed structure will reach a maximum of 180-feet in height. A variance was granted in June 2023 for the tower to exceed the height limitation of 35 feet.

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

The building material standards are not applicable for the proposed structure.

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.**

Outside equipment and trash enclosures are not included as a part of these plans.

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

Only one structure on the site is being proposed at this time.

C. Signs

Final design and allowances for signs 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 generally conform to the written regulations of the Code.

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 in and around the site has been deemed to 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 180-foot water tank/tower is designed to be as complimentary as possible to the surrounding properties.

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.



May 10, 2023

City of Ankeny
Plan and Zoning Commission and City Council
410 W. 1st Street
Ankeny, IA 50023-1557

RE: City of Ankeny NW Irvinedale Elevated Storage Tank

Dear Plan and Zoning Commissioners and City Council Members,

On behalf of the City of Ankeny, we are submitting the enclosed contract drawings which contains all site plans and related notes for approval. This project includes an elevated water storage tank to support the City's current and future drinking water storage and distribution needs. This tank provides water storage and pressure to the City's Northwest Pressure Zone. This zone is currently served by the booster pump station on NW 102nd Avenue. The elevated storage volume and elevation was designed to meet the future demands of the Northwest Pressure Zone in conjunction with the booster pump station. The design considered demands resulting from growth as defined in the Ankeny Plan 2040. The project site also includes space for a future street salt and brine storage facility for the City and a water salesman (i.e. bulk water station). The water salesman is housed in a small prefabricated building and provides the City with the capability to sell water in bulk. It does not require the utility to have a person at the sales station to monitor each sales transaction.

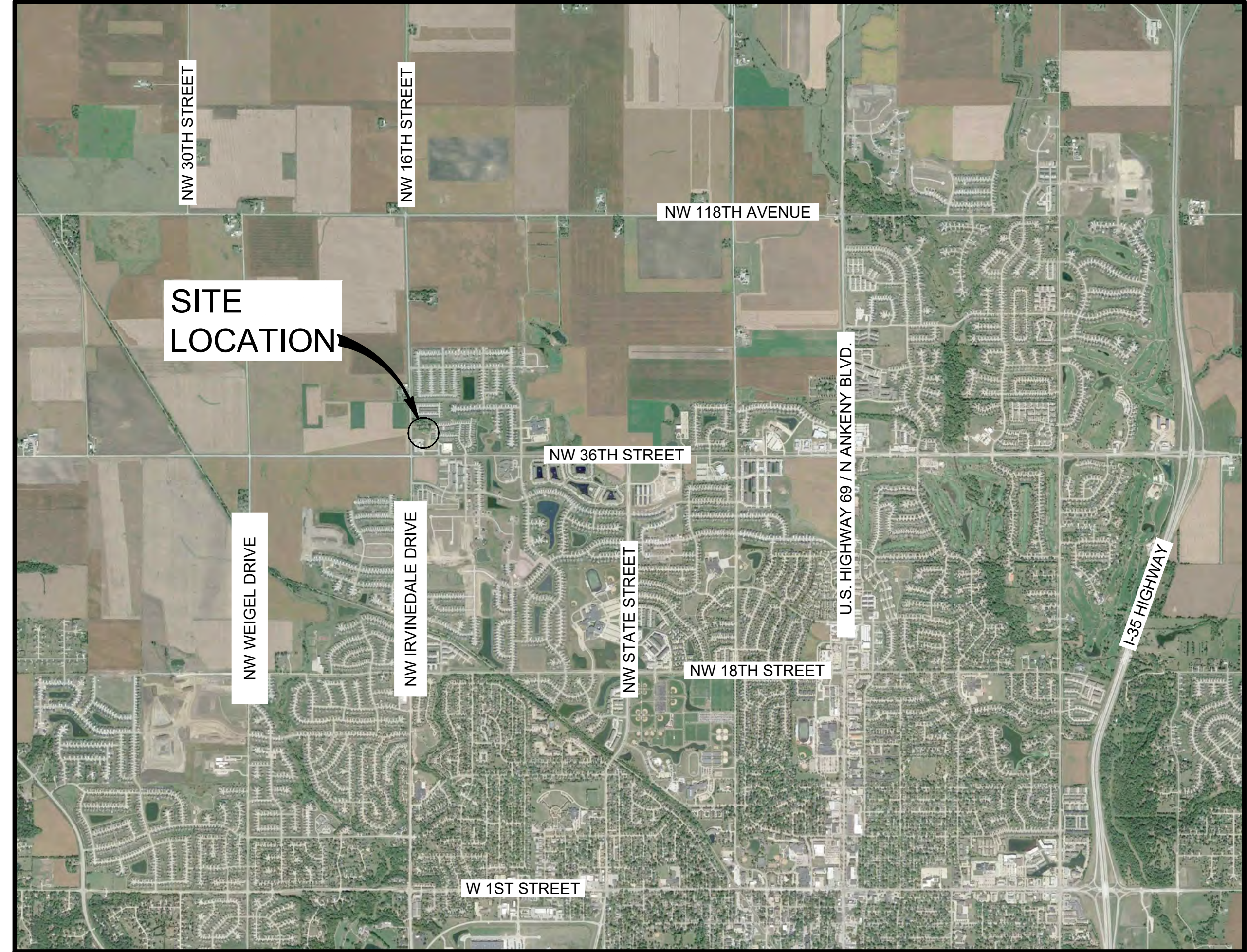
Reliable access to safe drinking water is a promise that the City has made to each of its residents. It is vital to the City's community health, safety, and productivity. Careful planning has gone into how the City stores and distributes drinking water that it currently purchases from the Des Moines Water Works. This planning is developed through the use of distribution system modeling software by engineers trained and experienced to use it. Model software simulates current and projected future water demands and is utilized to determine what infrastructure assets are needed to ensure reliable drinking water supply.

This project site is 1.73 acres and located at 3755 NW Irvinedale Drive (near the northeast corner of NW Irvindale Drive and NW 36th Street) in the City of Ankeny. The bottom pedestal of the storage tank is approximately 52 feet in diameter for the composite style tank (concrete pedestal and steel tank) or 78 feet in diameter for the all-steel hydropillar. The City will bid both styles of tank and then select one style when the contract is awarded. The upper tank will be 107.5 feet in diameter for the composite style tank and 108 feet in diameter for the hydropillar. The high water level is 165 feet above grade or 1150 feet in elevation. The overall height of the tank will not be finalized by the tank manufacturer until construction, but it is estimated at 175 feet for the composite style and 185 feet for hydropillar. The water salesman building is approximately 7 ft by 10 feet in plan. The size and design of the future salt and brine storage facility has not been finalized, but the site plan includes a footprint measuring 86 feet by 100 feet for this structure.

The site has met all the site criteria required for an elevated water storage facility serving the Northwest Pressure Zone. These design drawings and specifications represent a significant engineering cost and City Staff effort. Approval of the project by the Board is requested.

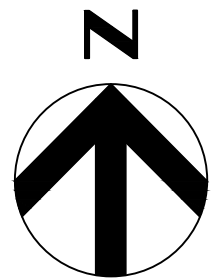
Sincerely,
HDR Engineering

Robbie J. Baker, P.E. (IA)
Project Manager



SITE ADDRESS: 3755 NW IRVINEDALE DRIVE, ANKENY, IOWA

LOCATION MAP
NOT TO SCALE

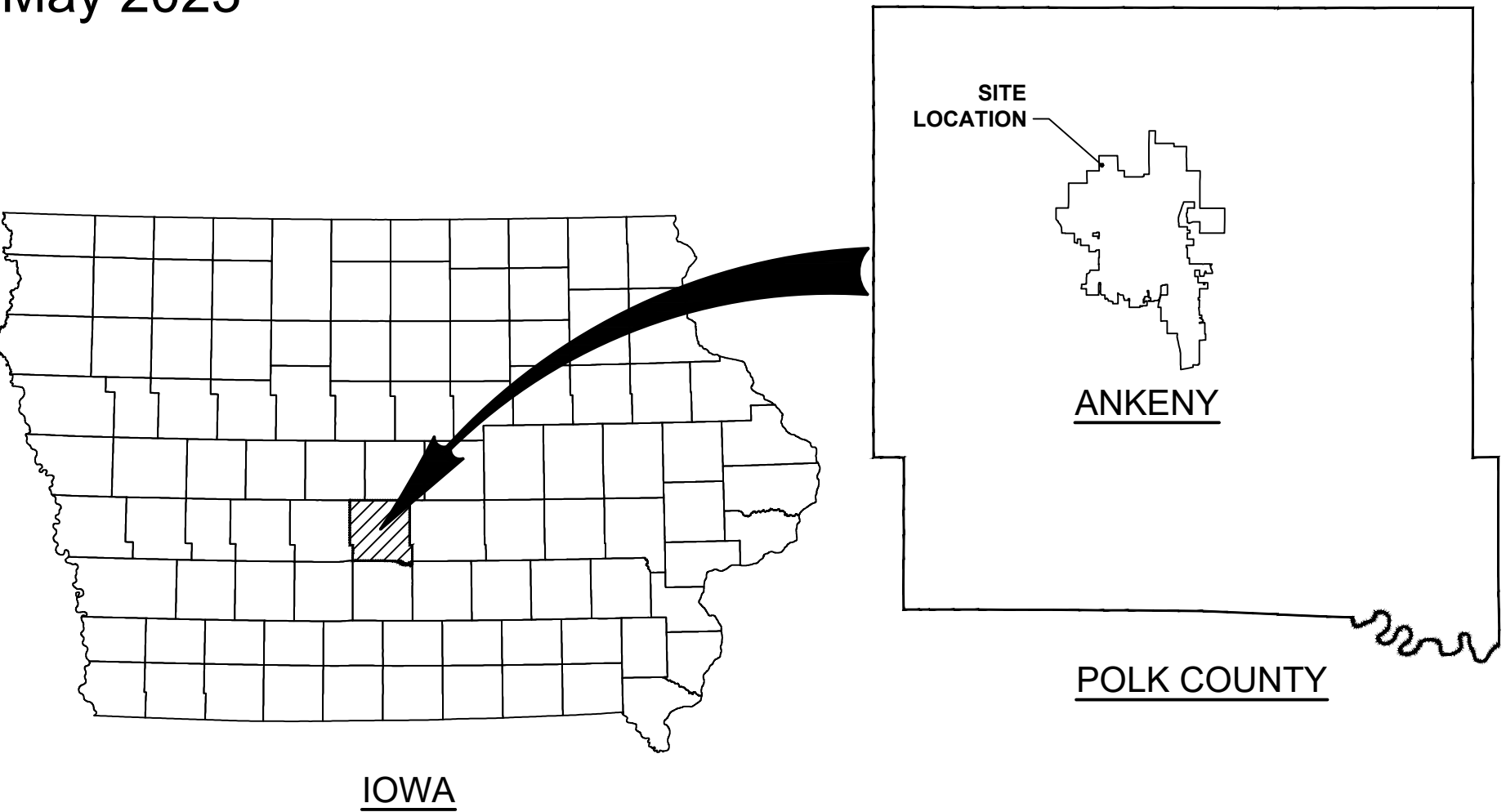


Contract Drawings For

CITY OF ANKENY POLK COUNTY, IOWA NW IRVINEDALE DRIVE - ELEVATED WATER STORAGE TANK

Project No.
10345779

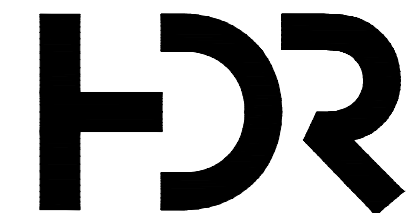
Issued for Bid Set
May 2023



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES IN IOWA, CALL 1-800-292-8989.

	CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA <i>Robbie J. Baker</i> 05-10-2023 ROBBIE J. BAKER MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024. PAGES OR SHEETS COVERED BY THIS SEAL: 00G000, 00G001, 00G002, 00G003, 00G004, 00G005, 02D501, 02D502, 10D101, 20U101, 20U301, 21U101, 21U301, 30U102
	CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA <i>Gary A. Norton</i> 05-10-2023 GARY A. NORTON MY LICENSE RENEWAL DATE DECEMBER 31, 2023. PAGES OR SHEETS COVERED BY THIS SEAL: 02C501, 10C101, 10C102, 10C103, 10C104, 10C105, 10C106, 10C107
	CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA <i>David L. Wiseman</i> 05-10-2023 DAVID L. WISEMAN MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024. PAGES OR SHEETS COVERED BY THIS SEAL: 02S001, 02S501, 30U101
	CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA <i>Kevin Vander Kolk</i> 05-10-2023 KEVIN VANDER KOLK MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024. PAGES OR SHEETS COVERED BY THIS SEAL: 02E501, 02E502, 10E101, 20E101, 20E601, 21E101
	CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA <i>Andrew P. Gorham</i> 05-10-2023 ANDREW P. GORHAM MY LICENSE RENEWAL DATE IS JUNE 30, 2024. PAGES OR SHEETS COVERED BY THIS SEAL: 10L101, 10L501

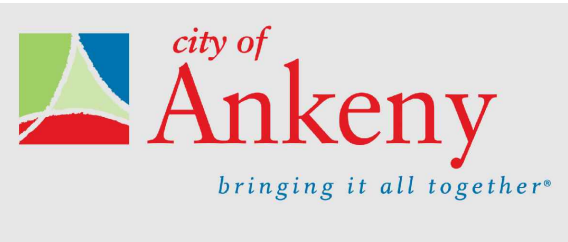
00G001.dwg
7/27/2023 3:34 PM
Keyhill, Pat



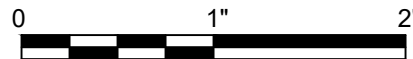
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



GENERAL
SHEET INDEX

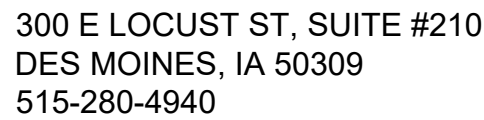
FILENAME	00G001.dwg
SCALE	NONE

SHEET
00G001

INDEX OF DRAWINGS

SHEET	FILE	(00) - GENERAL
1	00G000	COVER SHEET
2	00G001	SHEET INDEX
3	00G002	GENERAL ABBREVIATIONS
4	00G003	GENERAL SYMBOLS, PIPING SYSTEMS AND EQUIPMENT IDENTIFICATION LEGEND
5	00G004	GENERAL ELECTRICAL LEGEND
6	00G005	GENERAL INSTRUMENTATION LEGEND
SHEET	FILE	(02) - STANDARD DETAILS
7	02C501	SITE DETAILS
8	02S001	STRUCTURAL NOTES
9	02S501	TYPICAL CONCRETE DETAILS
10	02D501	WATER MAIN PIPING AND APPURTENANCES DETAILS
11	02D502	WATER MAIN PIPING AND APPURTENANCES DETAILS
12	02E501	ELECTRICAL DETAILS
13	02E502	ELECTRICAL DETAILS
SHEET	FILE	(10) - SITE PLANNING
14	10V101	EXISTING CONDITIONS AND SURVEY - NORTH
15	10V102	EXISTING CONDITIONS AND SURVEY - SOUTH
16	10C101	SITE LAYOUT PLAN NORTH
17	10C102	SITE LAYOUT PLAN SOUTH
18	10C103	SITE GRADING AND DRAINAGE PLAN - NORTH
19	10C104	SITE GRADING AND DRAINAGE PLAN - SOUTH
20	10C105	STORM WATER POLLUTION PREVENTION PLAN - NORTH
21	10C106	STORM WATER POLLUTION PREVENTION PLAN - SOUTH
22	10C107	POST CONSTRUCTION STORM MANAGEMENT PLAN
23	10L101	SITE LANDSCAPE PLAN
24	10L501	LANDSCAPE DETAILS
25	10D101	SITE PIPING PLAN
26	10D801	SANITARY SEWER LINE A - PLAN & PROFILE
27	10E101	SITE ELECTRICAL PLAN
SHEET	FILE	(20) - COMPOSITE ELEVATED STORAGE TANK (BASE BID)
28	20U101	STRUCTURAL AND PROCESS - PLANS
29	20U301	STRUCTURAL AND PROCESS - SECTION AND ELEVATION
30	20E101	ELECTRICAL PLAN AND SECTION
31	20E601	ONE LINE DIAGRAM AND SCHEDULE
SHEET	FILE	(21) - HYDROPILLAR ELEVATED STORAGE TANK (BID ALTERNATE NO. 1)
32	21U101	STRUCTURAL AND PROCESS - PLANS
33	21U301	STRUCTURAL AND PROCESS - SECTION AND ELEVATION
34	21E101	ELECTRICAL PLAN AND SECTION
SHEET	FILE	(30) - BULK WATER SALES STATION
35	30U101	FOUNDATION PLAN, SECTIONS & DETAILS
36	30U102	PROCESS AND ELECTRICAL - PLANS & SECTIONS

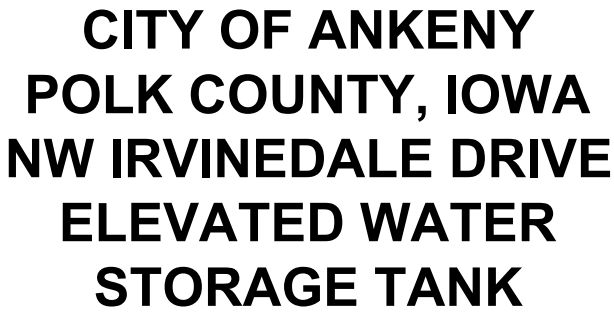
00G002.dwg
5/10/2023 5:0



PROJECT MANAGER R. BAKER

PROCESS | R. BAKER

PROJECT NUMBER	10345779
----------------	----------



FILE NAME	00G002.dwg
------------------	------------

SCALE | NONE

00G002

1	2	3	4	5	6	7	8
SITE PLAN SYMBOLOGY		MATERIALS IN PLAN/SECTION		GENERAL SYMBOLOGY		IDENTIFICATION SYMBOLOGY	
HORIZONTAL CP-X, CONTROL POINT BENCHMARK IDENTIFICATION AND APPROXIMATE LOCATION OF SOIL TEST HOLE MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED PLATTED MEASURED UTILITY POLE UTILITY POLE W/ LIGHT BRACE POLE BREAKER BOX ELECTRICAL BOX YARD LIGHT DEADMAN ANCHOR OHE OVERHEAD POWER LINE UGE UNDERGROUND ELECTRIC LINE G UNDERGROUND GAS LINE WATER LINE VALVE WATER MANHOLE WATER METER FIRE HYDRANT W WATER LINE SANITARY SEWER MANHOLE SS SANITARY SEWER CLEAN-OUT SS SANITARY SEWER LINE STORM SEWER MANHOLE TELEPHONE PEDESTAL T UNDERGROUND TELEPHONE LINE FO UNDERGROUND FIBER OPTIC CABLE STREET SIGN BUSINESS SIGN STEEL BOLLARD FP FLAG POLE MB MAIL BOX DP DECORATIVE BLUE PIPE SP SENSOR POLE GP GATE POST CHAIN LINK FENCE WROUGHT IRON FENCE 20" DECIDUOUS TREE W/ SIZE 24" EVERGREEN TREE W/ SIZE BUSH TREE STUMP 1' CONTOUR INTERVAL 71.99 71.70 SPOT ELEVATION AT TOP AND FLOWLINE OF CURB (ADD 1200) X 995.05 SPOT ELEVATION AT GROUND/PAVEMENT B/B BACK OF CURB TO BACK OF CURB RIGHT OF WAY CIP CAST IRON PIPE CON CONCRETE PIPE CS CENTRAL SERVICE DIP DUCTILE IRON PIPE DRN DRAIN OVFL OVERFLOW PWC POTABLE WATER COLD SAN SANITARY (GRAVITY) SMP SAMPLE STM STORM TR TRANSITE VT VENT WH WEST HILLS WTR POTABLE WATER ACOUSTICAL CEILING TILE (SECTION) ASPHALT (PLAN OR SMALL SCALE SECTION) ASPHALT (LARGE SCALE SECTION) BATT INSULATION (SECTION) BRICK MASONRY (PLAN/SECTION) CHECKERED PLATE (PLAN) CONCRETE (PLAN/SECTION) CONCRETE MASONRY (PLAN/SECTION) DEMOLITION (PLAN/SECTION) EARTH (SECTION) FILTER POINT MAT (PLAN) FINISHED WOOD (SECTION) GLU-LAM LUMBER (SECTION) GRANULAR FILL (SECTION) GRATING (SECTION) GRATING (PLAN) GRAVEL GROUT (SECTION) GYPSUM BOARD (SECTION) METAL (SECTION) ORIENTED STRAND BOARD (SECTION) PARTICLE BOARD (SECTION) PLYWOOD (LARGE SCALE SECTION) PLYWOOD (SMALL SCALE SECTION) PRECAST CONCRETE (PLAN/SECTION) RIGID INSULATION (SECTION) RIPRAP (PLAN/SECTION) SAND (SECTION) SOD (SECTION) WEEP JOINT MORTAR PROTECTION SYSTEM (SECTION) WOOD - CONTINUOUS (SECTION) WOOD BLOCKING (SECTION) ARROW INDICATES DIRECTION OF PLAN NORTH NORTH ARROW PLAN 1/4" = 1'-0" PLAN TITLE ARROW INDICATES DIRECTION OF SECTION CUT SECTION LETTER SHEET WHERE SECTION IS LOCATED FULL BUILDING SECTION CUT MARKER SECTION LETTER FLAG INDICATES DIRECTION OF SECTION CUT SHEET WHERE SECTION IS LOCATED SECTION CUT MARKER SECTION LETTER 3/8" = 1'-0" SHEET WHERE SECTION VIEW IS FIRST CUT * SECTION TITLE DETAIL MARKER FOR REFERENCING DETAILS INCLUDED IN DRAWING SET. DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED * DETAIL MARKER DETAIL MARKER FOR REFERENCING DETAILS INCLUDED IN DRAWING SET. DETAIL NUMBER 1/4" = 1'-0" SHEET WHERE DETAIL IS LOCATED * DETAIL TITLE SINGLE ELEVATION OR PHOTO MARKER MULTIPLE ELEVATION OR PHOTO MARKER ELEVATION 3" = 1'-0" SHEET WHERE POINT OF VIEW MARKER CAN BE FOUND * ELEVATION TITLE TARGET ELEVATION ARCHITECTURAL ROOM NAME XX-XX ROOM NUMBER DOOR NUMBER COLUMN GRID LINE WALL TYPE WINDOW TYPE LOUVER ACCESSORY, FURNITURE, AND MISCELLANEOUS EQUIPMENT IDENTIFIER KEY NOTE DESIGNATION KEY NOTE NUMBER GENERAL NOTES: 1. THIS IS A STANDARD SHEET SHOWING COMMON SYMBOLS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT. 2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE. PIPING: FIGURE 36-PL EXAMPLE LINE SIZE 36" SERVICE PLANT EFFLUENT EXISTING PIPING: FIGURE 6-DIP-SCC EXAMPLE LINE SIZE 6" MATERIAL DUCTILE IRON PIPE SERVICE SCUM EQUIPMENT TAG NUMBERS: AAEEE-SSS PROCESS AREA EQUIPMENT ABBREVIATION SEQUENTIAL NUMBER SHEET NAMING CONVENTION AREA DESIGNATION TO BE EDITED ON AN A PROJECT BASIS. TO BE DETERMINED BY THE PROJECT MANAGER, THEN ADDED TO THE GENERAL LEGEND. EXAMPLE: 00 GENERAL 02 STANDARD DETAILS 10 SITE PLANNING 20 COMPOSITE ELEVATED STORAGE TANK (BASE BID) 21 HYDROPILLAR ELEVATED STORAGE TANK (BID ALTERNATE NO. 1) 30 BULK WATER SALES STATION DISCIPLINE DESIGNATOR & DISCIPLINE ORDER G GENERAL V SURVEYING/MAPPING X DEMOLITION C CIVIL L LANDSCAPING U MULTI-DISCIPLINE S STRUCTURAL A ARCHITECTURAL D PROCESS M MECHANICAL (HVAC) P PLUMBING F FIRE PROTECTION E ELECTRICAL Y INSTRUMENTATION DRAWING TYPE DESIGNATOR 0 GENERAL (SYMBOLS, LEGENDS) 1 PLANS 2 ELEVATIONS 3 SECTIONS 4 LARGE SCALE VIEWS 5 DETAILS 6 SCHEDULES AND DIAGRAMS 8 PROFILES 9 3D REPRESENTATIONS EXAMPLE SITE LAYOUT PLAN (10C101) SITE PLANNING, CIVIL, PLAN VIEW, SHEET 01 1 0 AREA 10 AREA DESIGNATION C CIVIL DISCIPLINE DISCIPLINE DESIGNATOR 1 PLAN TYPE SHEET TYPE DESIGNATOR 0 1 SHEET NUMBER 01 SHEET NUMBER 1 0 C 1 0 1 SAMPLE SHEET NUMBER Keyhill, Pat 00G003.dwg 5/10/2023 5:07 PM							

PIPING SYSTEMS

CIP
CAST IRON PIPE

CON
CONCRETE PIPE

CS
CENTRAL SERVICE

DIP
DUCTILE IRON PIPE

DRN
DRAIN

OVFL
OVERFLOW

PWC
POTABLE WATER COLD

SAN
SANITARY (GRAVITY)

SMP
SAMPLE STORM

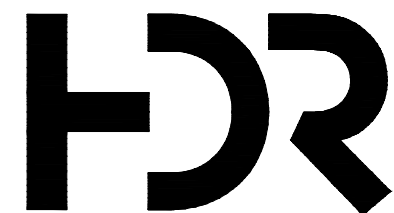
STM
TRANSITE

TR
VENT

WH
WEST HILLS

WTR
POTABLE WATER

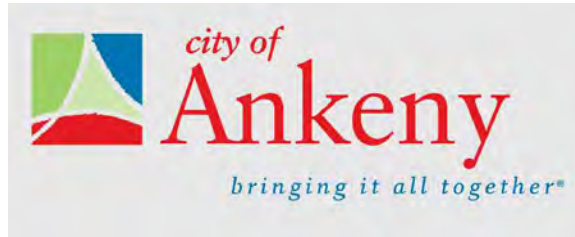
00G003.dwg
5/10/2023 5:07 PM
Keyhill_Pat



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

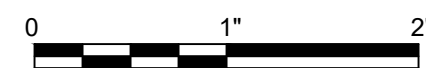
ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

GENERAL
SYMBOLS, PIPING SYSTEMS
AND EQUIPMENT IDENTIFICATION LEGEND

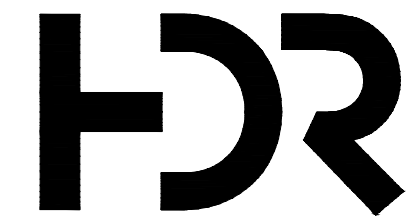


FILENAME | 00G003.dwg
SCALE | NONE

SHEET
00G003

00G004.dwg
5/10/2023 5:07 PM

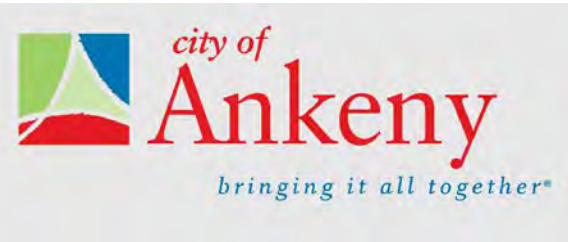
Keyhill, Pat



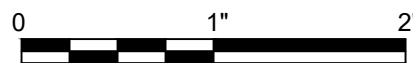
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779

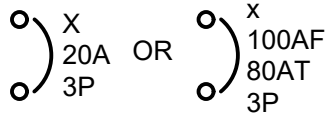
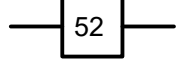
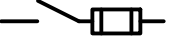
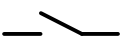
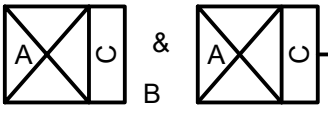
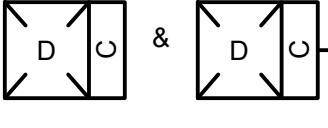
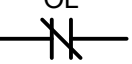
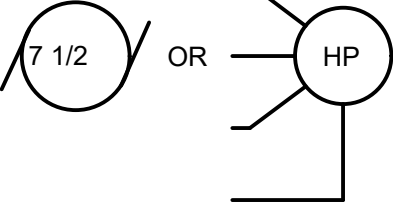
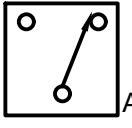
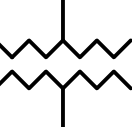
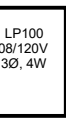
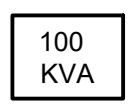
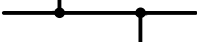
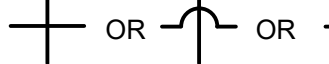
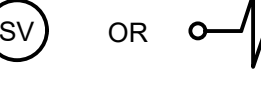
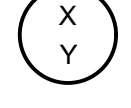
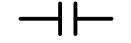
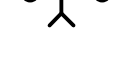
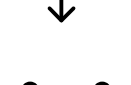
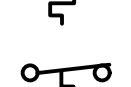
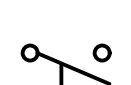
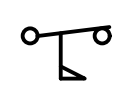
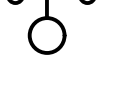
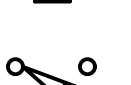
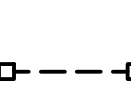
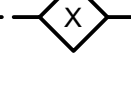
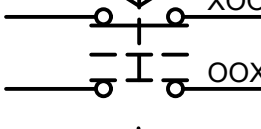
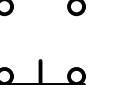
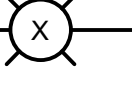
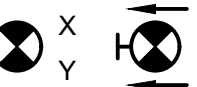
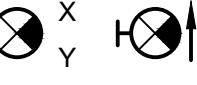
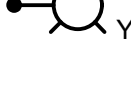
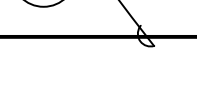
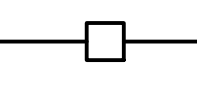
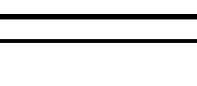


CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

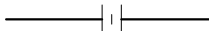
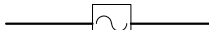
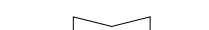
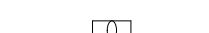
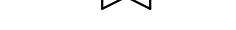
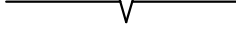
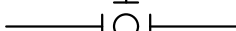
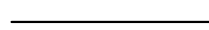
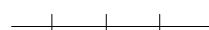
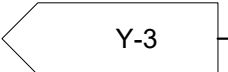


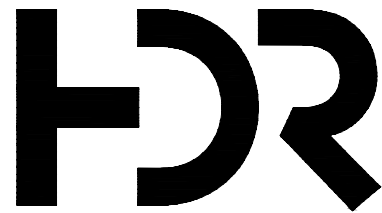
FILENAME | 00G004.dwg
SCALE | NONE

SHEET
00G004

 LOW - VOLTAGE CIRCUIT BREAKER (CB). RATINGS AND NO. OF POLES AS SHOWN. WHEN SPECIFIC TYPE IS REQUIRED, X INDICATES TYPE. TYPES: MCCB - MOLDED CASE ICCB - INSULATED CASE LVP - LOW - VOLTAGE POWER MCP - MOTOR CIRCUIT PROTECTOR (RATING PER CONNECTED LOAD)  SEPARATELY MOUNTED CIRCUIT BREAKER; SEE ELECTRICAL ONE - LINE DIAGRAM OR SCHEDULE FOR DESCRIPTION  GROUND FAULT PROTECTION  MEDIUM - VOLTAGE CIRCUIT BREAKER  FUSE, SIZE, AND NUMBER OF FUSES AS NOTED  FUSED CUTOUT, CURRENT RATING, FUSE SIZE, AND NUMBER OF POLES AS NOTED  FUSIBLE SWITCH, CURRENT RATING, FUSE SIZE, AND QUANTITY AS NOTED  NON-FUSED SWITCH, CURRENT RATING, AND NUMBER OF POLES AS NOTED  DISCONNECT OR DRAWOUT CONNECTION  MAGNETIC MOTOR STARTER AND SEPARATELY MOUNTED COMBINATION MAGNETIC MOTOR STARTER  MOTOR CONTROLLER AND SEPARATELY MOUNTED MOTOR CONTROLLER WITH SHORT CIRCUIT PROTECTION AND DISCONNECT MOTOR STARTER AND CONTROLLER SUBSCRIPTS: A - MAGNETIC STARTER NEMA SIZE B - STARTER TYPE NONE - FULL VOLTAGE NON-REVERSING (FVNR) FVR - FULL VOLTAGE REVERSING 2S - TWO SPEED RVAT - REDUCED VOLTAGE AUTO TRANSFORMER C - CONTROL DIAGRAM OR CONTROLS SCHEDULE NUMBER (IF REQUIRED) D - CONTROLLER TYPE VFD - VARIABLE FREQUENCY DRIVE SS - SOLID STATE  SEPARATELY MOUNTED COMBINATION MOTOR STARTER OR CONTROLLER; SEE ELECTRICAL ONE - LINE DIAGRAM OR SCHEDULE FOR DESCRIPTION  THERMAL OVERLOAD ELEMENT  THERMAL OVERLOAD RELAY CONTACT  DISCONNECT OR SAFETY SWITCH, 30A, 3P, NON-FUSED UNLESS OTHERWISE NOTED  MOTOR WITH DESIGN HORSEPOWER (WHEN INDICATED)  GENERATOR  TRANSFER SWITCH, CURRENT RATING, AND NUMBER OF POLES AS NOTED ATS - AUTOMATIC MTS - MANUAL  TRANSFORMER Δ 3-PHASE, 3-WIRE DELTA CONNECTION Y 3-PHASE, 4-WIRE GROUNDWED WYE CONNECTION  SWITCHBOARD OR PANELBOARD; NAME, VOLTAGE, PHASE, NUMBER OF WIRES WHEN INDICATED		 NON-MOTOR LOAD WITH DESIGN KVA, KW, OR AMP  CONTROL POWER TRANSFORMER (CPT)  VOLTAGE TRANSFORMER (VT OR PT)  CURRENT TRANSFORMER (CT)  UTILITY WATT-HOUR METER PER UTILITY REQUIREMENTS  DIGITAL METERING PACKAGE  RUN TIME METER  GROUND  LIGHTNING ARRESTER  LOW VOLTAGE SURGE PROTECTIVE DEVICE  ELECTRICAL CONNECTION  NO ELECTRICAL CONNECTION  SOLENOID VALVE  CONTROL/RELAY COIL; X INDICATES TYPE, Y INDICATES LOOP NO. WHEN USED TYPES: CR - CONTROL RELAY DP - DEFINITE PURPOSE RELAY LC - LIGHTING CONTACTOR M - MOTOR STARTER PC - PHOTO CELL TC - TIME CLOCK TR - TIMING RELAY  NORMALLY OPEN CONTACT (N.O.)  NORMALLY CLOSED CONTACT (N.C.)  NORMALLY OPEN TIME DELAY RELAY CONTACT WITH TIME DELAY ON CLOSING AFTER COIL IS ENERGIZED  NORMALLY CLOSED TIME DELAY RELAY CONTACT WITH TIME DELAY ON OPENING AFTER COIL IS ENERGIZED  NORMALLY OPEN TIME DELAY RELAY CONTACT WITH TIME DELAY ON OPENING AFTER COIL IS DE-ENERGIZED  NORMALLY CLOSED TIME DELAY RELAY CONTACT WITH TIME DELAY ON CLOSING AFTER COIL IS DE-ENERGIZED  NORMALLY OPEN TEMPERATURE SWITCH; CLOSE ON RISING TEMPERATURE  NORMALLY CLOSED TEMPERATURE SWITCH; OPEN ON RISING TEMPERATURE  NORMALLY OPEN FLOW SWITCH; CLOSE ON INCREASING FLOW  NORMALLY CLOSED FLOW SWITCH; OPEN ON INCREASING FLOW		 NORMALLY OPEN LEVEL SWITCH, CLOSE ON RISING LEVEL  NORMALLY CLOSED LEVEL SWITCH, OPEN ON RISING LEVEL  NORMALLY OPEN PRESSURE SWITCH, CLOSE ON INCREASING PRESSURE  NORMALLY CLOSED PRESSURE SWITCH, OPEN ON INCREASING PRESSURE  NORMALLY OPEN LIMIT SWITCH, CLOSE ON REACHING LIMIT  NORMALLY CLOSED LIMIT SWITCH, OPEN ON REACHING LIMIT  FIELD WIRING EXTERNAL TO CONTROL PANEL  INTERLOCK; X INDICATES TYPE TYPES: E - ELECTRICAL M - MECHANICAL K - KEY  3 POSITION SELECTOR SWITCH, MAINTAINED CONTACTS; UNLESS OTHERWISE NOTED, 2-POSITION SIMILAR  NORMALLY OPEN PUSHBUTTON, MOMENTARY CONTACT UNLESS OTHERWISE NOTED  NORMALLY CLOSED PUSHBUTTON, MOMENTARY CONTACT UNLESS OTHERWISE NOTED  INDICATING LIGHT, X INDICATES LENS COLOR  PUSH TO TEST INDICATING LIGHT, X INDICATES LENS COLOR LENS COLORS: R - RED Y - YELLOW W G - GREEN - WHITE A - B - BLUE AMBER  TRANSFORMER  SELECTOR SWITCH  PUSHBUTTON  INSTRUMENTATION/CONTROL DEVICE  CONTROL PANEL INTEGRAL OR PROVIDED WITH ASSOCIATED EQUIPMENT  CONTROL PANEL WITH DISCONNECT SWITCH INTEGRAL OR PROVIDED WITH ASSOCIATED EQUIPMENT  JUNCTION OR PULL BOX  ELECTRICAL EQUIPMENT ENCLOSURE: PANELBOARD, SWITCHBOARD, MOTOR CONTROL CENTER, CONTROL PANEL, OR OTHER EQUIPMENT AS INDICATED  PHOTOCELL  CEILING/PENDANT-MOUNTED LUMINAIRE  WALL-MOUNTED LUMINAIRE  CEILING-MOUNTED LUMINAIRE  WALL-MOUNTED LUMINAIRE  CEILING/PENDANT-MOUNTED LUMINAIRE NORMAL/EMERGENCY  WALL-MOUNTED LUMINAIRE NORMAL/EMERGENCY  EMERGENCY LIGHT, 2 ATTACHED HEADS AS SHOWN  EMERGENCY LIGHT, REMOTE MOUNTED HEAD		 DOUBLE-FACED CEILING OR WALL-MOUNTED EXIT LIGHT; DIRECTIONAL ARROWS (IF REQUIRED) AS INDICATED ON PLANS  SINGLE-FACED CEILING OR WALL-MOUNTED EXIT LIGHT; DIRECTIONAL ARROWS (IF REQUIRED) AS INDICATED ON PLANS  AREA OR ROADWAY LIGHT - POLE-MOUNTED  LIGHTING FIXTURE SUBSCRIPTS: X - INDICATES FIXTURE TYPE PER LIGHTING FIXTURE SCHEDULE Y - INDICATES CIRCUIT NUMBER FROM PANELBOARD Z - INDICATES CONTROLLING SWITCH (IF REQUIRED)  TOGGLE SWITCH SUBSCRIPTS: X - INDICATES TYPE NONE - SINGLE POLE 3 - THREE-WAY 4 - FOUR-WAY HP - TOGGLE SWITCH, HORSEPOWER RATED K - KEY SWITCH TE - MANUAL MOTOR STARTER WITH THERMAL ELEMENT P - PILOT LIGHT L - LIGHTED HANDLE Y - INDICATES CONTROLLING SWITCH (IF REQUIRED)  PIR OCCUPANCY SENSOR, EQUAL TO WATTSTOPPER PW-100  SPECIAL-PURPOSE RECEPTACLE AS DEFINED ON PLANS  PLUG-IN RECEPTACLE STRIP, QUANTITY AND SPACING OF RECEPTACLES AS NOTED OR SPECIFIED  TELECOMMUNICATIONS OUTLET JUNCTION BOX  DUPLEX RECEPTACLE, NEMA 5-20R  DUPLEX RECEPTACLE, NEMA 5-20R, GFCI SUBSCRIPTS: X - INDICATES TYPE WP - WEATHERPROOF  CONDUIT TURNING UP  CONDUIT TURNING DOWN  HOME RUN TO PANEL, 2 #12, 1 #12G IN 3/4" UNLESS OTHERWISE NOTED  CIRCUIT RUN BETWEEN DEVICES EXPOSED IN NON-ARCHITECTURALLY FINISHED AREAS; CONCEALED IN ARCHITECTURALLY FINISHED AREAS. CONDUIT AND CONDUCTOR SIZES SHALL BE THE SAME AS THE HOMERUN FOR THE CIRCUIT.  CONDUIT RUN BETWEEN DEVICES CONCEALED IN NON-ARCHITECTURALLY FINISHED AREAS OR UNDER FLOOR SLAB. CONDUIT AND CONDUCTOR SIZES SHALL BE THE SAME AS THE HOMERUN FOR THE CIRCUIT.  CIRCUIT HASH MARKS (WHEN INDICATED); SHORT, LONG, SHORT, ANGLED REPRESENT PHASE, NEUTRAL, SWITCHED LEG, AND EQUIPMENT GROUND. RESPECTIVELY. #12 IN 3/4" CONDUIT UNLESS OTHERWISE INDICATED.  CIRCUIT CONTINUATION  CONDUIT STUBBED OUT AND CAPPED  CONDUIT TAG OR CIRCUIT NUMBER - WIRE AND CONDUIT SIZE AS SPECIFIED IN CIRCUIT SCHEDULE ON THE SHEETS  GROUND CABLE  GROUND ROD  FIRE ALARM ANNUNCIATOR FIRE ALARM CONTROL PANEL FIRE ALARM MANUAL PULL STATION UNDERGROUND CIRCUIT		 FIRE ALARM CONTROL RELAY  FIRE ALARM CONTACT, FLOW SWITCH  FIRE ALARM CONTACT, TAMPER SWITCH  FIRE ALARM CONTACT, PRESSURE SWITCH  SMOKE AND DUCT DETECTOR SUBSCRIPT: I - IONIZATION TYPE P - PHOTOELECTRIC TYPE  HEAT DETECTOR SUBSCRIPT: R/C - RATE COMPENSATION R/F - COMBINATION RATE OF RISE AND FIXED TEMP R - RATE OF RISE F - FIXED  ALARM BELL  ALARM HORN  ALARM FLASHING LIGHT  ALARM BELL AND FLASHING LIGHT COMBINATION UNIT  ALARM HORN AND FLASHING LIGHT COMBINATION UNIT SUBSCRIPT: NONE - GENERAL ALARM DEVICE F - FIRE ALARM DEVICE		GENERAL NOTES: 1. THIS IS A STANDARD ELECTRICAL SYMBOLOGY SHEET. NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT. 2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE. 3. SEE P&ID LEGEND SHEET FOR PROJECT-SPECIFIC EQUIPMENT SYMBOLS, EQUIPMENT ABBREVIATIONS, AND PIPING SYSTEM ABBREVIATIONS.	
---	--	---	--	--	--	---	--	--	--	--	--

00G005.dwg
5/10/2023 5:07 PM
Keyhill, Pat

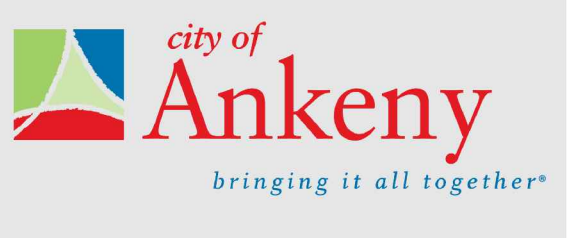
1	2	3	4	5	6	7	8																																																																																																																																																																								
PRIMARY ELEMENT SYMBOLOGY		INSTRUMENT SYMBOLOGY		INSTRUMENT IDENTIFICATION LETTERS		CONTROL SWITCH NOTATION ABBREVIATIONS		MISCELLANEOUS SYMBOLOGY																																																																																																																																																																							
 ORIFICE PLATE  PITOT TUBE OR ANNUBAR  ROTOMETER  SONIC OR ULTRASONIC FLOWMETER  MAGNETIC FLOWMETER  MASS DISPERSION FLOWMETER  FLUME  WEIR  PROPELLER OR TURBINE METER  VENTURI TUBE  FLOAT SWITCH  TEMPERATURE ELEMENT WITH THERMOWELL  SIGHT FLOW GLASS		 LOCALLY MOUNTED FIELD INSTRUMENTATION  MOUNTED ON PANEL FRONT  MOUNTED INSIDE PANEL  FRONT PANEL MOUNTED ON AUXILIARY PANEL (SUBSCRIPT INDICATES PANEL)  MOUNTED INSIDE AUXILIARY PANEL  PILOT LIGHT  INSTRUMENT FUNCTIONS SHARING COMMON HOUSING  COMPLEX INTERLOCK AS DEFINED IN CONTROL DIAGRAM OR IN SPECIFICATIONS  SHARED DISPLAY, SHARED CONTROL, FIELD MOUNTED  SHARED DISPLAY, SHARED CONTROL, PRIMARY LOCATION - NORMALLY ACCESSIBLE TO OPERATOR  PROGRAMMABLE LOGIC CONTROL, PRIMARY LOCATION - NORMALLY ACCESSIBLE TO OPERATOR  PROGRAMMABLE LOGIC CONTROL, FIELD MOUNTED		<table><tr><th rowspan="2"></th><th colspan="2">FIRST LETTER</th><th colspan="3">SUCCEEDING LETTERS</th></tr><tr><th>MEASURED OR INITIATING VARIABLE</th><th>MODIFIER</th><th>READOUT OR PASSIVE FUNCTION</th><th>OUTPUT FUNCTION</th><th>MODIFIER</th></tr><tr><td>A</td><td>ANALYSIS</td><td></td><td>ALARM</td><td></td><td></td></tr><tr><td>B</td><td>BURNER, COMBUSTION</td><td></td><td>USER'S CHOICE</td><td>USER'S CHOICE</td><td>USER'S CHOICE</td></tr><tr><td>C</td><td>USERS CHOICE</td><td></td><td></td><td>CONTROL</td><td>CLOSED</td></tr><tr><td>D</td><td>USERS CHOICE</td><td>DIFFERENTIAL</td><td></td><td></td><td></td></tr><tr><td>E</td><td>VOLTAGE</td><td></td><td>SENSOR (PRIMARY ELEMENT)</td><td></td><td></td></tr><tr><td>F</td><td>FLOW RATE</td><td>RATIO (FRACTION)</td><td></td><td></td><td></td></tr><tr><td>G</td><td>USER'S CHOICE</td><td></td><td>GLASS, VIEWING DEVICE</td><td></td><td></td></tr><tr><td>H</td><td>HAND</td><td></td><td></td><td></td><td>HIGH</td></tr><tr><td>I</td><td>CURRENT (ELECTRICAL)</td><td></td><td>INDICATE</td><td></td><td></td></tr><tr><td>J</td><td>POWER</td><td>SCAN</td><td></td><td></td><td></td></tr><tr><td>K</td><td>TIME, TIME SCHEDULE</td><td>TIME; RATE OF CHANGE</td><td></td><td>CONTROL STATION</td><td></td></tr><tr><td>L</td><td>LEVEL</td><td></td><td>LIGHT</td><td></td><td>LOW</td></tr><tr><td>M</td><td>USER'S CHOICE</td><td>MOMENTARY</td><td></td><td></td><td>MIDDLE, INTERMEDIATE</td></tr><tr><td>N</td><td>USER'S CHOICE</td><td></td><td>USER'S CHOICE</td><td>USER'S CHOICE</td><td>USER'S CHOICE</td></tr><tr><td>O</td><td>USER'S CHOICE</td><td></td><td>ORIFICE, RESTRICTION</td><td></td><td></td></tr><tr><td>P</td><td>PRESSURE, VACUUM</td><td></td><td>POINT (TEST) CONNECTION</td><td></td><td></td></tr><tr><td>Q</td><td>QUANTITY</td><td>INTEGRATE, TOTALIZE</td><td></td><td></td><td></td></tr><tr><td>R</td><td>RADIATION</td><td></td><td>RECORD</td><td></td><td></td></tr><tr><td>S</td><td>SPEED, FREQUENCY</td><td>SAFETY</td><td></td><td>SWITCH</td><td></td></tr><tr><td>T</td><td>TEMPERATURE</td><td></td><td></td><td>TRANSMIT</td><td></td></tr><tr><td>U</td><td>MULTIVARIABLE</td><td></td><td>MULTIFUNCTION</td><td>MULTIFUNCTION</td><td>MULTIFUNCTION</td></tr><tr><td>V</td><td>VIBRATION, MECH. ANALYSIS</td><td></td><td></td><td>VALVE, DAMPER, LOUVER</td><td></td></tr><tr><td>W</td><td>WEIGHT, FORCE</td><td></td><td>WELL</td><td></td><td></td></tr><tr><td>X</td><td>UNCLASSIFIED</td><td>X AXIS</td><td>UNCLASSIFIED</td><td>UNCLASSIFIED</td><td>UNCLASSIFIED</td></tr><tr><td>Y</td><td>EVENT, STATE OR PRESENCE</td><td>Y AXIS</td><td></td><td>RELAY, COMPUTE, CONVERT</td><td></td></tr><tr><td>Z</td><td>POSITION, DIMENSION</td><td>Z AXIS</td><td></td><td>DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT</td><td></td></tr></table>			FIRST LETTER		SUCCEEDING LETTERS			MEASURED OR INITIATING VARIABLE	MODIFIER	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER	A	ANALYSIS		ALARM			B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE	C	USERS CHOICE			CONTROL	CLOSED	D	USERS CHOICE	DIFFERENTIAL				E	VOLTAGE		SENSOR (PRIMARY ELEMENT)			F	FLOW RATE	RATIO (FRACTION)				G	USER'S CHOICE		GLASS, VIEWING DEVICE			H	HAND				HIGH	I	CURRENT (ELECTRICAL)		INDICATE			J	POWER	SCAN				K	TIME, TIME SCHEDULE	TIME; RATE OF CHANGE		CONTROL STATION		L	LEVEL		LIGHT		LOW	M	USER'S CHOICE	MOMENTARY			MIDDLE, INTERMEDIATE	N	USER'S CHOICE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE	O	USER'S CHOICE		ORIFICE, RESTRICTION			P	PRESSURE, VACUUM		POINT (TEST) CONNECTION			Q	QUANTITY	INTEGRATE, TOTALIZE				R	RADIATION		RECORD			S	SPEED, FREQUENCY	SAFETY		SWITCH		T	TEMPERATURE			TRANSMIT		U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION	V	VIBRATION, MECH. ANALYSIS			VALVE, DAMPER, LOUVER		W	WEIGHT, FORCE		WELL			X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	Y	EVENT, STATE OR PRESENCE	Y AXIS		RELAY, COMPUTE, CONVERT		Z	POSITION, DIMENSION	Z AXIS		DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT		 ACK ESTOP FAIL FOR FR FS HA HOA HOR LL LLS LOR LR LS MA OAC OC OO OSC RJ RJR SIL SS ACKNOWLEDGE EMERGENCY STOP FAILURE FORWARD-OFF-REVERSE FORWARD-REVERSE FAST-SLOW HAND-AUTO HAND-OFF-AUTO HAND-OFF-REMOTE LEAD-LAG LEAD-LAG-STANDBY LOCAL-OFF-REMOTE LOCAL-REMOTE LEAD-STANDBY MANUAL-AUTO OPEN-AUTO-CLOSE OPEN-CLOSE ON-OFF OPEN-STOP-CLOSE RUN-JOG RUN-JOG-REVERSE SILENCE START-STOP VALVES  BALL VALVE  BUTTERFLY VALVE  CONE VALVE  CHECK VALVE  DOUBLE-DISK CHECK VALVE  BALL CHECK VALVE  DIAPHRAGM VALVE  GATE VALVE  GLOBE VALVE  KNIFE GATE VALVE  NEEDLE VALVE  PINCH VALVE  PLUG VALVE  THREE-WAY BALL VALVE  THREE-WAY PLUG VALVE  PRESSURE-REDUCING VALVE  PRESSURE-REGULATING VALVE  THREE-WAY CONTROL VALVE  PRESSURE-RELIEF VALVE  AIR-RELEASE VACUUM VALVE A = AIR RELEASE VAC = VACUUM		
	FIRST LETTER		SUCCEEDING LETTERS																																																																																																																																																																												
	MEASURED OR INITIATING VARIABLE	MODIFIER	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER																																																																																																																																																																										
A	ANALYSIS		ALARM																																																																																																																																																																												
B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE																																																																																																																																																																										
C	USERS CHOICE			CONTROL	CLOSED																																																																																																																																																																										
D	USERS CHOICE	DIFFERENTIAL																																																																																																																																																																													
E	VOLTAGE		SENSOR (PRIMARY ELEMENT)																																																																																																																																																																												
F	FLOW RATE	RATIO (FRACTION)																																																																																																																																																																													
G	USER'S CHOICE		GLASS, VIEWING DEVICE																																																																																																																																																																												
H	HAND				HIGH																																																																																																																																																																										
I	CURRENT (ELECTRICAL)		INDICATE																																																																																																																																																																												
J	POWER	SCAN																																																																																																																																																																													
K	TIME, TIME SCHEDULE	TIME; RATE OF CHANGE		CONTROL STATION																																																																																																																																																																											
L	LEVEL		LIGHT		LOW																																																																																																																																																																										
M	USER'S CHOICE	MOMENTARY			MIDDLE, INTERMEDIATE																																																																																																																																																																										
N	USER'S CHOICE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE																																																																																																																																																																										
O	USER'S CHOICE		ORIFICE, RESTRICTION																																																																																																																																																																												
P	PRESSURE, VACUUM		POINT (TEST) CONNECTION																																																																																																																																																																												
Q	QUANTITY	INTEGRATE, TOTALIZE																																																																																																																																																																													
R	RADIATION		RECORD																																																																																																																																																																												
S	SPEED, FREQUENCY	SAFETY		SWITCH																																																																																																																																																																											
T	TEMPERATURE			TRANSMIT																																																																																																																																																																											
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION																																																																																																																																																																										
V	VIBRATION, MECH. ANALYSIS			VALVE, DAMPER, LOUVER																																																																																																																																																																											
W	WEIGHT, FORCE		WELL																																																																																																																																																																												
X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED																																																																																																																																																																										
Y	EVENT, STATE OR PRESENCE	Y AXIS		RELAY, COMPUTE, CONVERT																																																																																																																																																																											
Z	POSITION, DIMENSION	Z AXIS		DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT																																																																																																																																																																											
LINE TYPES		ACTUATOR SYMBOLOGY		MISCELLANEOUS INSTRUMENTATION ABBREVIATIONS		GENERAL NOTES:																																																																																																																																																																									
 MAIN PROCESS LINE  SECONDARY PROCESS LINE  AUXILIARY PROCESS LINE  DIRECTION OF FLOW  PNEUMATIC SIGNAL  ELECTRICAL SIGNAL  HYDRAULIC SIGNAL  SOFTWARE OR DATA LINK  SIGNAL CONNECTION  CROSSOVER - NO CONNECTION  CAPILLARY																																																																																																																																																																															
CROSS REFERENCE SYMBOLOGY		TYPES OF POWER SUPPLY		ANALOG INPUT ANALOG OUTPUT CHLORINE (ANALYZER MODIFIER) CARBON MONOXIDE (ANALYZER MODIFIER) CO CO2 COMB COND DEN DI DO DO DISSOLVED OXYGEN (ANALYZER MODIFIER) E/P H2S HCL I/O I/P NOX OI O2 P&ID SS TURB WAN		1. THIS IS A STANDARD INSTRUMENTATION SYMBOLOGY AND ABBREVIATIONS SHEET. LISTING OF SYMBOLS AND ABBREVIATIONS DOES NOT IMPLY ALL SYMBOLS AND ABBREVIATIONS HAVE BEEN USED ON THIS PROJECT.																																																																																																																																																																									
 Y-3 CONTINUATION ON SHEET Y-3  Y-3 CONTINUATION ON SHEET Y-3		A IA ES NG HYD PLANT COMPRESSED AIR INSTRUMENTATION AIR ELECTRIC SUPPLY NATURAL GAS HYDRAULIC																																																																																																																																																																													



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

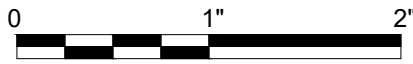
ISSUE		
0	05-2023	ISSUED FOR BID SET
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	
10345779	



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

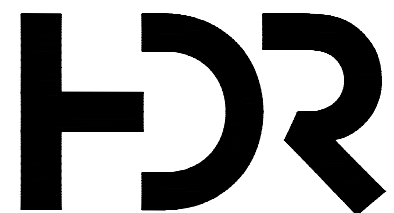
GENERAL INSTRUMENTATION LEGEND



FILENAME | 00G005.dwg
SCALE | NONE

SHEET
00G005

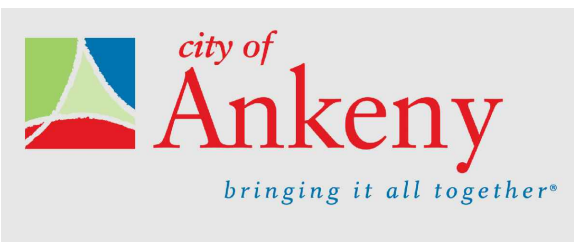
02C501.dwg
7/25/2023 3:24 PM
Johnson, James



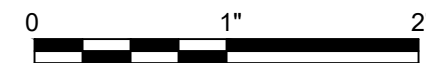
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE			DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET		

PROJECT MANAGER		R. BAKER
CIVIL		G. NORTON
PROCESS		R. BAKER
STRUCTURAL		D. WISEMAN
ELECTRICAL		K. VANDER KOLK
LANDSCAPING		A. GORHAM
PROJECT NUMBER		10345779

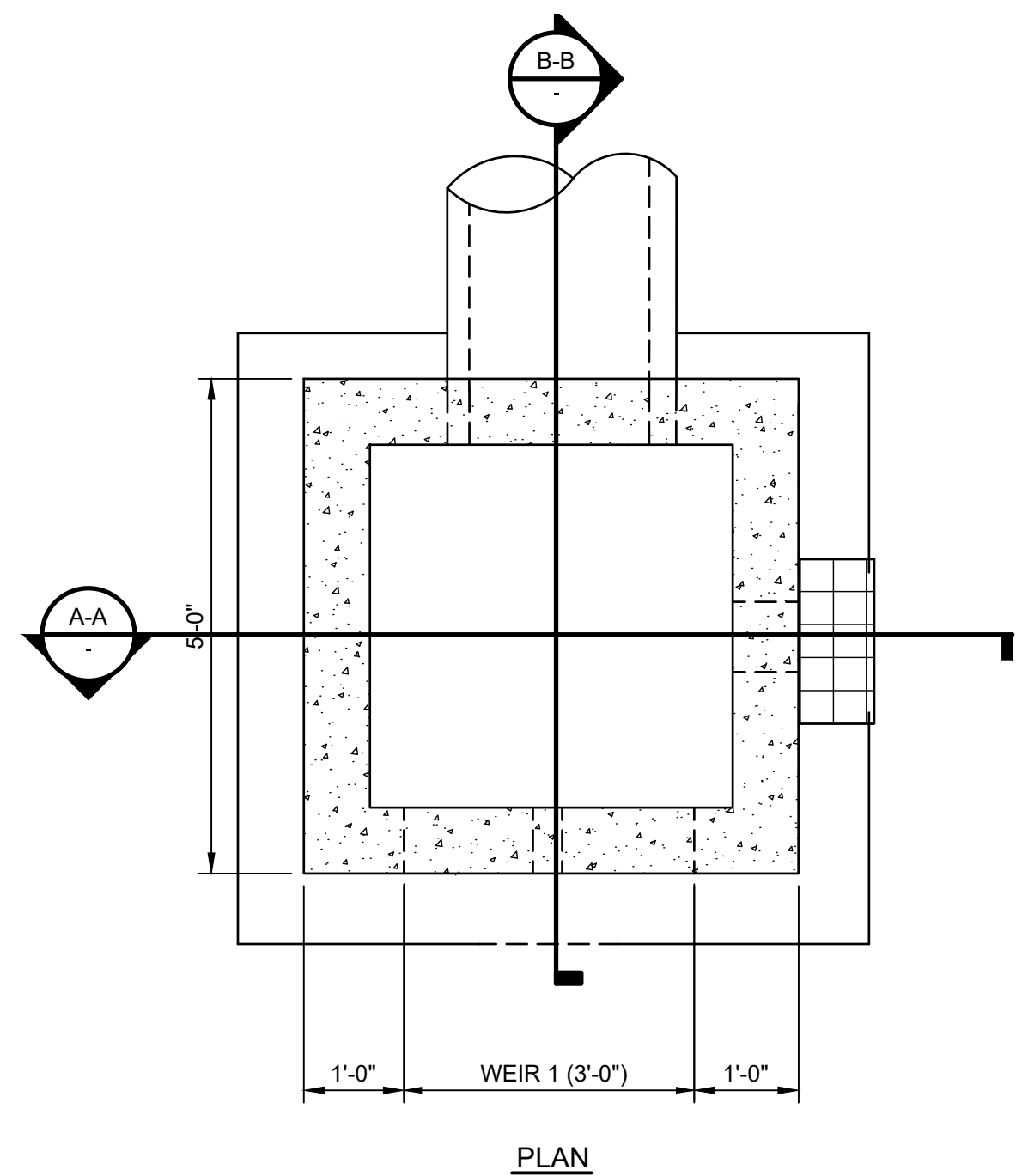


CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

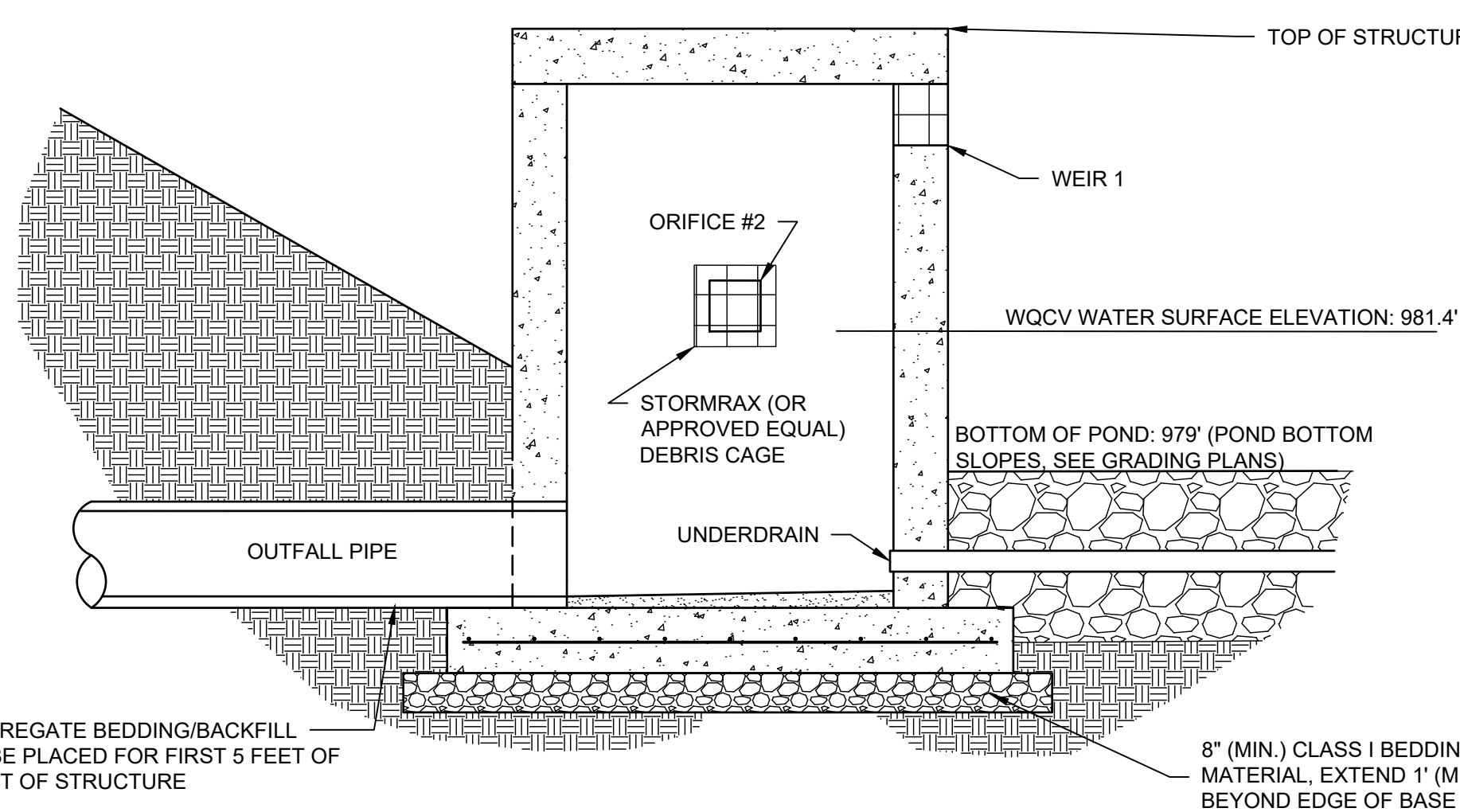


FILENAME | 02C501.dwg
SCALE | AS NOTED

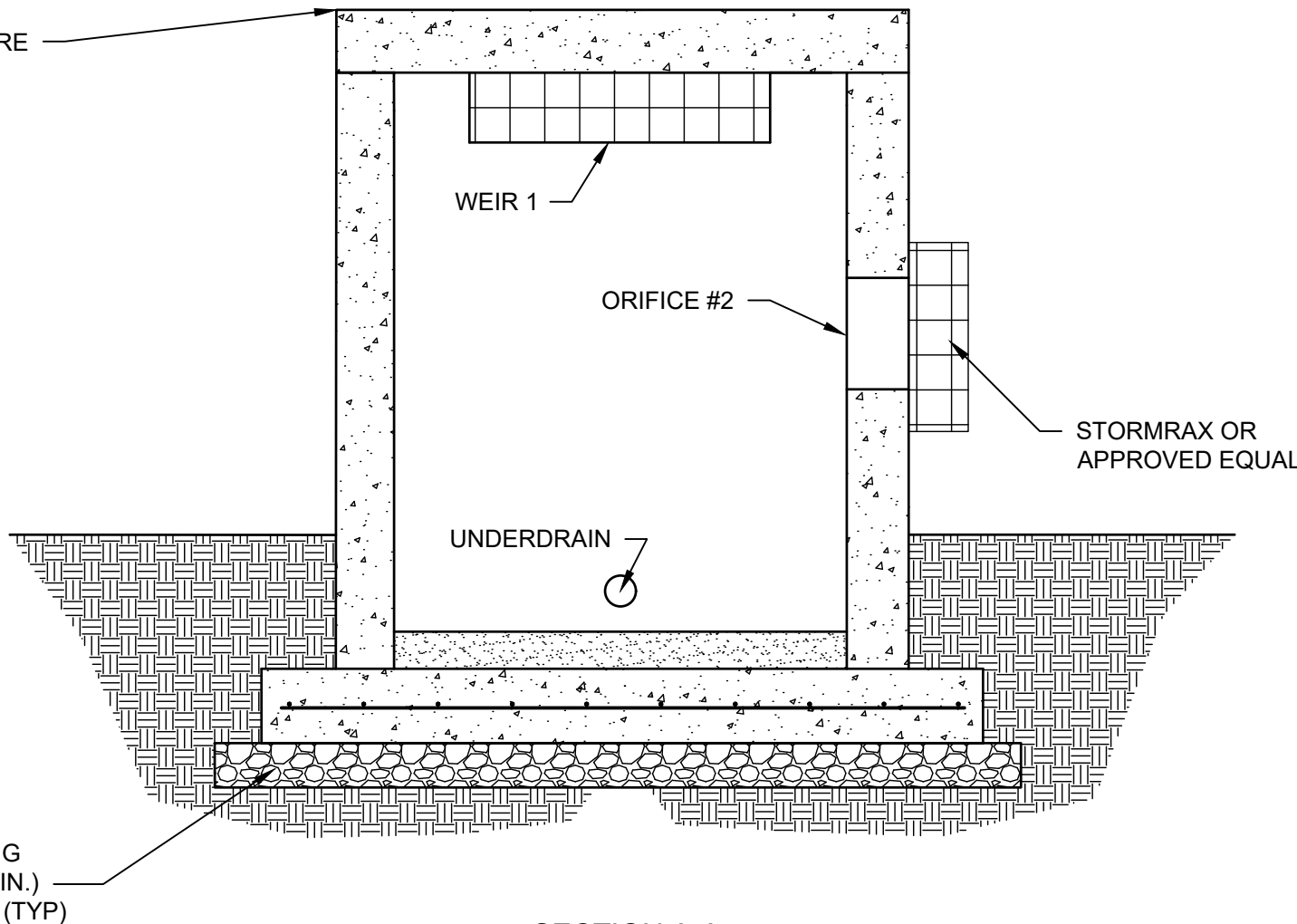
SHEET
02C501



PLAN



SECTION B-B



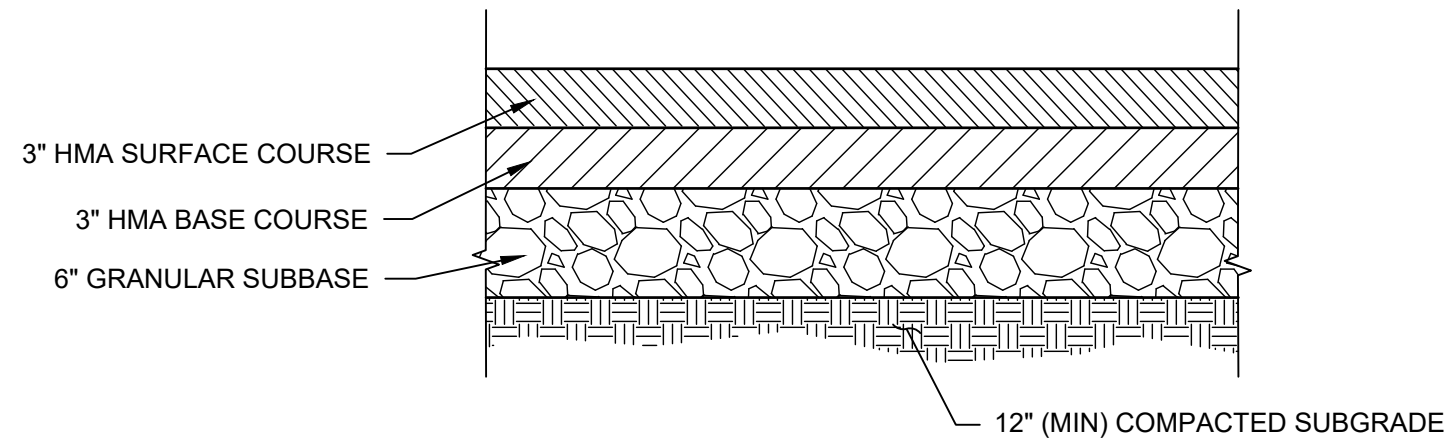
SECTION A-A

OUTLET STRUCTURE SIZING AND ELEVATIONS								
UNDERDRAIN SIZE	UNDERDRAIN INVERT ELEVATION @ DISCHARGE INTO OUTLET STRUCTURE	ORIFICE #2 (HEIGHT X LENGTH)	ORIFICE #2 FLOW LINE ELEVATION	WEIR 1 (LENGTH)	WEIR 1 ELEVATION	TOP OF STRUCTURE ELEVATION	OUTFALL PIPE SIZE	OUTFALL PIPE INVERT ELEVATION
4" DIA.	976.50	4"x4"	981.40	3'-0"	982.10	983.27	15" DIA.	976.45

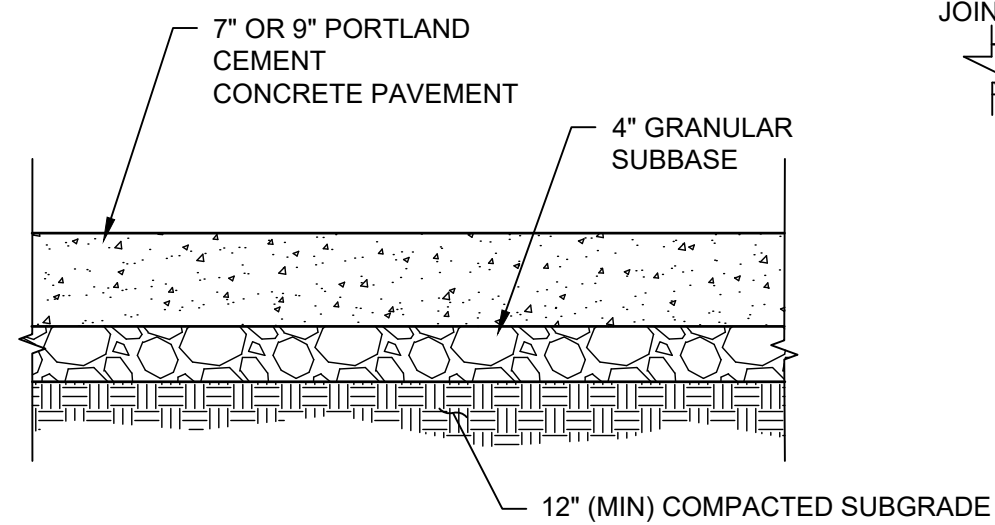
NOTES:

- STRUCTURE SHALL COMPLY WITH IOWA DOT FIGURE SW-513, EXCEPT AS MODIFIED BY THESE PLANS. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW BY ENGINEER PRIOR TO CONSTRUCTION.
- REFER TO DETAIL 1/02SS01 FOR REINFORCING RELATED TO PROPOSED OPENINGS IN STRUCTURE.
- TRASH RACKS SHALL BE INSTALLED PER MANUFACTURER'S STANDARDS

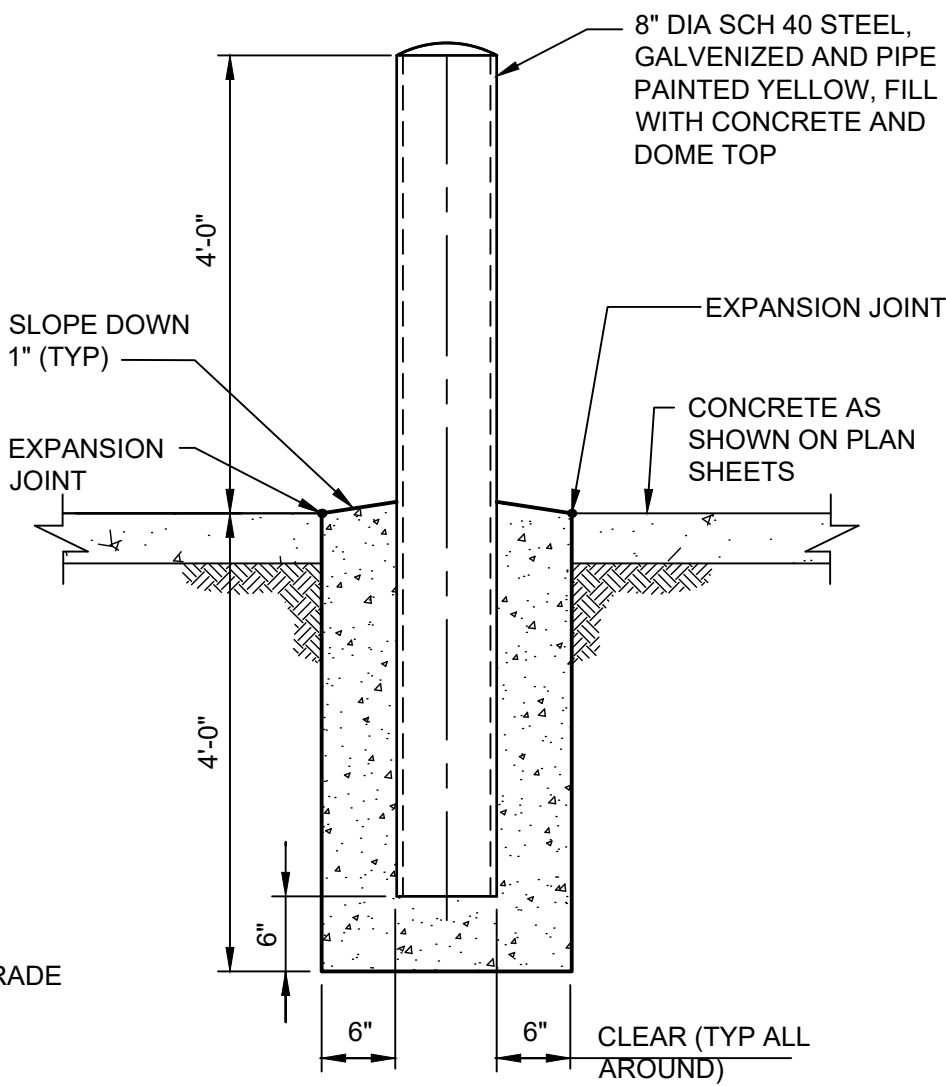
6
10C103
OUTLET STRUCTURE DETAIL
NO SCALE



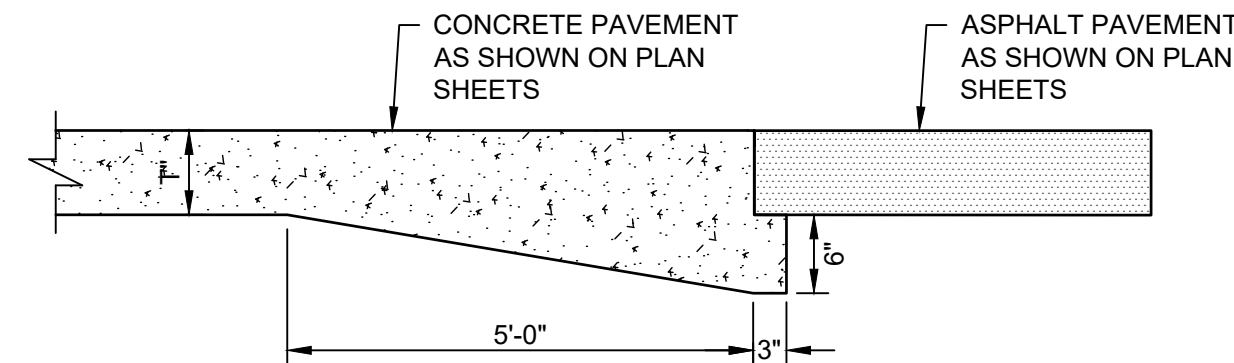
1
10C101
ASPHALT PAVEMENT DETAIL
NO SCALE



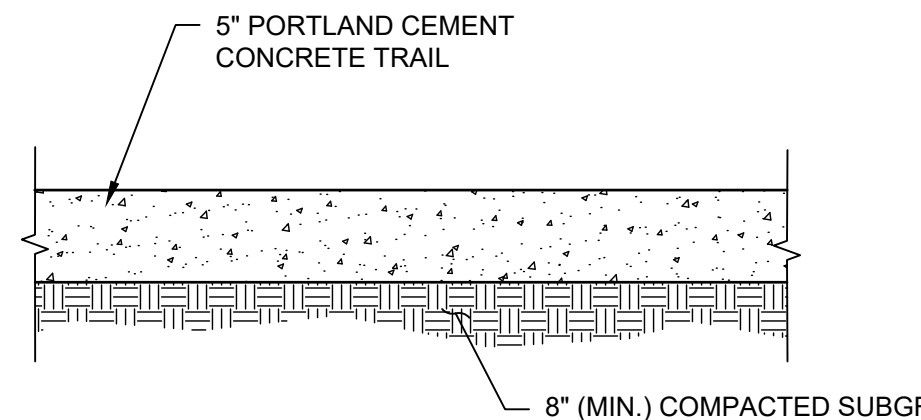
2
10C101
CONCRETE PAVEMENT DETAIL
NO SCALE



3
10C101
BOLLARD DETAIL
NO SCALE



4
10C101
THICKENED EDGE JOINT
NO SCALE



5
10C101
CONCRETE TRAIL DETAIL
NO SCALE

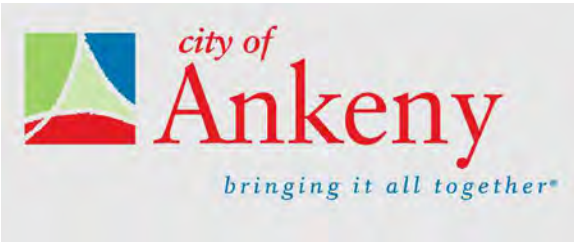
02S001.dwg
5/10/2023 5:07 PM
Keyhill, Pat



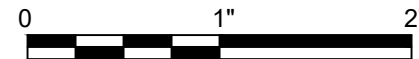
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

0	05-2023	ISSUED FOR BID SET
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



FILENAME	02S001.dwg
SCALE	AS NOTED

SHEET
02S001

GENERAL STRUCTURAL NOTES (GSN)

GENERAL

- G1. SCOPE
THE NOTES ON THIS SHEET AND THE STANDARD STRUCTURAL DETAILS ARE GENERAL AND APPLY TO THE ENTIRE PROJECT WHETHER SPECIFICALLY CALLED OUT OR NOT, EXCEPT WHERE THERE ARE SPECIFIC INDICATIONS TO THE CONTRARY ON STRUCTURAL SHEETS. IF THERE ARE QUESTIONS, THEY SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ANSWERED IN WRITING PRIOR TO CONSTRUCTION.
- G2. APPLICABLE SPECIFICATIONS AND CODES
A. INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION AS PROMULGATED BY INTERNATIONAL CODE COUNCIL, FALLS CHURCH VIRGINIA, AS AMENDED BY THE CITY OF ANKENY, IA., UNO.
B. ASCE 7
- G3. DESIGN CRITERIA
APPLIES TO ALL STRUCTURES (UNO)
1. DEAD LOAD:
1.1. ACTUAL TRIBUTARY STRUCTURE WEIGHT
2. LIVE LOAD:
2.1. WALKWAYS, STAIRS, GRATING: 100 PSF
2.2. SLAB ON GRADE: 250 PSF
3. WIND: (ASCE 7-16 BASIS)
3.1. RISK CATEGORY: IV
3.2. BASIC WIND SPEED: 122 MPH
3.3. EXPOSURE: C
4. SEISMIC
4.1. ALL STRUCTURES
4.1.1. RISK CATEGORY: IV
4.1.2. IMPORTANCE FACTOR: 1.50
4.1.3. SPECTRAL RESPONSE ACCELERATION, SS: 0.05
4.1.4. SPECTRAL RESPONSE ACCELERATION, S1: 0.06
4.1.1. SITE CLASS: D
4.1.2. SEISMIC DESIGN CATEGORY: A
4.1.3. SPECTRAL RESPONSE COEFFICIENT, SDS: 0.064
4.1.4. SPECTRAL RESPONSE COEFFICIENT, SD1: 0.091
5. SNOW LOAD:
5.1 GROUND SNOW LOAD: 30 PSF
5.2 IMPORTANCE FACTOR: 1.20
6. FLOOD CRITERIA:
6.1 FLOOD ELEVATION: 911.00 FT
- G4. THE FOLLOWING NON-CONTRACTURAL GEOTECHNICAL REPORT WAS DEVELOPED FOR THIS PROJECT AND IS THE BASIS OF THE STRUCTURAL DESIGN:

GEOTECHNICAL FIRM NAME: TERRACON CONSULTANTS, INC
ADDRESS: 600 SW 7TH ST, SUITE M, DES MOINES IA 50309
REPORT NUMBER: 08225107-03
REPORT DATE: SEPTEMBER 23, 2022

EQUIPMENT PADS AND FOUNDATIONS FOR INCIDENTAL STRUCTURES:
NET ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF
- G5. SAFETY
SAFETY AND STRUCTURE STABILITY DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LIVE LOADS ONLY AS A COMPLETED STRUCTURE.
- G6. DO NOT BACKFILL AGAINST WALLS PRIOR TO GROUND LEVEL CONCRETE FRAMING AND SLAB HAVE REACHED THEIR 28-DAY CONCRETE DESIGN STRENGTH.
- G7. OPENINGS
OPENINGS FOR PIPES, DUCTS, CONDUITS, ETC. ARE NOT ALL SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE AND PROVIDE OPENINGS AS REQUIRED TO ACCOMMODATE ALL WORK SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS AND

- OTHERWISE REQUIRED FOR THE FURNISHING OF A FUNCTIONALLY COMPLETE PROJECT. REINFORCE AROUND OPENINGS PER STANDARD STRUCTURAL DETAILS UNLESS OTHERWISE SHOWN.
- G8. SPECIAL STRUCTURAL INSPECTION SHALL BE PERFORMED AS REQUIRED BY OWNER.
- G9. STANDARD DETAILS
THE STANDARD DETAILS DEPICT TYPICAL DETAILING TO BE USED ON THIS PROJECT. IF CONDITIONS ARE NOT EXPLICITLY SHOWN ON THE DRAWINGS THEY SHALL BE MADE SIMILAR TO THE STANDARD DETAILS. OBTAIN APPROVAL OF ENGINEER IN WRITING FOR SIMILAR CONDITIONS PRIOR TO CONSTRUCTION.
- G10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION AS REQUIRED TO COORDINATE NEW CONSTRUCTION. SUBMIT REQUIRED CHANGES FOR APPROVAL.
- G11. CONTRACTOR TO SUBMIT FOR REVIEW ALL EQUIPMENT SIZES, OPERATING WEIGHTS, VIBRATION FORCES, SUPPORT LOCATIONS, ALONG WITH ANY FLOOR OPENINGS, NOTCHES, AND RECESSES REQUIRED BY SUCH EQUIPMENT. CONCRETE SUPPORT PADS AND/OR FRAMING REQUIRED TO SUPPORT SAID EQUIPMENT SHALL NOT BE FABRICATED AND PLACED UNTIL THE CONCRETE SUPPORT PADS AND/OR FRAMING IS APPROVED TO SUPPORT THE EQUIPMENT.
- G12. VOIDS MAY NOT BE FORMED BY MEANS OF FILLING CAVITY WITH MATERIAL. FORM MATERIALS MAY BE LEFT IN PLACE.

CONCRETE

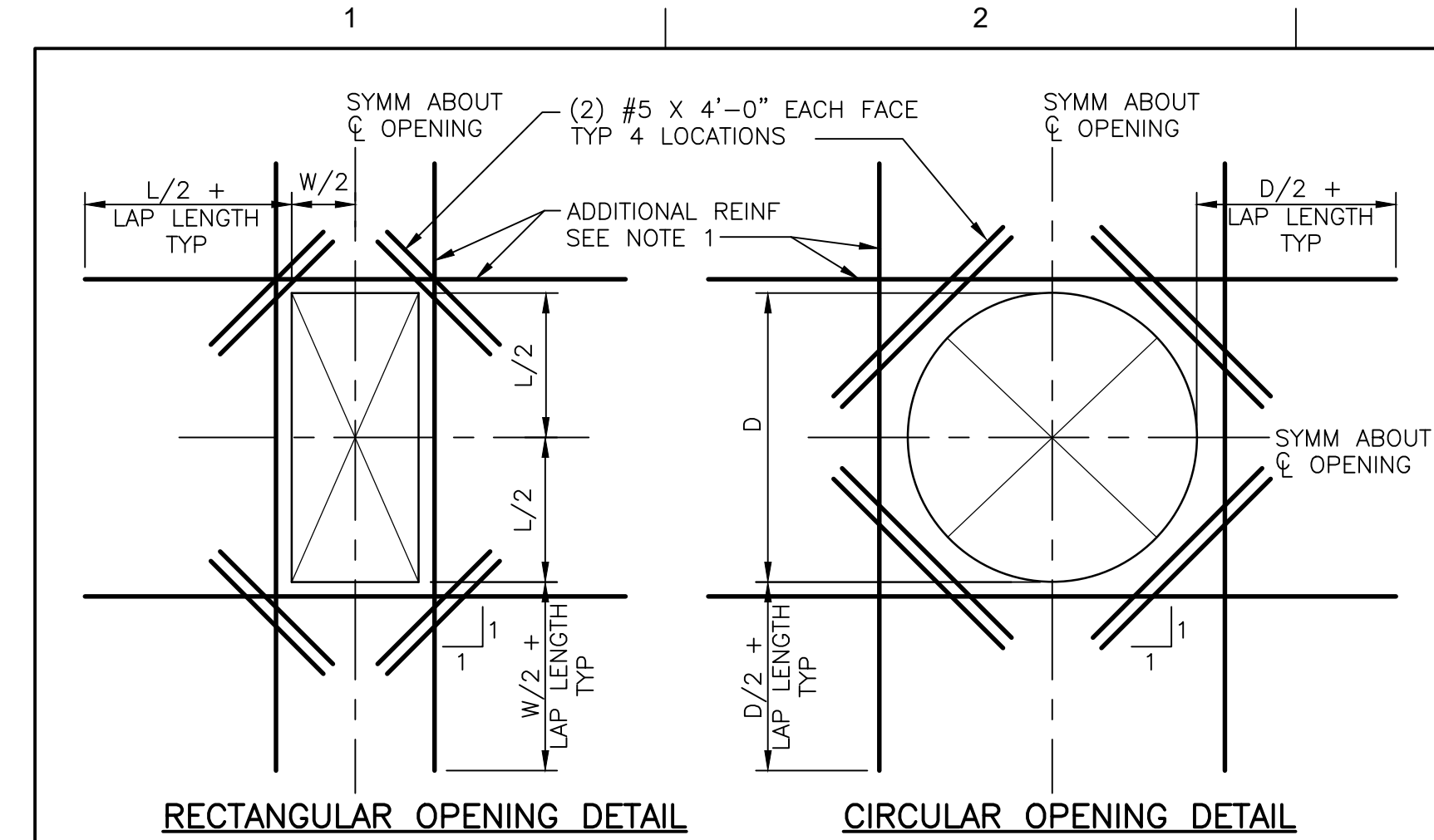
- C1. DESIGN FOR EXTERIOR FOUNDATIONS:
CONCRETE
F'c = 4500 PSI
REINFORCING
Fy = 60000 PSI
- C2. CONCRETE COVER
UNLESS OTHERWISE NOTED, PROVIDE CONCRETE COVER FOR REINFORCING AS FOLLOWS:
CONCRETE DEPOSITED AGAINST EARTH: 3"
ALL OTHER: 2"
SEE DRAWINGS FOR EXCEPTIONS
- C3. SEE SPECIFICATIONS FOR REINFORCING PLACEMENT REQUIREMENTS.
- C4. REFER TO OTHER DISCIPLINE DRAWINGS PRIOR TO CONSTRUCTION FOR EMBEDDED ITEMS AND PENETRATIONS NOT SHOWN ON STRUCTURAL DRAWINGS.. AS REQUIRED TO ACCOMMODATE ALL WORK SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS AND OTHERWISE REQUIRED FOR THE FURNISHING OF A FUNCTIONALLY COMPLETE PROJECT. REINFORCE AROUND OPENINGS PER STANDARD STRUCTURAL DETAILS UNLESS OTHERWISE SHOWN.
- C5. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED EDGES AND 1/2" CHAMFERS AT JOINTS AS SHOWN. NOT ALL CHAMFERS MAY BE SHOWN ON DRAWINGS.
- C6. FIELD ADJUST REINFORCING AT OPENINGS AND EMBEDDED ITEMS AS INDICATED.
- C7. CONTINUOUS WATERSTOP SHALL BE INSTALLED IN JOINTS SUBJECT TO STATIC WATER PRESSURE.
- C8. ABSOLUTELY NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT SPECIFIC APPROVAL FROM THE STRUCTURAL ENGINEER.
- C9. CONTRACTOR SHALL SUBMIT A CONCRETE PLACEMENT PLAN IDENTIFYING JOINT TYPES, JOINT LOCATIONS AND CONCRETE PLACEMENT SEQUENCE.
- C10. ALL CAST IN PLACE AND POST-INSTALLED ANCHORS INDICATED IN THE STRUCTURAL DOCUMENTS SHALL COMPLY WITH APPENDIX D OF ACI 318 AND CHAPTER 19 OF THE IBC. ALL EXPANSION AND ADHESIVE ANCHORS SHALL HAVE THE ICC REPORT SHOWING EQUIVALENT LOAD CAPACITY. SUBMIT AND INSTALL PER THE ICC EVALUATION REPORT.
- C11. UNLESS OTHERWISE SHOWN, SPLICES FOR BOTTOM REINFORCING BARS IN BEAMS AND SLABS SHALL BE CENTERED OVER THE SUPPORTS. SPLICES FOR TOP REINFORCING BARS SHALL BE LOCATED ON CENTERLINE OF SPAN.

- C12. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
- C13. ALL BARS INDICATED AS BEING HOOKED SHALL HAVE ACI STANDARD 90 DEGREE OR 180 DEGREE HOOKS AS SHOWN.

POST-INSTALLED ANCHORS

- PA1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER OF RECORD (EOR) PRIOR TO INSTALLING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
- PA2. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

02S501.dwg
5/10/2023 5:07 PM
Keyhill, Pat



1 EXTRA REINFORCING AROUND OPENINGS

NOT TO SCALE

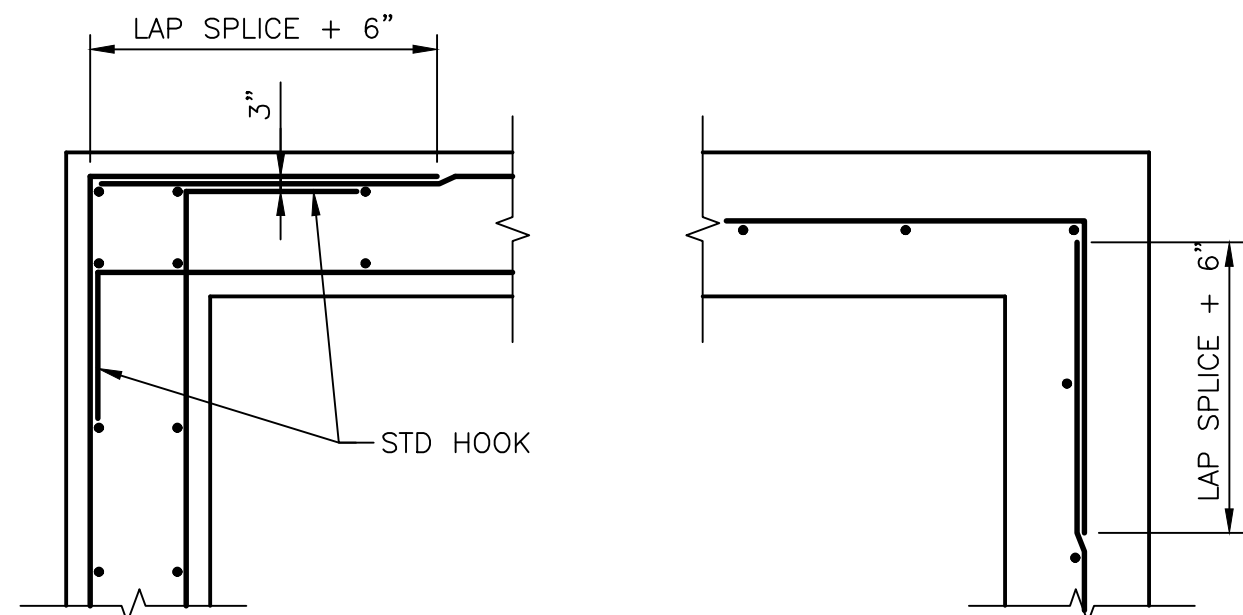
BAR	* MIN BAR SPACING	MINIMUM LAP SPLICE LENGTHS $f'_c = 4500$ PSI			
		LAPS FOR BARS SPACED GREATER THAN MIN BAR SPACING		LAPS FOR BARS SPACED CLOSER THAN MIN BAR SPACING	
		VERTICAL	OTHER	VERTICAL	OTHER
#3	3"	1'-4"	1'-6"	1'-4"	1'-6"
#4	3"	1'-7"	2'-0"	1'-8"	2'-2"
#5	3"	1'-11"	2'-6"	2'-7"	3'-4"
#6	4"	2'-4"	3'-0"	3'-8"	4'-9"
#7	4"	3'-6"	4'-6"	4'-11"	6'-5"
#8	4"	4'-7"	5'-11"	6'-6"	8'-6"
#9	4 1/2"	5'-9"	7'-6"	8'-3"	10'-9"
#10	5"	7'-4"	9'-6"	10'-6"	13'-7"
#11	5 5/8"	9'-0"	11'-8"	12'-10"	16'-8"

NOTES:

- ALL REBAR SPLICE LENGTHS SHALL BE AS SHOWN UNDER HEADING "VERTICAL" EXCEPT IF SPLICED BARS ARE HORIZONTAL BARS WITH 12" OR MORE CONCRETE BELOW. THEN SPLICE LENGTH SHALL BE AS SHOWN UNDER HEADING "OTHER".
- *AT SPLICES THE BAR SPACING IS THE CENTER TO CENTER DISTANCE BETWEEN ADJACENT REBARS.
- ALL SPLICES SHALL BE CONTACT SPLICES AND WIRED TOGETHER.
- NO WELDED OR MECHANICAL SPLICES ARE PERMITTED UNLESS INDICATED OTHERWISE.
- UNLESS OTHERWISE SHOWN, SPLICES FOR BOTTOM REINFORCING BARS IN BEAMS AND SLABS SHALL BE CENTERED OVER THE SUPPORTS. SPLICES FOR TOP REINFORCING BARS SHALL BE LOCATED ON CENTERLINE OF SPAN.

3 CONCRETE REINFORCING LAP SPLICE SCHEDULE

NOT TO SCALE



NOTES:

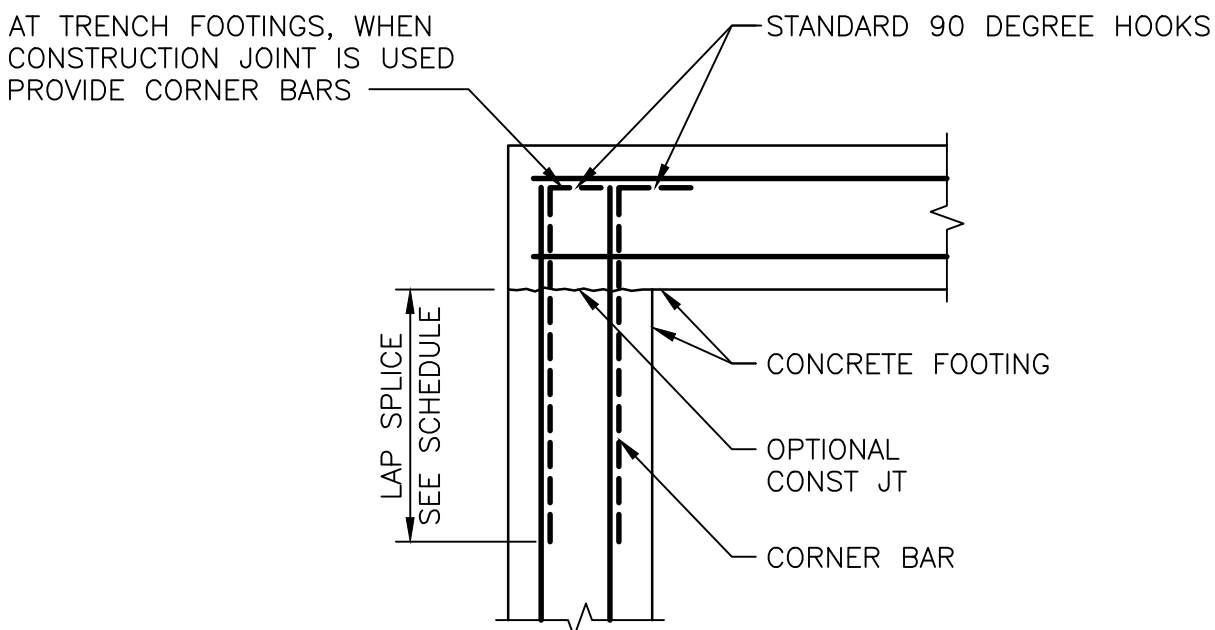
- ALL HOOKS SHALL BE STD 90 DEGREE HOOKS.
- SEE DRAWINGS FOR ADDITIONAL HORIZONTAL BAR. STAGGER BETWEEN TYPICAL REINF SPACING, EXTEND TO 1/5 OF DISTANCE TO NEAREST ADJACENT WALL IN EACH DIRECTION, UNO.
- OPTIONAL LAP LOCATION. APPLIES TO BOTH DOUBLE AND SINGLE LAYER CONDITIONS TYP.

5 WALL REINFORCEMENT AT CORNERS AND INTERSECTIONS

NOT TO SCALE

NOTES:

- PROVIDE ADDITIONAL REINFORCING THE SAME SIZE AS DISCONTINUOUS REINFORCEMENT AT OPENING. QUANTITY OF REINFORCING IN EACH DIRECTION SHALL BE EQUAL TO OR ONE GREATER THAN THE NUMBER OF DISCONTINUOUS BARS. PLACE 1/2 OF ADDITIONAL REINFORCING BARS EACH SIDE OF OPENING, PLACE ADDITIONAL REINFORCEMENT AT 3" OC (TYPICAL, BOTH DIRECTIONS AND ALL LAYERS OF REINFORCEMENT). START FIRST BAR 2" CLEAR TO OPENING.
- EXTEND ADDITIONAL REINFORCING BEYOND EDGE OF OPENING AS SHOWN. ADDITIONAL BARS MAY TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK WHERE THE LENGTH OF THE WALL WILL NOT PERMIT BARS TO EXTEND AS SHOWN.
- TYPICAL WALL OR SLAB REINFORCING NOT SHOWN FOR CLARITY. TERMINATE TYPICAL REINFORCING 2" CLEAR TO OPENING.
- OPENINGS 12" OR LESS IN SLABS AND OPENINGS 12" OR LESS IN WALLS, NO ADDITIONAL REINFORCING REQUIRED, UNLESS SHOWN OTHERWISE. TYPICAL REINFORCING SHALL BE RESPACED (NOT CUT) TO ALLOW FOR OPENINGS TO BE MADE.
- UNLESS SHOWN OTHERWISE ON DRAWINGS, PROVIDE EXTRA REINFORCING AROUND OPENINGS AS SHOWN AND INDICATED ABOVE.
- PROVIDE ADDITIONAL DOWELS PER NOTE 1 ABOVE FOR ALL OPENINGS NEAR THE FLOOR SLAB, BASE SLAB, OR CORNERS.

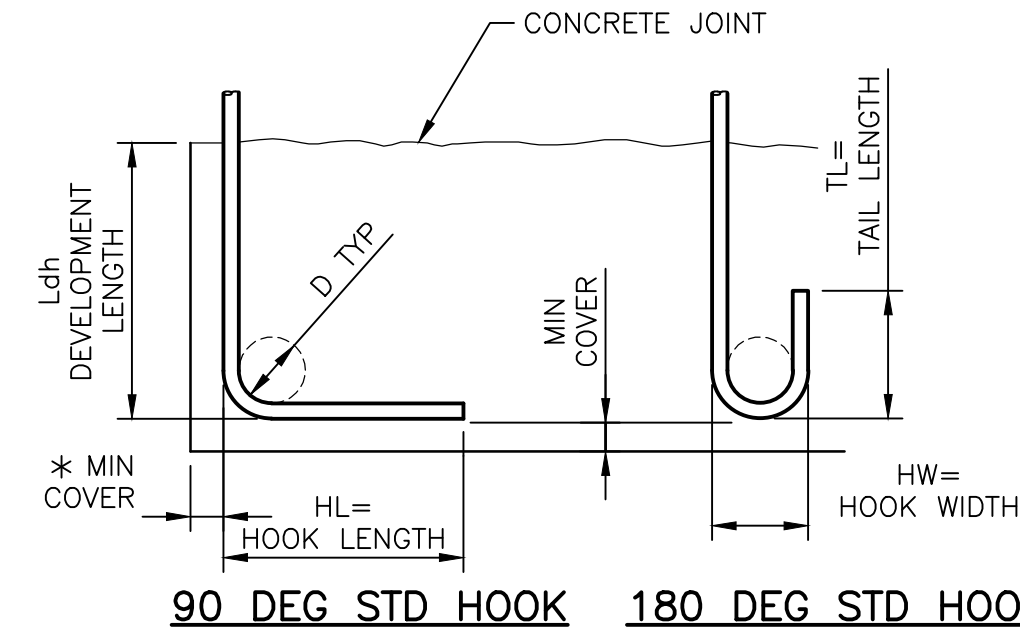
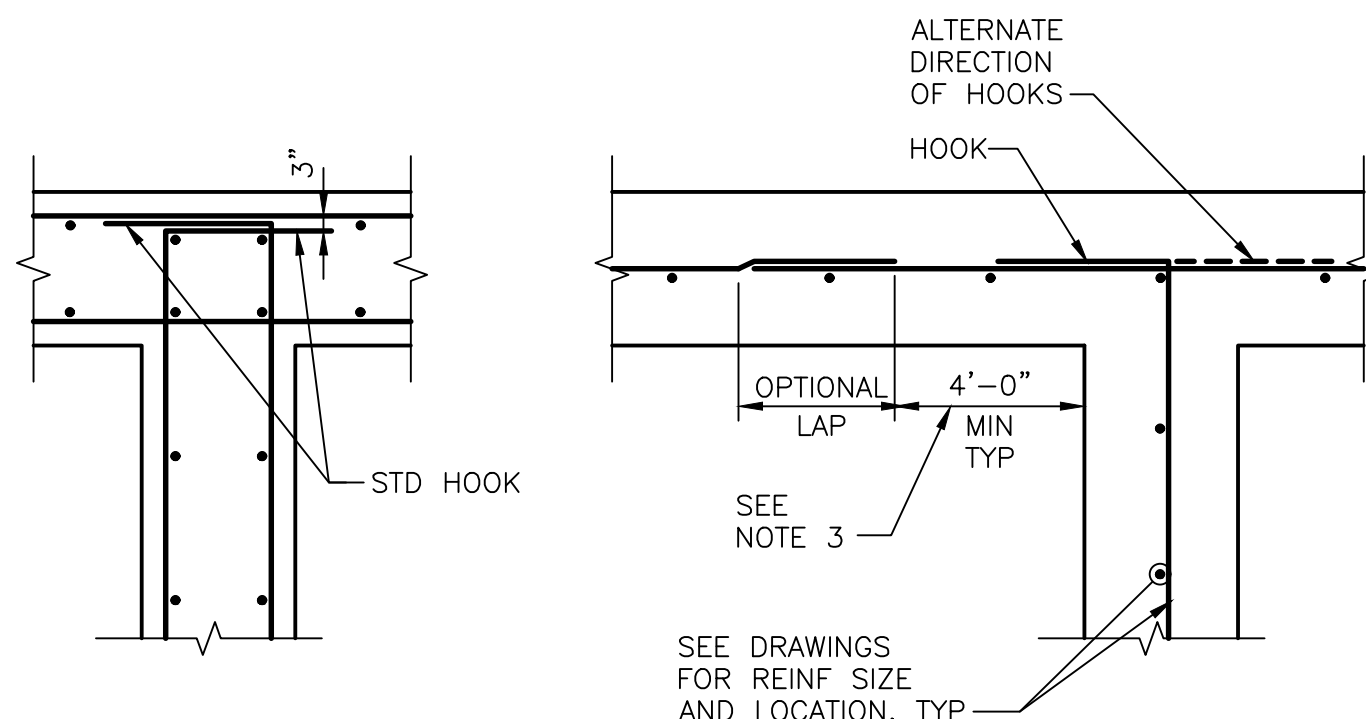


NOTE:

- CORNER BARS TO BE SAME SIZE AND SPACING AS FOOTING REINFORCING.

4 TYPICAL FOOTING REINFORCING AT CORNER

NOT TO SCALE



2 REINFORCING HOOK SCHEDULE

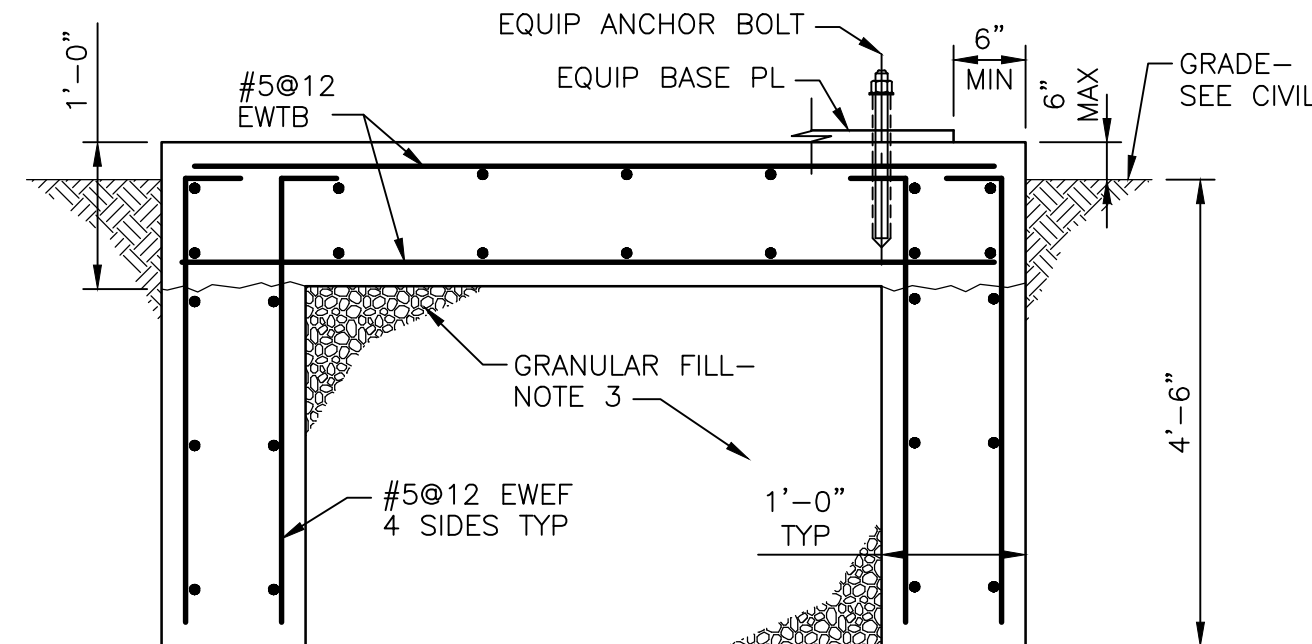
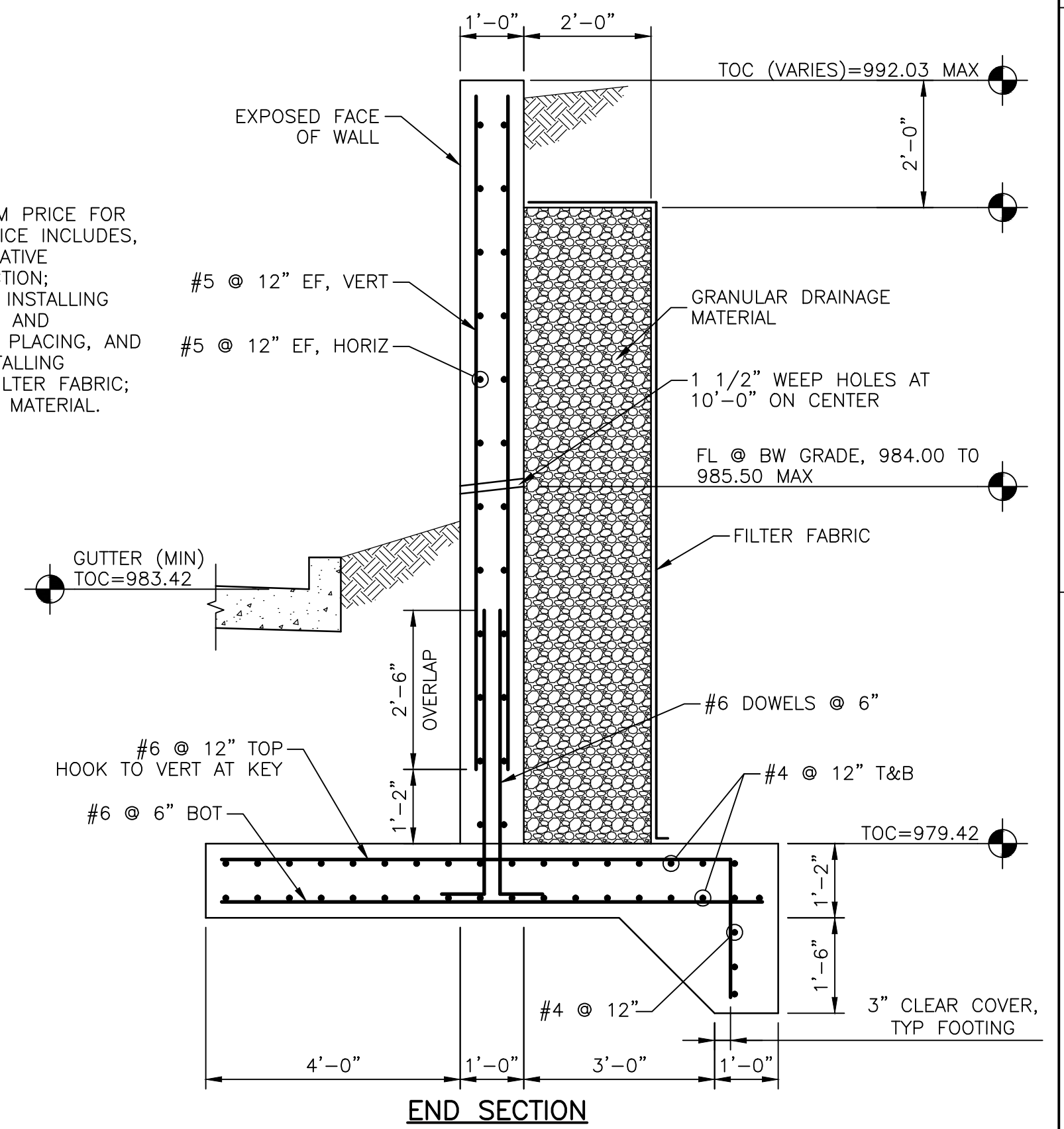
NOT TO SCALE

BAR SIZE GRADE 60	HL	HW	TL	D	$f'_c=4.0$ OR 4.5 KSI
					Ldh *
#3	6"	3"	3"	2 1/4"	6"
#4	8"	4"	4 1/2"	3"	7"
#5	10"	5"	5"	3 3/4"	9"
#6	1'-0"	6"	6"	4 1/2"	10"
#7	1'-2"	7"	7"	5 1/4"	12"
#8	1'-4"	8"	8"	6"	14"
#9	1'-7"	11 3/4"	10 1/2"	9 1/2"	15"
#10	1'-10"	1'-1 1/4"	11 1/2"	10 3/4"	17"
#11	2'-0"	1'-2 3/4"	1'-1"	12"	19"

* COMPLYING WITH MINIMUM COVER REQUIREMENTS OF ACI 318, 12.5.3. OTHERWISE Ldh MUST BE RE-CALCULATED.

LUMP SUM RETAINING WALL WORK:

PAYMENT WILL BE MADE AT THE LUMP SUM PRICE FOR COMPLETE RETAINING WALL. LUMP SUM PRICE INCLUDES, BUT IS NOT LIMITED TO, EXCAVATION OF NATIVE MATERIALS FOR RETAINING WALL CONSTRUCTION; SUBGRADE PREPARATION; FURNISHING AND INSTALLING REINFORCING STEEL; FURNISHING, PLACING, AND STRIPPING CONCRETE FORMS; FURNISHING, PLACING, AND CURBING CONCRETE; FURNISHING AND INSTALLING GRANULAR FILL DRAINAGE MATERIAL AND FILTER FABRIC; AND BACKFILLING WITH COMPACTED NATIVE MATERIAL.

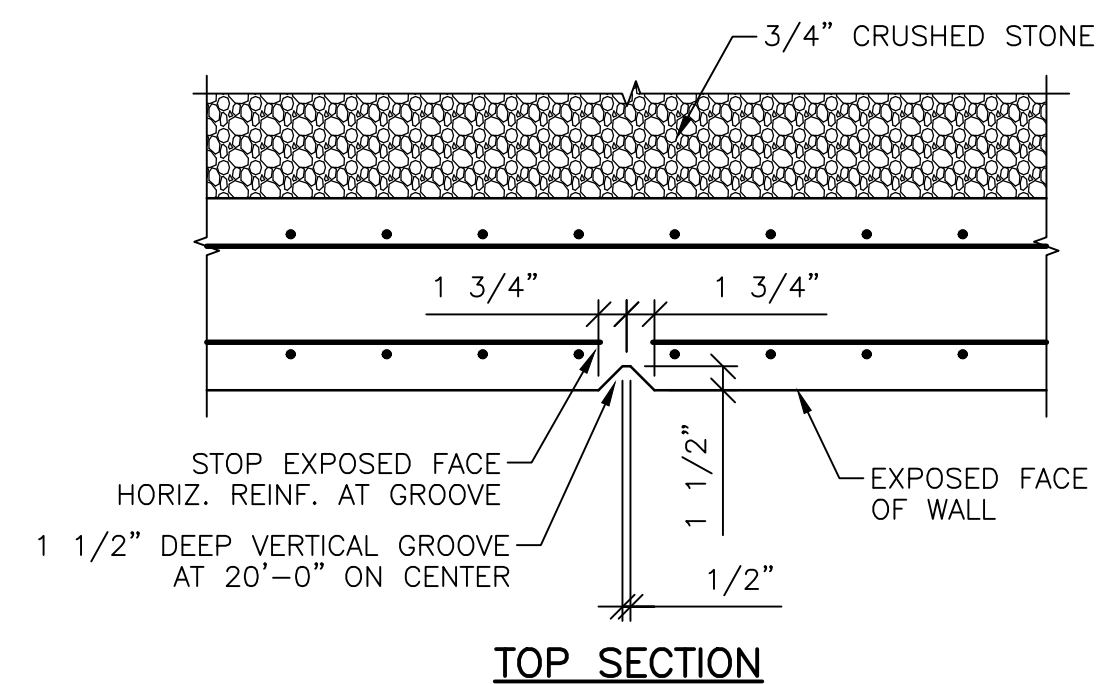


NOTES:

- INCREASE SLAB THICKNESS AS REQUIRED TO MAINTAIN MIN 3" CONCRETE COVER BELOW EQUIPMENT ANCHOR BOLTS.
- AT CONTRACTOR'S OPTION REPLACE GRANULAR FILL W/CONCRETE POURED WITH PERIMETER GRADE BEAM AND TOP SLAB. PROVIDE ALL REINF SHOWN IN SECTION.
- PROVIDE OPENINGS AS REQD FOR PENETRATIONS. REINFORCE AROUND OPENINGS PER DETAIL 1/02S501.

6 TYPICAL EXTERIOR EQUIPMENT PAD

NOT TO SCALE



7 RETAINING WALL DETAIL

NOT TO SCALE



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

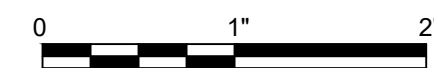
ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



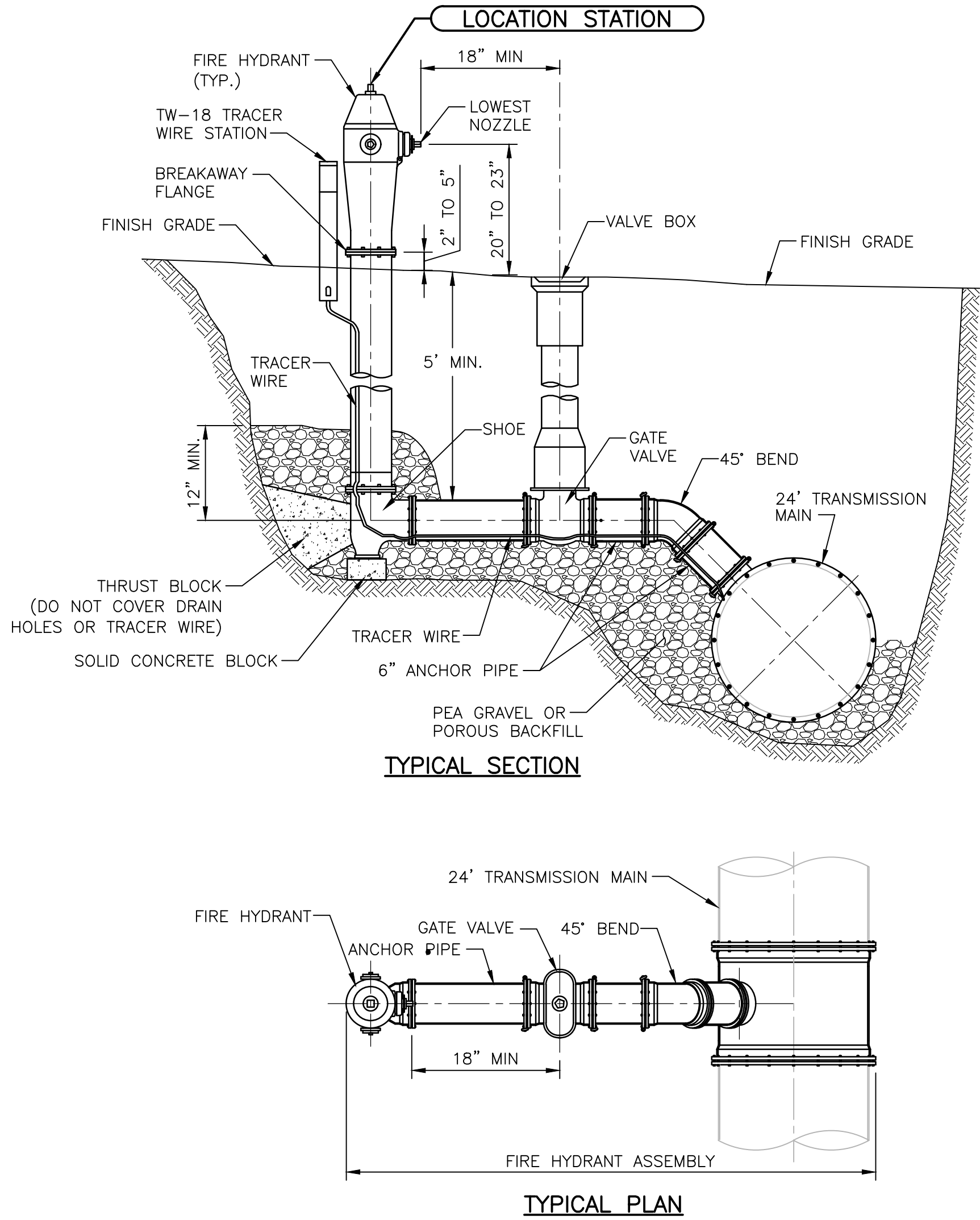
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

STANDARD DETAILS
TYPICAL CONCRETE DETAILS

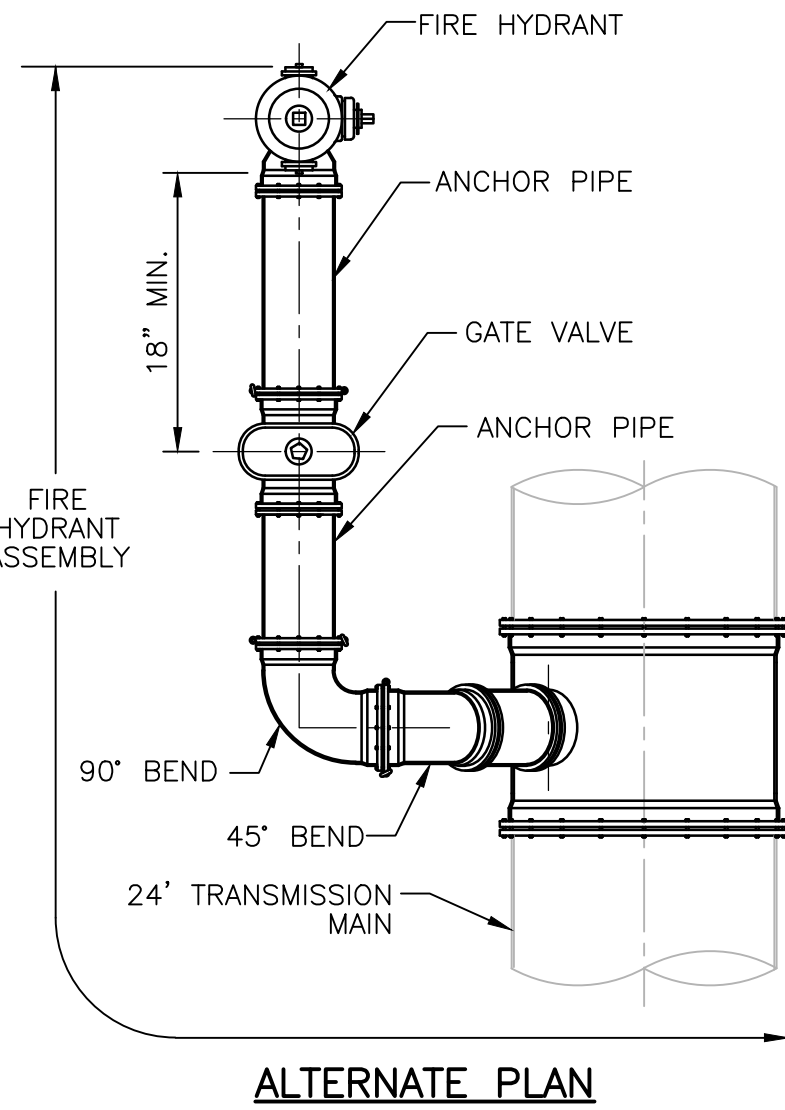


FILENAME | 02S501.dwg
SCALE | AS NOTED

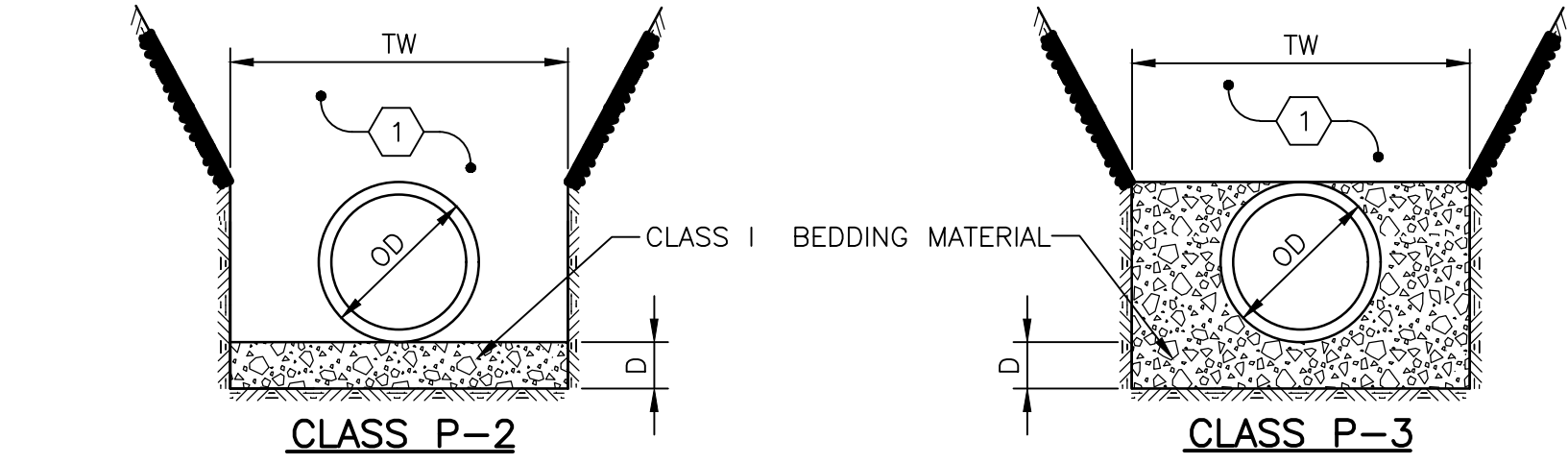
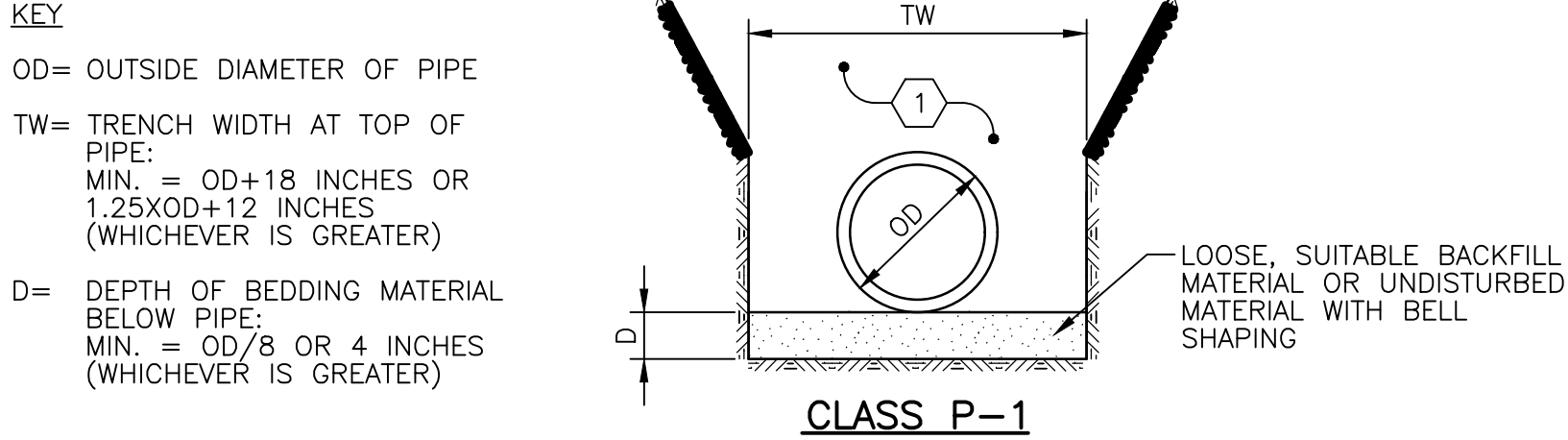
SHEET
02S501



- NOTES:
1. USE DUCTILE IRON PIPE WITH RESTRAINED MECHANICAL JOINTS FOR FIRE HYDRANT ASSEMBLY AND ANCHOR TEE.
 2. SEE THE CONTRACT DOCUMENTS FOR THE LOCATION OF EACH HYDRANT AND THE LENGTH OF ANCHORING PIPE.



1 LARGE DIAMETER HYDRANT ASSEMBLY DETAILS
NOT TO SCALE



BEDDING CLASSES

ALLOWABLE BURY DEPTH

DUCTILE IRON, AWWA C151, CLASS 52

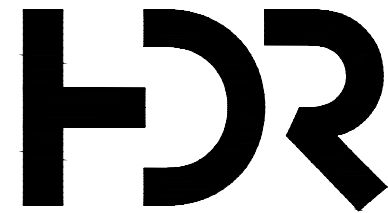
PIPE DIAMETER (INCHES)	CLASS P-1 BEDDING	CLASS P-2 BEDDING	CLASS P-3 BEDDING
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	36'	40'	40'
12	31'	40'	40'
14	26'	40'	40'
16	23'	37'	40'
18	20'	34'	40'
20	18'	32'	40'
24	16'	29'	38
30	13'	23'	31'
36	13'	22'	30'
42	13'	21'	29'
48	13'	19'	27'
54	13'	19'	27'

PVC, AWWA C900, DR18

PIPE DIAMETER (INCHES)	CLASS P-1 BEDDING	CLASS P-2 BEDDING	CLASS P-3 BEDDING
4	19'	23'	40'
6	19'	23'	40'
8	19'	23'	40'
10	19'	23'	40'
12	19'	23'	40'
14	19'	23'	40'
16	19'	23'	40'
18	19'	23'	40'
20	19'	23'	40'
24	19'	23'	40'

1 PLACE REMAINDER OF BEDDING AND BACKFILL MATERIAL AS SPECIFIED IN THE CONTRACT DOCUMENTS.

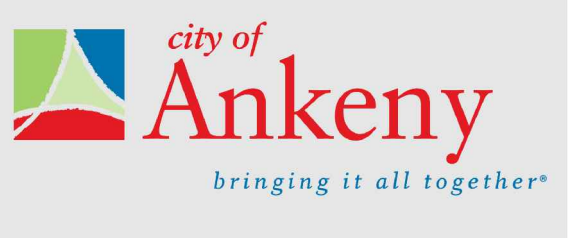
2 PIPE BEDDING DETAILS
NOT TO SCALE



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

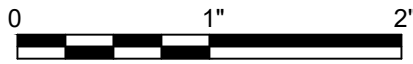
ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

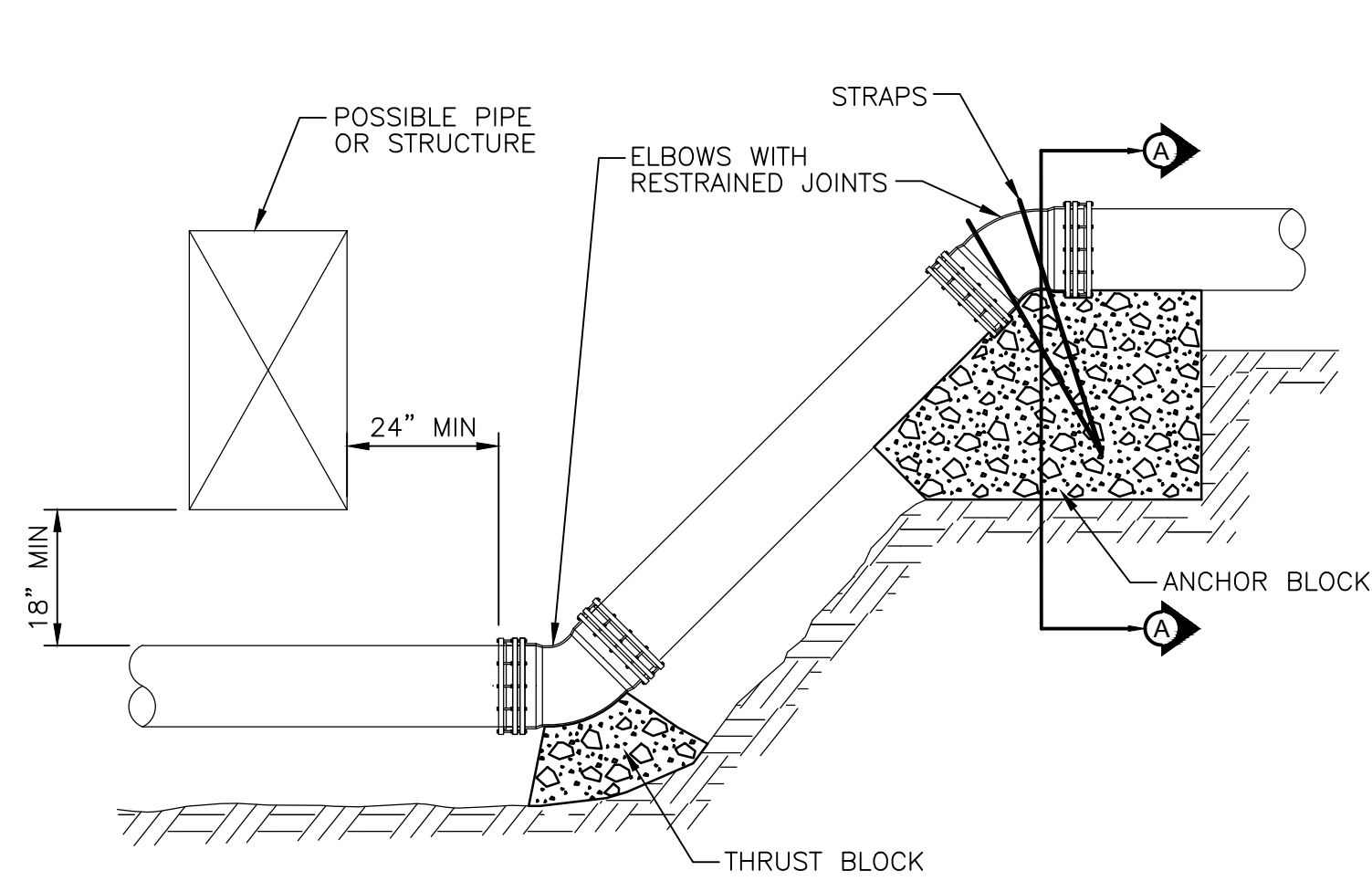
STANDARD DETAILS
WATER MAIN & APPURTENANCE DETAILS



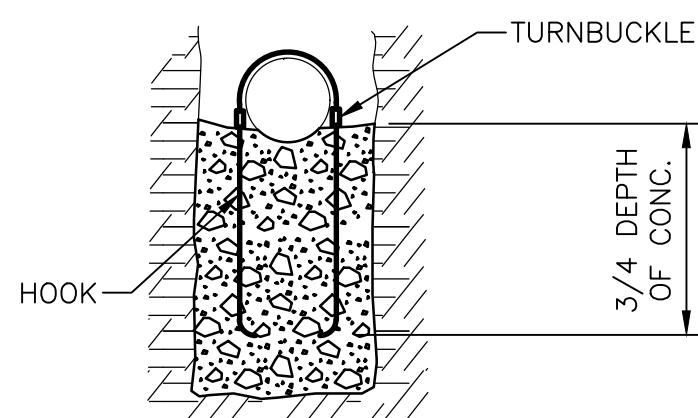
FILENAME | 02D501.dwg
SCALE | AS NOTED

SHEET
02D501

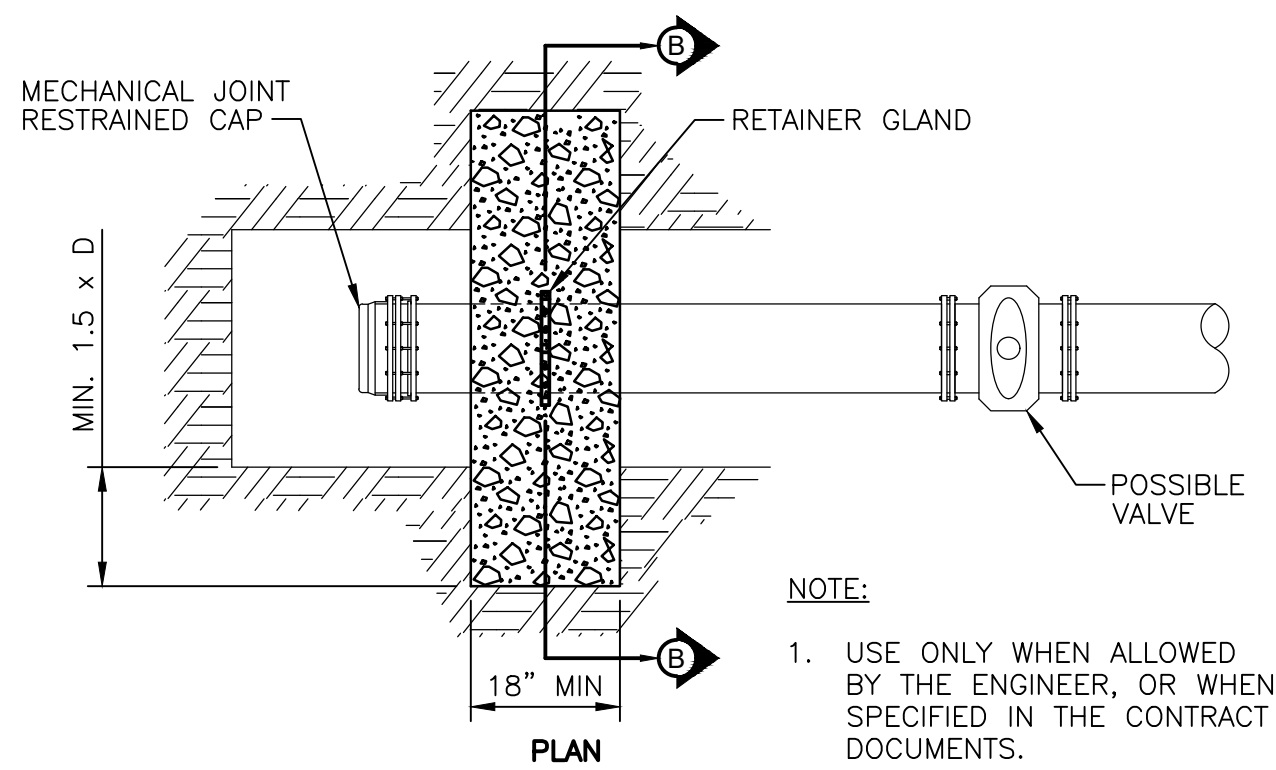
02D502.dwg
5/10/2023 5:08 PM
Keyhill, Pat



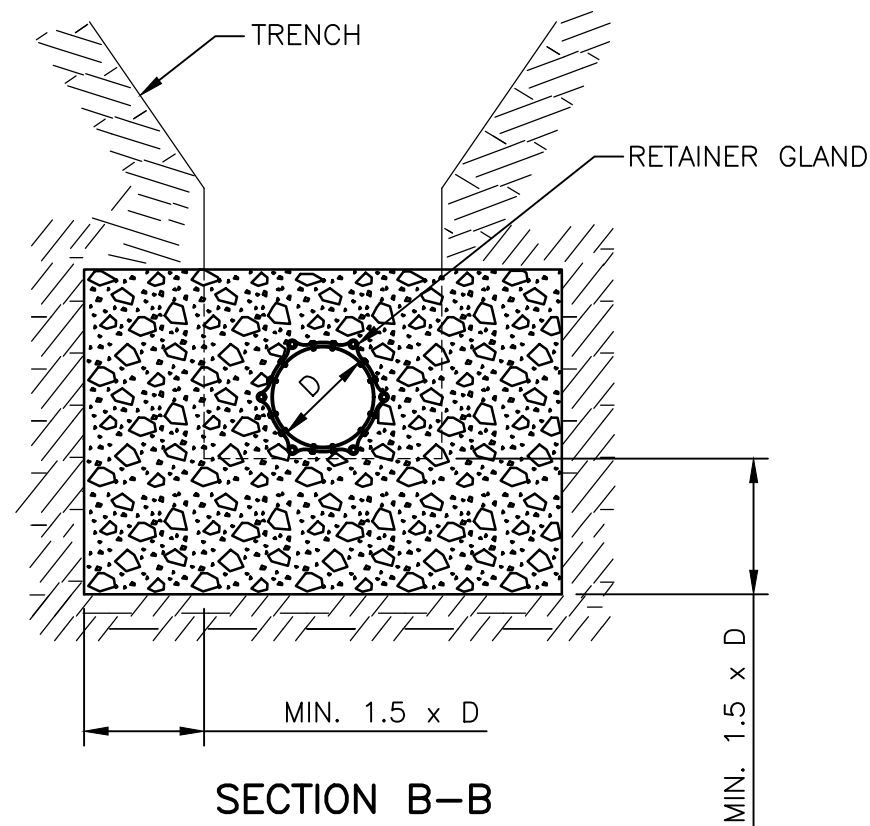
ELEVATION



SECTION A-A
CHANGES IN PIPE DEPTH

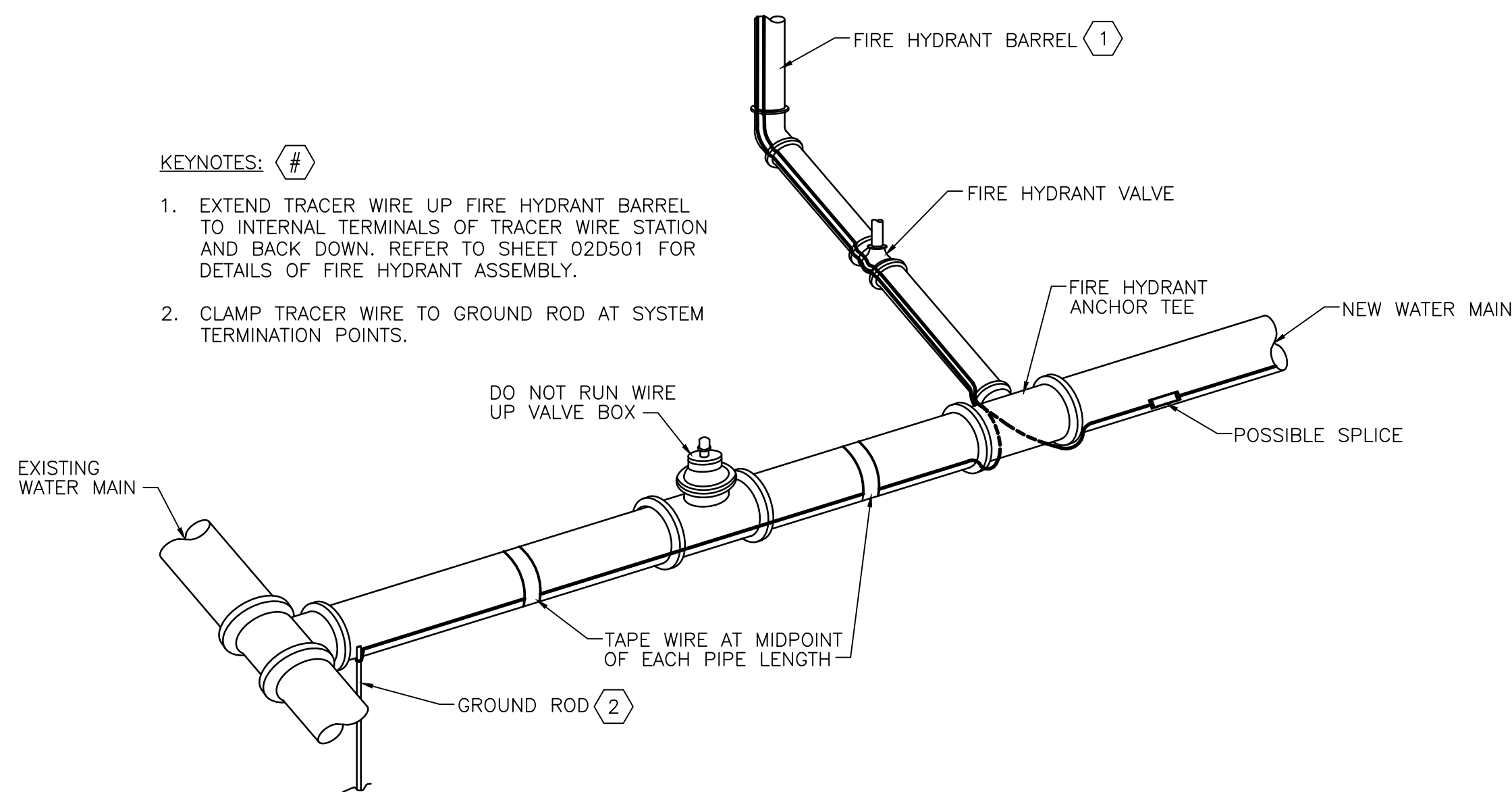


PLAN

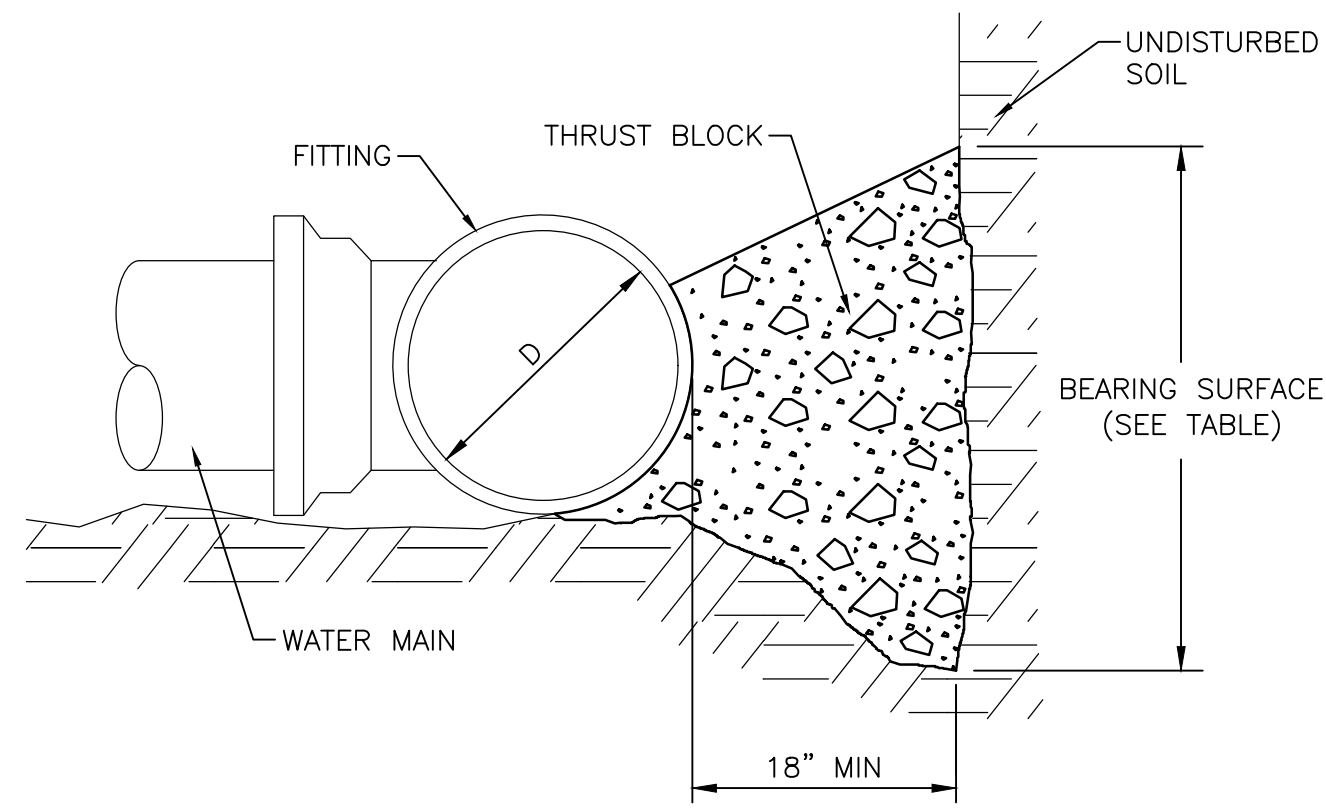


SECTION B-B
DEAD ENDS (ALTERNATE METHOD)

1
THRUST BLOCK DETAILS
NOT TO SCALE

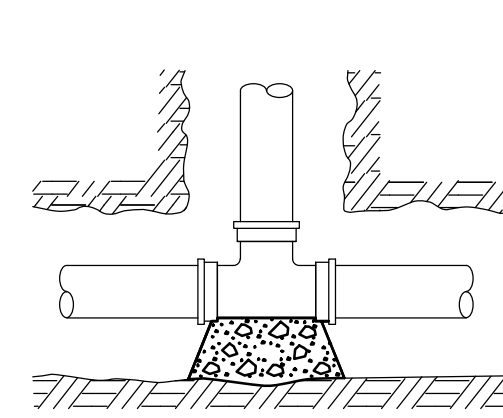


3
PIPE TRACER WIRE INSTALLATION DETAILS
NOT TO SCALE

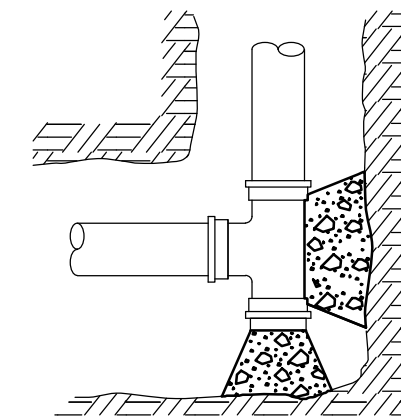


TYPICAL SECTION

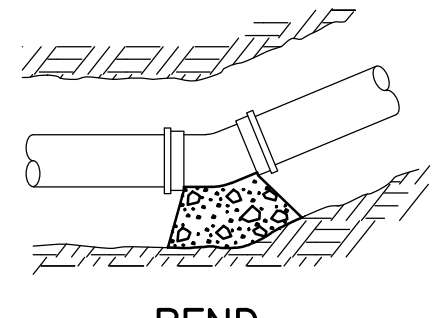
- NOTES:
1. EXTEND THRUST BLOCKS TO UNDISTURBED SOIL. EXCAVATION INTO TRENCH WALL MAY BE NECESSARY.
 2. FORM VERTICAL SURFACES OF POURED CONCRETE THRUST BLOCKS EXCEPT ON BEARING SURFACE.
 3. ENCASE ALL FITTINGS IN POLYETHYLENE WRAP. DO NOT ALLOW CONCRETE TO DIRECTLY CONTACT JOINTS OR FITTING BOLTS.



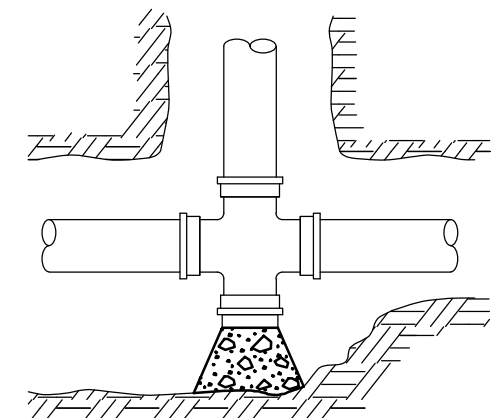
TEE



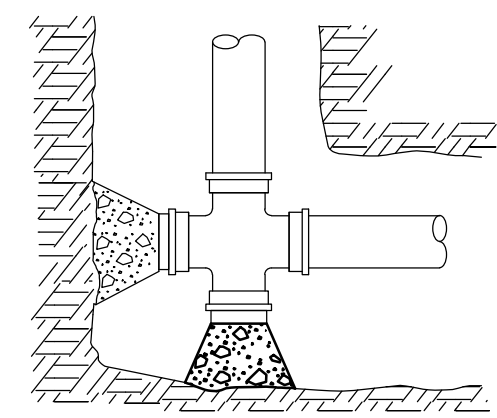
TEE



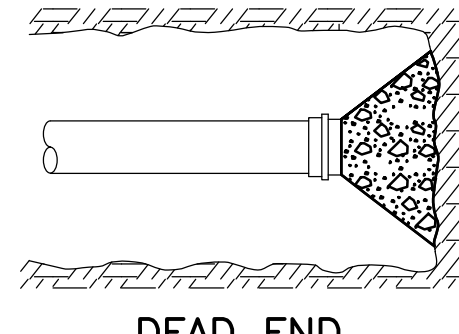
BEND



CROSS



CROSS



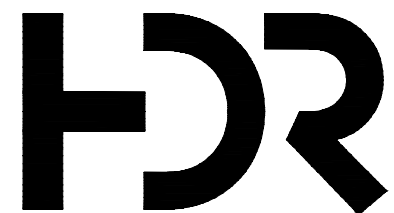
DEAD END

TYPICAL PLANS

DIAMETER OF PIPE, D (INCHES)	MINIMUM BEARING SURFACE (sf)				
	BENDS				TEES AND DEAD ENDS
	11 1/4'	22 1/2'	45'	90'	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

MINIMUM SURFACE AREA BASED ON WATER PRESSURE OF 150 PSI AND ALLOWABLE SOIL PRESSURE OF 1,000 PSF.

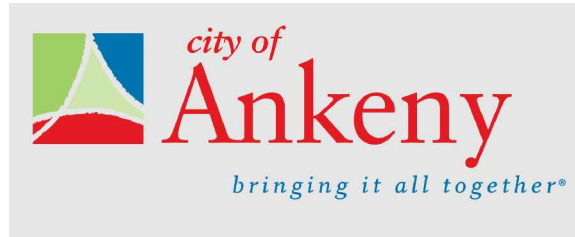
2
THRUST BLOCK DETAILS
NOT TO SCALE



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINGDALE DRIVE
ELEVATED WATER
STORAGE TANK

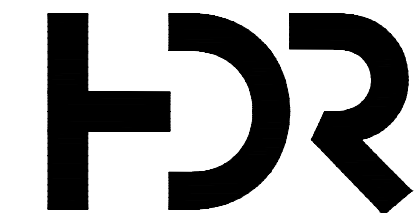
STANDARD DETAILS
WATER MAIN & APPURTENANCE DETAILS



FILENAME | 02D502.dwg
SCALE | AS NOTED

SHEET
02D502

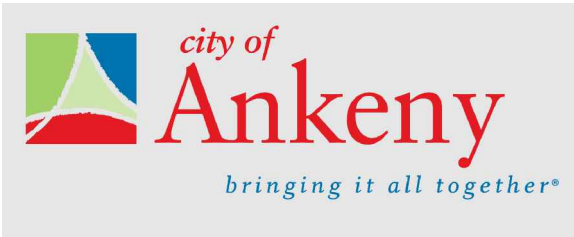
02E501.dwg
5/10/2023 5:08 PM
Keyjhl, Pat



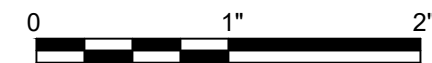
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



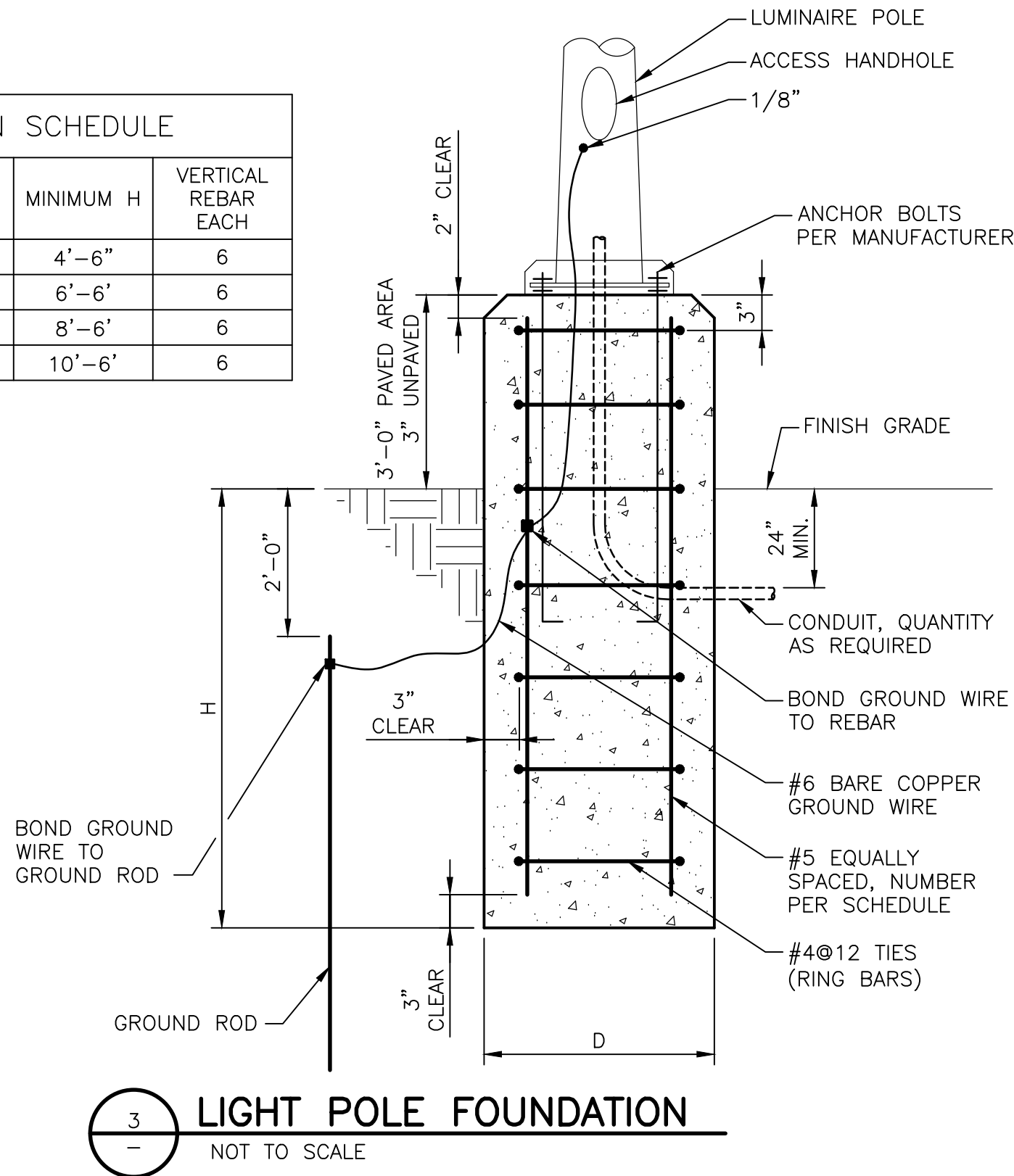
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



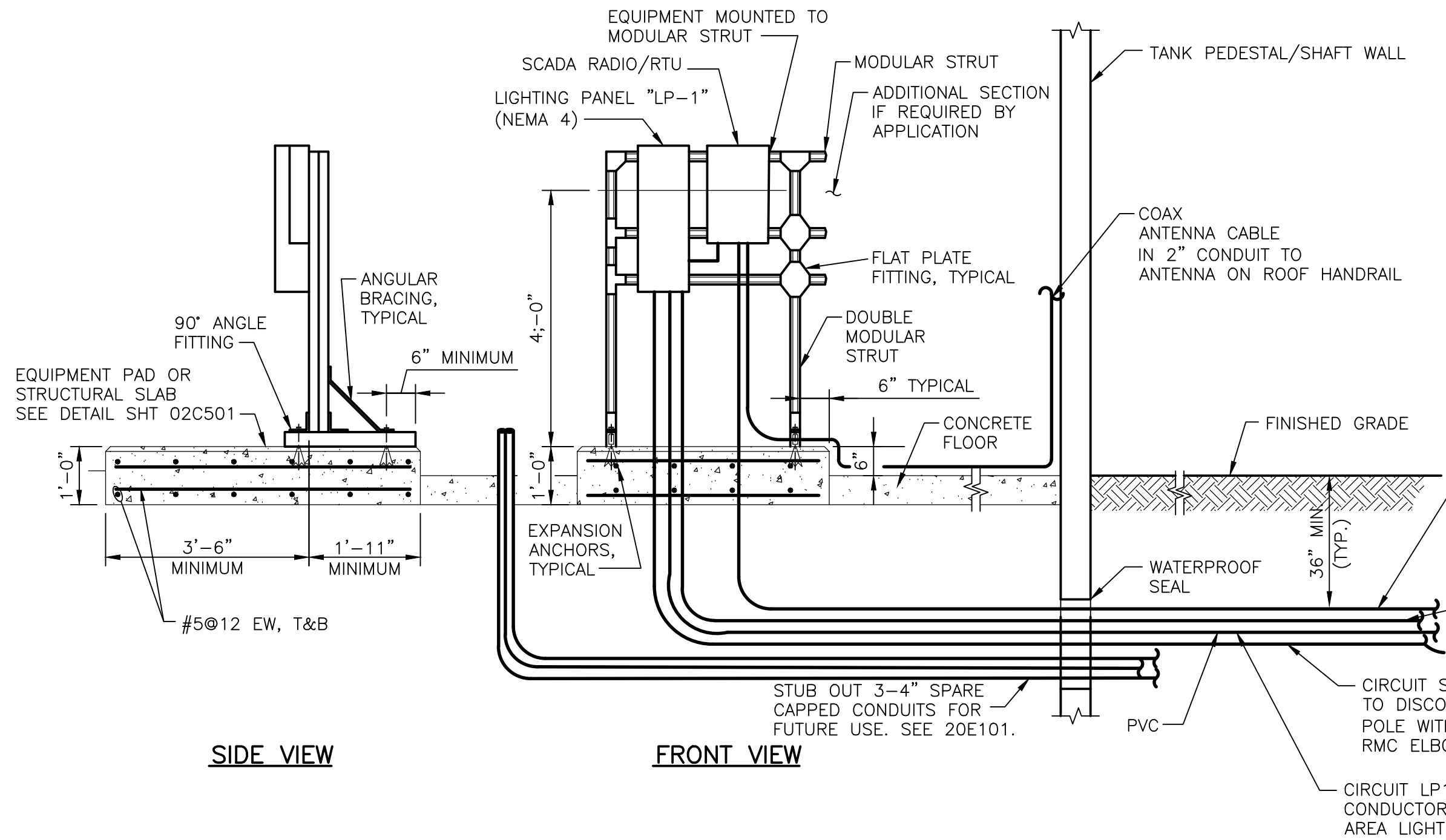
FILENAME | 02E501.dwg
SCALE | AS NOTED

SHEET
02E501

DIMENSION SCHEDULE			
POLE HEIGHT	MINIMUM D	MINIMUM H	VERTICAL REBAR EACH
UP TO 10'	2'-0"	4'-6"	6
11' TO 20'	2'-0"	6'-6"	6
21' TO 30'	2'-0"	8'-6"	6
31' TO 50'	2'-0"	10'-6"	6

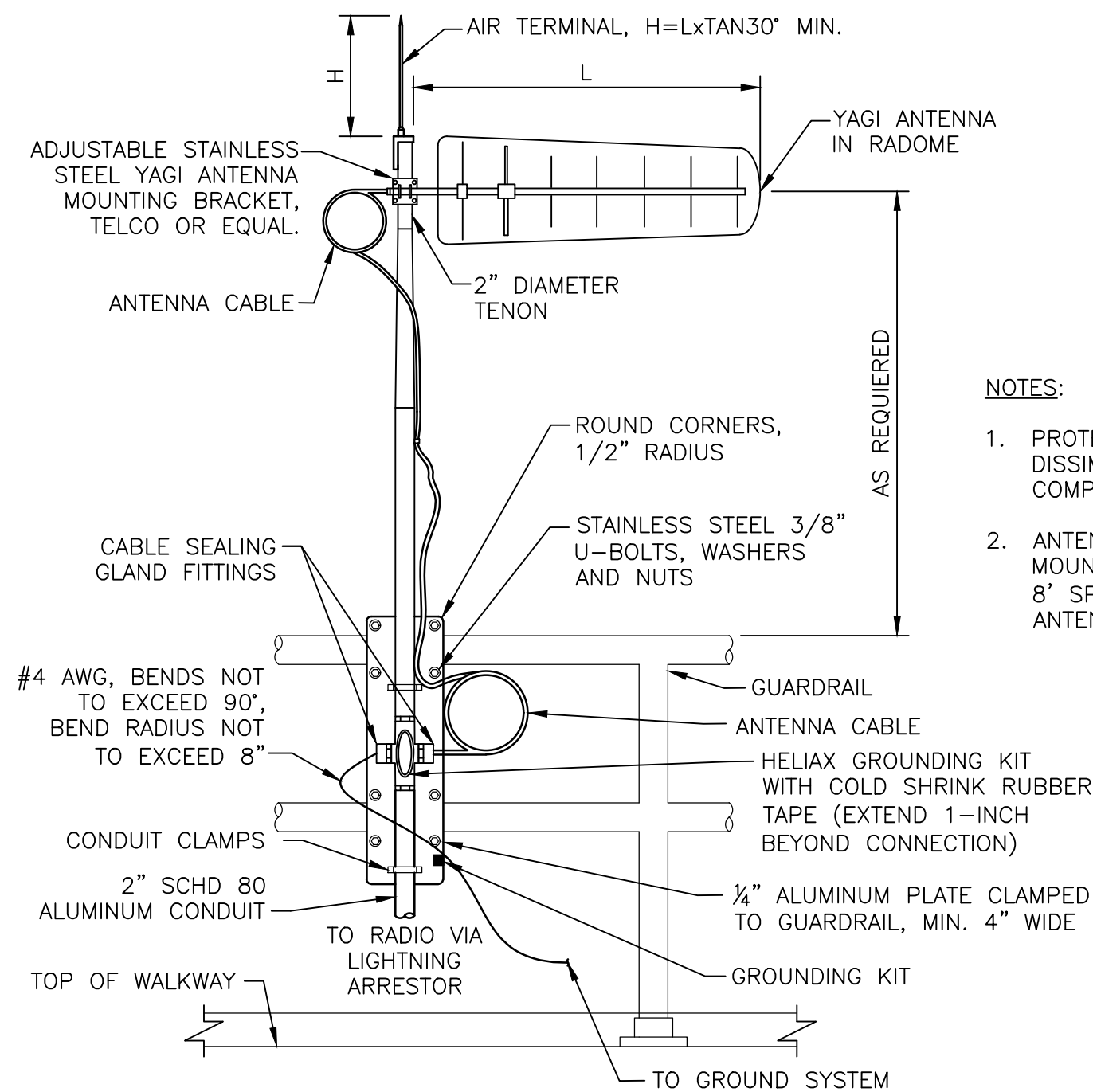


3 LIGHT POLE FOUNDATION
NOT TO SCALE



1 ELECTRICAL EQUIPMENT RACK DETAIL
NOT TO SCALE

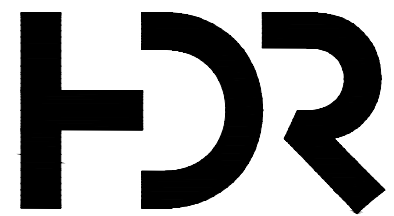
- DETAIL NOTES:
1. SEE SHEET 20E101 FOR LOCATION OF EQUIPMENT RACK.
 2. PROVIDE GROUNDING PER SHEET 20E101 AND SPECIFICATION 26 05 26.
 3. MODULAR STRUT WIDTH: 1 5/8".
 4. ADD WEATHER PROTECTED (IN USE) DUPLEX RECEPTACLE TO RACK.
 5. COMBINED EQUIPMENT LOADS PER 36" SPAN SHALL NOT EXCEED 500 LBS.
 6. RACK ASSEMBLY MATERIAL: STAINLESS STEEL.
 7. ANCHORS: STAINLESS STEEL, 1/2" DIAMETER, 3 1/2" EMBEDMENT.
 8. PROTECT SURFACES WITH DISSIMILAR MATERIALS.
 9. REPAIR CUT ENDS AND DAMAGED SURFACES PER MANUFACTURER'S RECOMMENDATIONS.



2 TYPICAL GUARDRAIL MOUNTED YAGI ANTENNA MOUNTING DETAIL
NOT TO SCALE

- NOTES:
1. PROTECT SURFACES WITH DISSIMILAR METALS WITH COMPATIBLE EPOXY COATING.
 2. ANTENNAS SHALL BE MOUNTED WITH A MINIMUM 8' SPACING FROM OTHER ANTENNAS.

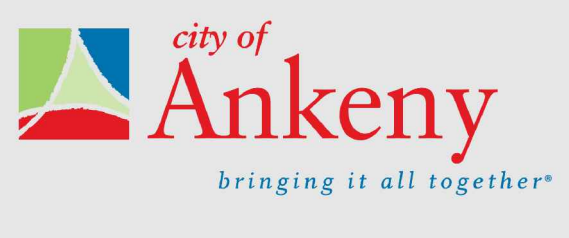
10/101.dwg
5/10/2023 5:08 PM



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

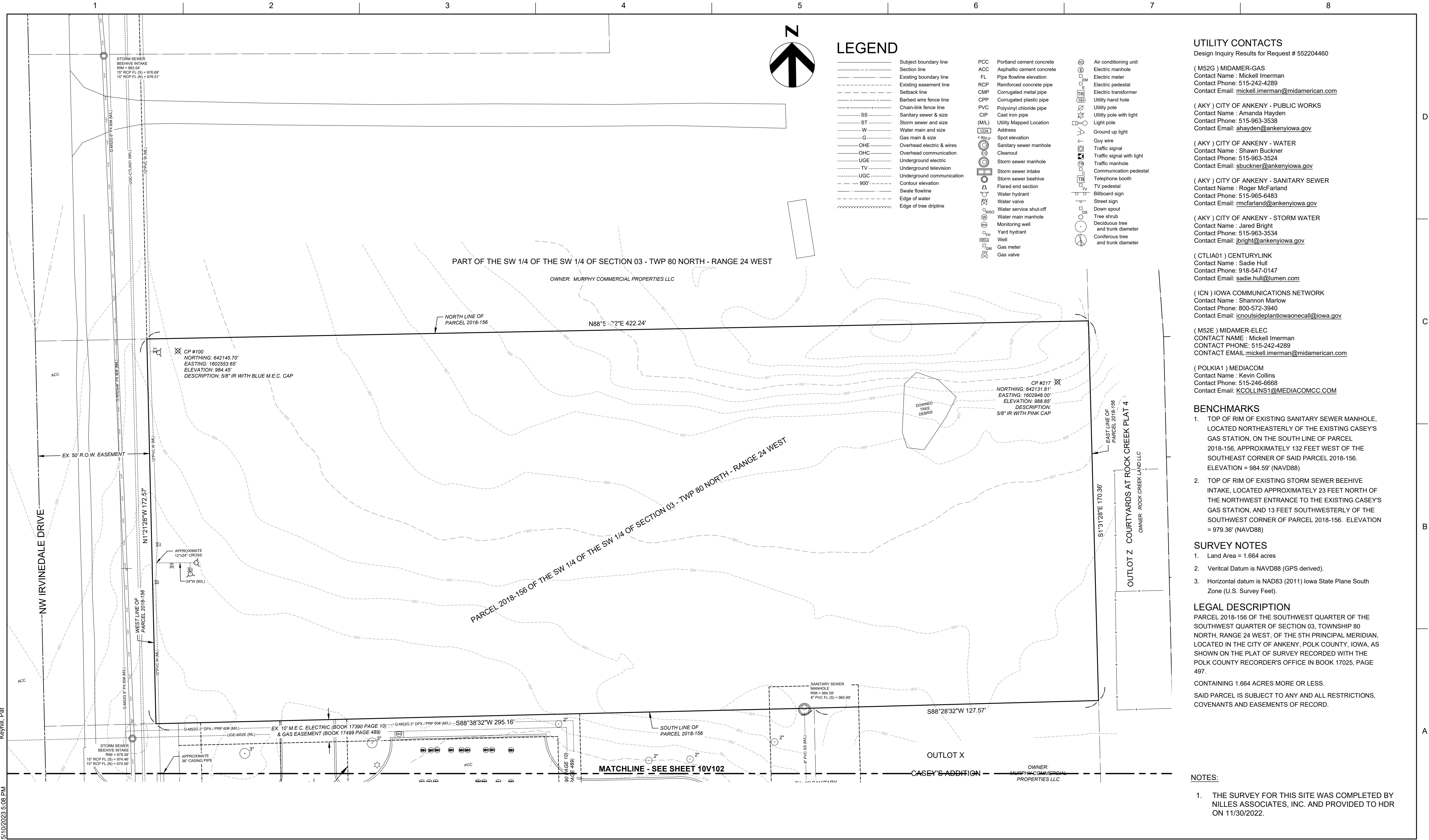
SITE PLANNING
EXISTING CONDITIONS AND SURVEY PLAN



FILENAME | 10V101.dwg
SCALE | 1" = 20'

SHEET

10V101



UTILITY CONTACTS
Design Inquiry Results for Request # 552204460

(M52G) MIDAMER-GAS
Contact Name : Mickell Imerman
Contact Phone: 515-242-4289
Contact Email: mickell.imerman@midamerican.com

(AKY) CITY OF ANKENY - PUBLIC WORKS
Contact Name : Amanda Hayden
Contact Phone: 515-963-3538
Contact Email: ahayden@ankenyiowa.gov

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

(AKY) CITY OF ANKENY - SANITARY SEWER
Contact Name : Roger McFarland
Contact Phone: 515-965-6483
Contact Email: rmcfarland@ankenyiowa.gov

(AKY) CITY OF ANKENY - STORM WATER
Contact Name : Jared Bright
Contact Phone: 515-963-3534
Contact Email: jbright@ankenyiowa.gov

(CTLIA01) CENTURYLINK
Contact Name : Sadie Hull
Contact Phone: 918-547-0147
Contact Email: sadie.hull@lumen.com

(ICN) IOWA COMMUNICATIONS NETWORK
Contact Name : Shannon Marlow
Contact Phone: 800-572-3940
Contact Email: icnoutsidesplantowaonecall@iowa.gov

(M52E) MIDAMER-ELEC
CONTACT NAME : Mickell Imerman
CONTACT PHONE: 515-242-4289
CONTACT EMAIL: mickell.imerman@midamerican.com

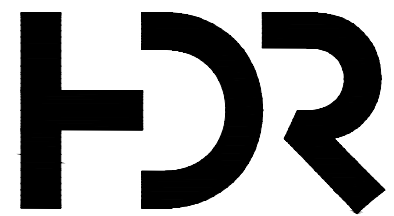
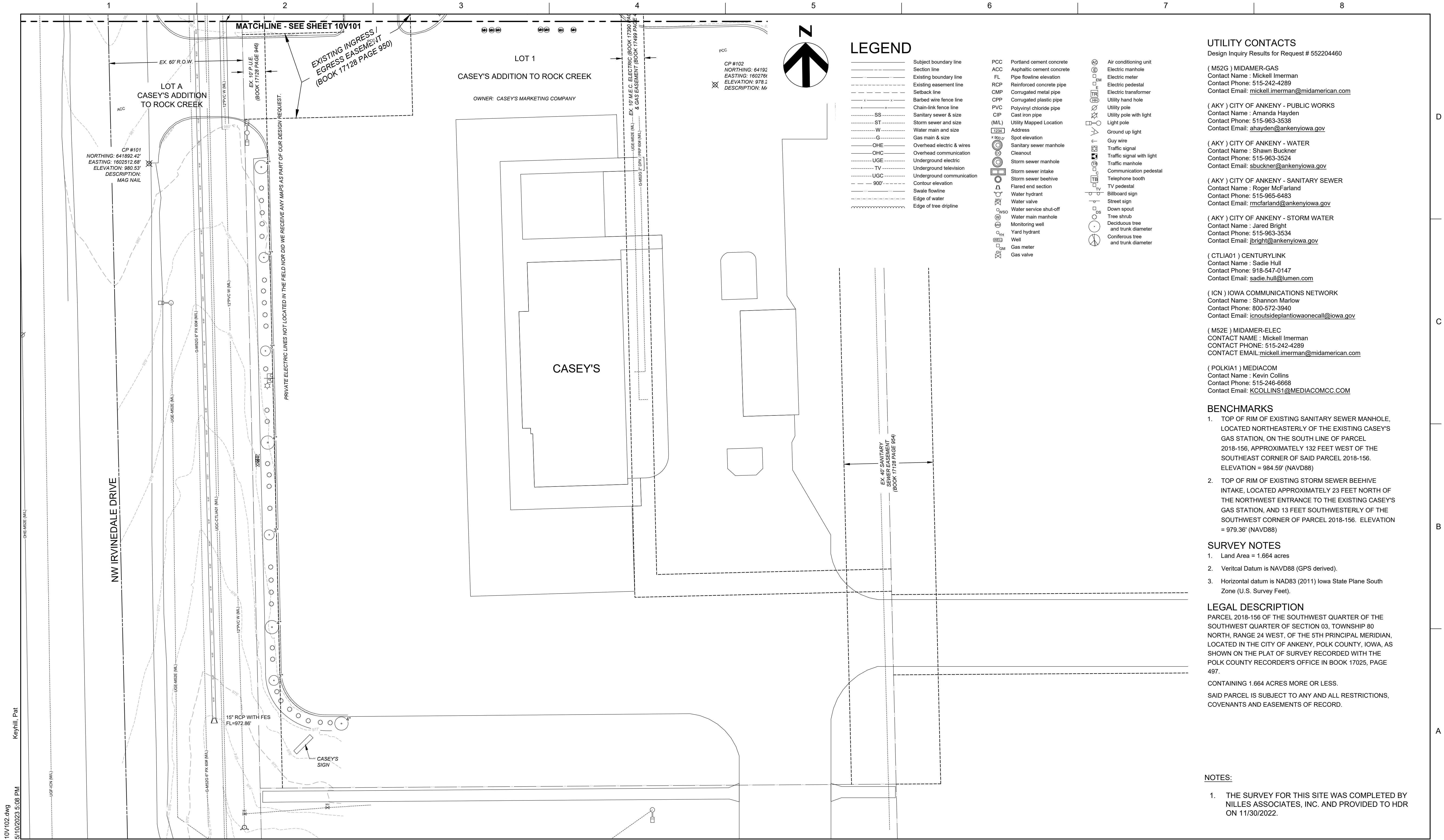
(POLKIA1) MEDIACOM
Contact Name : Kevin Collins
Contact Phone: 515-246-6668
Contact Email: KCOLLINS1@MEDIACOMCC.COM

- BENCHMARKS
- TOP OF RIM OF EXISTING SANITARY SEWER MANHOLE, LOCATED NORTHEASTERLY OF THE EXISTING CASEY'S GAS STATION, ON THE SOUTH LINE OF PARCEL 2018-156, APPROXIMATELY 132 FEET WEST OF THE SOUTHWEST CORNER OF SAID PARCEL 2018-156. ELEVATION = 984.59' (NAVD88)
 - TOP OF RIM OF EXISTING STORM SEWER BEEHIVE INTAKE, LOCATED APPROXIMATELY 23 FEET NORTH OF THE NORTHWEST ENTRANCE TO THE EXISTING CASEY'S GAS STATION, AND 13 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF PARCEL 2018-156. ELEVATION = 979.36' (NAVD88)

- SURVEY NOTES
- Land Area = 1.664 acres
 - Vertical Datum is NAVD88 (GPS derived).
 - Horizontal datum is NAD83 (2011) Iowa State Plane South Zone (U.S. Survey Feet).

LEGAL DESCRIPTION
PARCEL 2018-156 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST, OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED WITH THE POLK COUNTY RECORDER'S OFFICE IN BOOK 17025, PAGE 497.
CONTAINING 1.664 ACRES MORE OR LESS.
SAID PARCEL IS SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

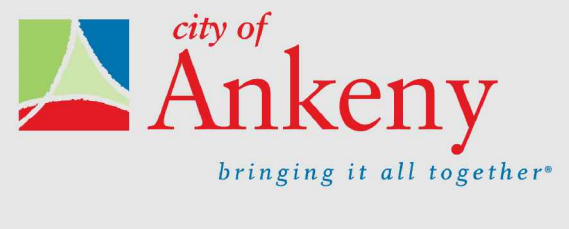
- NOTES:
- THE SURVEY FOR THIS SITE WAS COMPLETED BY NILLES ASSOCIATES, INC. AND PROVIDED TO HDR ON 11/30/2022.



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

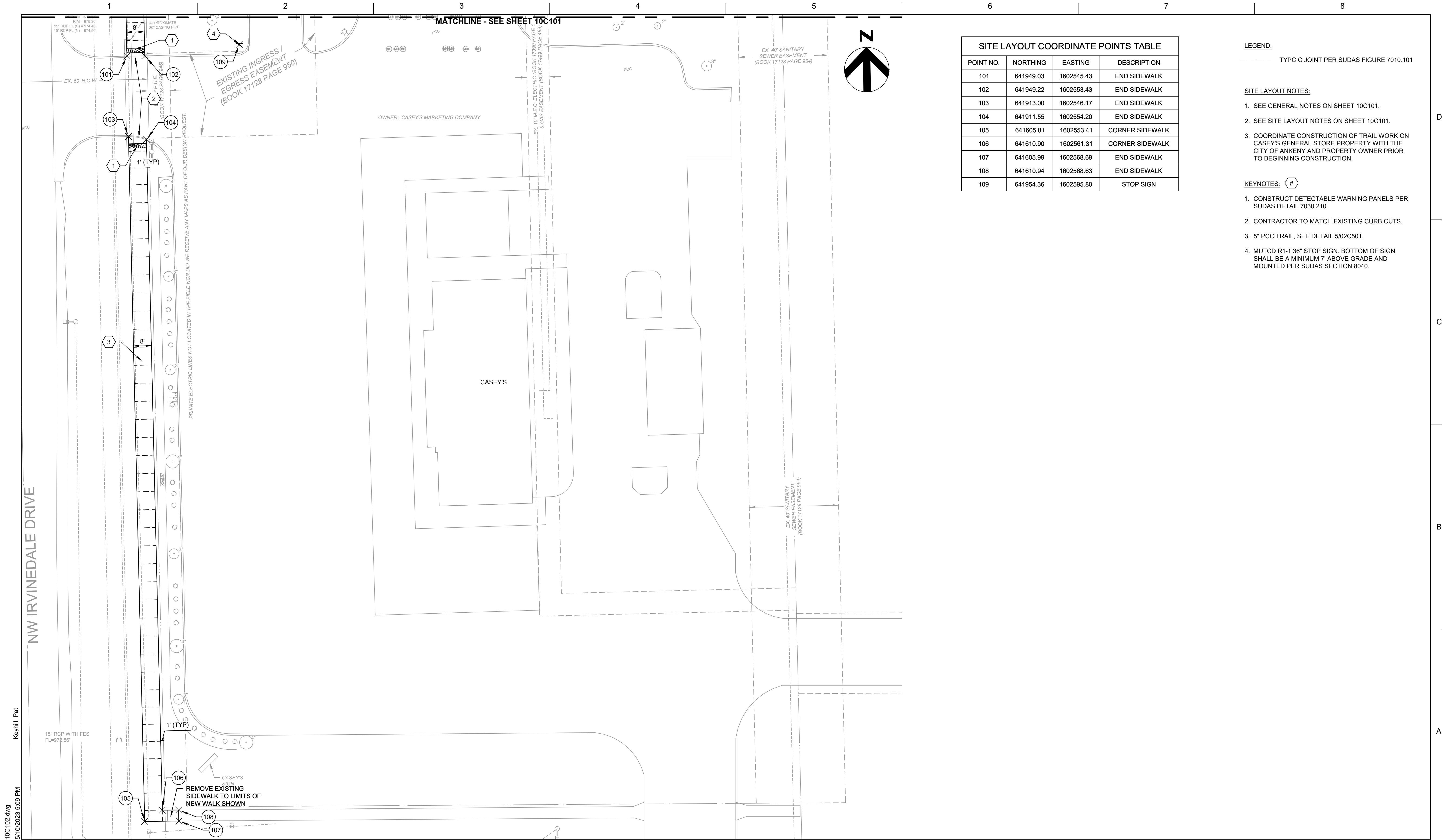
SITE PLANNING
EXISTING CONDITIONS AND SURVEY PLAN



FILENAME | 10V102.dwg
SCALE

SHEET

10V102

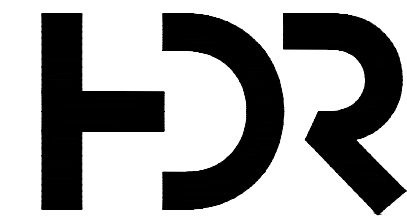


SITE LAYOUT COORDINATE POINTS TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
101	641949.03	1602545.43	END SIDEWALK
102	641949.22	1602553.43	END SIDEWALK
103	641913.00	1602546.17	END SIDEWALK
104	641911.55	1602554.20	END SIDEWALK
105	641605.81	1602553.41	CORNER SIDEWALK
106	641610.90	1602561.31	CORNER SIDEWALK
107	641605.99	1602568.69	END SIDEWALK
108	641610.94	1602568.63	END SIDEWALK
109	641954.36	1602595.80	STOP SIGN

LEGEND:
----- TYPIC C JOINT PER SUDAS FIGURE 7010.101

SITE LAYOUT NOTES:
1. SEE GENERAL NOTES ON SHEET 10C101.
2. SEE SITE LAYOUT NOTES ON SHEET 10C101.
3. COORDINATE CONSTRUCTION OF TRAIL WORK ON CASEY'S GENERAL STORE PROPERTY WITH THE CITY OF ANKENY AND PROPERTY OWNER PRIOR TO BEGINNING CONSTRUCTION.

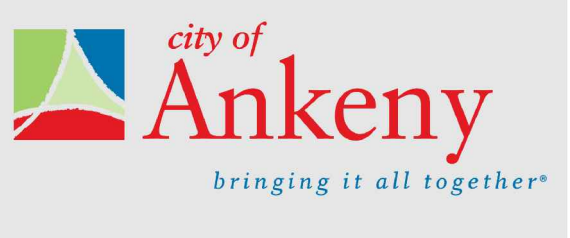
KEYNOTES: (#)
1. CONSTRUCT DETECTABLE WARNING PANELS PER SUDAS DETAIL 7030.210.
2. CONTRACTOR TO MATCH EXISTING CURB CUTS.
3. 5" PCC TRAIL, SEE DETAIL 5/02C501.
4. MUTCD R1-1 36" STOP SIGN. BOTTOM OF SIGN SHALL BE A MINIMUM 7" ABOVE GRADE AND MOUNTED PER SUDAS SECTION 8040.



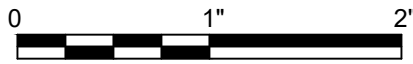
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



SITE PLANNING
SITE LAYOUT PLAN
SOUTH

FILENAME | 10C102.dwg
SCALE | 1" = 20'

SHEET
10C102

STRUCTURE TABLE			
NAME	RIM	CONNECTED PIPES	LOCATION
AI-1	983.77	15" IN (NW) = 980.54 15" OUT (S) = 980.54	N 642110.103 E 1602791.871
AI-2	983.75	15" IN (N) = 980.24 15" OUT (S) = 980.24	N 642050.175 E 1602793.416
AI-3	981.50	15" IN (E) = 975.97 15" OUT (W) = 975.96	N 642004.847 E 1602573.088
CI - 1	983.59	6" IN (E) = 980.80 6" IN (W) = 980.10 6" IN (N) = 980.80 15" OUT (SE) = 980.64	N 642123.683 E 1602775.872
CI - 2	985.14	6" IN (E) = 979.18 6" IN (N) = 979.65 15" OUT (E) = 979.80	N 642030.163 E 1602598.334
CI - 3	982.04	15" IN (E) = 976.22 6" IN (N) = 979.80 15" OUT (W) = 976.22	N 642005.023 E 1602598.300

STRUCTURE TABLE			
NAME	RIM	CONNECTED PIPES	LOCATION
FES-1	N/A	15" IN (N) = 980.10	N 642022.142 E 1602794.391
FES-2	N/A	15" IN (W) = 979.56	N 642013.564 E 1602643.550
MH-1	981.93	15" IN (E) = 974.71 15" IN (N) = 974.71 15" OUT (S) = 974.71	N 642004.847 E 1602573.738
OUTLET STRUCTURE	982.70	4" IN (E) = 976.50 15" OUT (W) = 976.45	N 642005.590 E 1602645.526

STRUCTURE TABLE			
NAME	RIM	CONNECTED PIPES	LOCATION
BEND-1	N/A	6" IN (E) = 979.24 6" OUT (W) = 979.24	N 642028.528 E 1602610.887
CO-1	986.10	6" OUT (W) = 982.75	N 642124.623 E 1602908.446
CO-2	984.04	6" OUT (N) = 981.54	N 642051.466 E 1602807.918
CO-3	983.05	6" OUT (S) = 980.00	N 642026.752 E 1602597.358
CO-4	985.35	6" OUT (S) = 982.41	N 642147.249 E 1602843.096
CO-5	983.84	6" OUT (W) = 979.57	N 642029.554 E 1602676.369
CO-6	985.00	6" OUT (S) = 981.46	N 642146.232 E 1602775.921
CO-7	984.33	6" OUT (S) = 980.50	N 642145.379 E 1602746.501

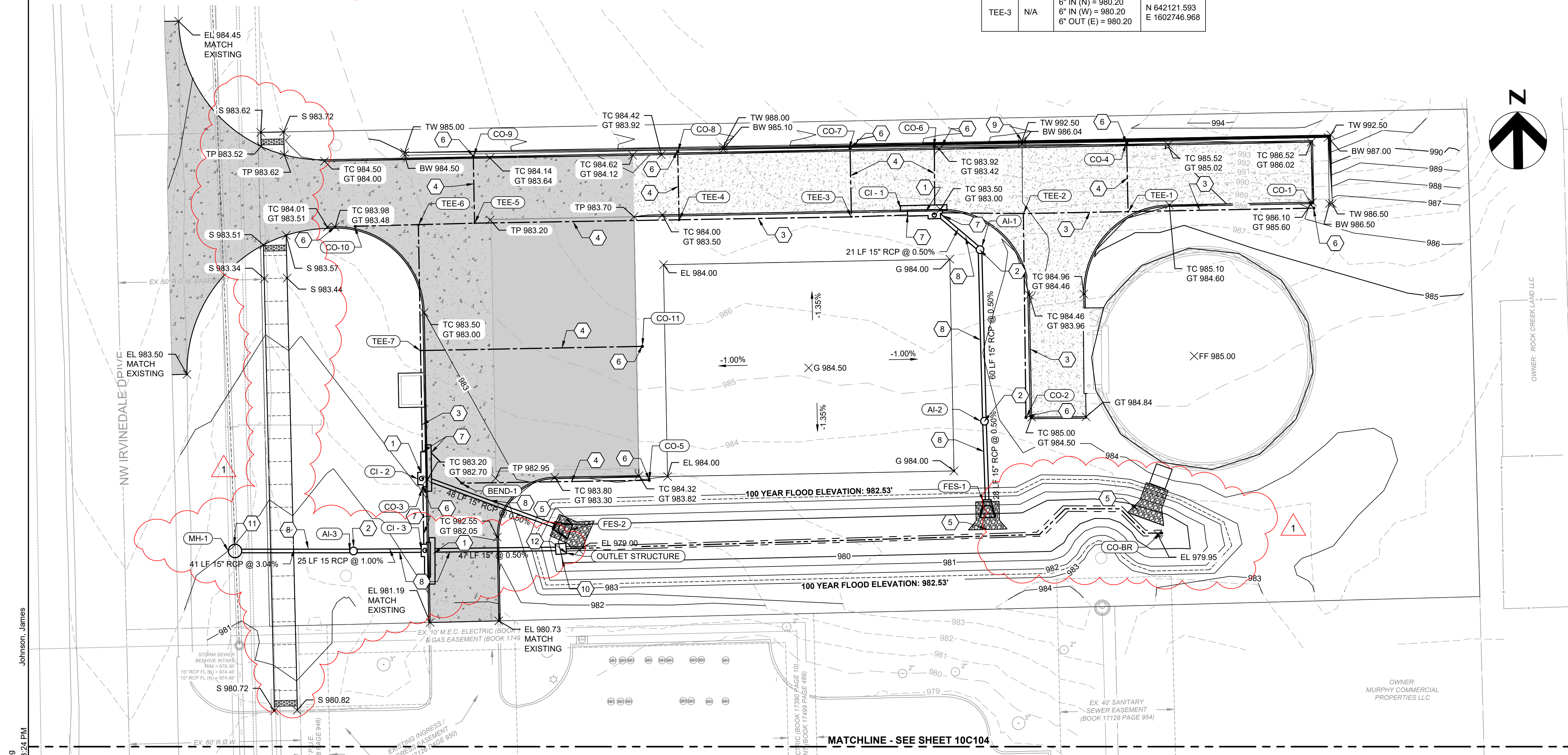
STRUCTURE TABLE			
NAME	RIM	CONNECTED PIPES	LOCATION
CO-8	984.81	6" OUT (S) = 981.00	N 642144.360 E 1602686.323
CO-9	984.23	6" OUT (S) = 980.28	N 642142.736 E 1602614.963
CO-10	983.44	6" OUT (E) = 980.48	N 642118.278 E 1602573.769
CO-11	983.86	6" OUT (W) = 980.25	N 642076.317 E 1602673.967
CO-BR	979.96	4" OUT (W) = 977.00	N 642011.107 E 1602855.295
TEE-1	N/A	6" IN (N) = 981.67 6" IN (E) = 981.67 6" OUT (W) = 981.67	N 642123.368 E 1602843.562
TEE-2	N/A	6" IN (S) = 980.99 6" IN (E) = 980.99 6" OUT (W) = 980.99	N 642122.711 E 1602807.027
TEE-3	N/A	6" IN (N) = 980.20 6" IN (W) = 980.20 6" OUT (E) = 980.20	N 642121.593 E 1602746.968

STRUCTURE TABLE			
NAME	RIM	CONNECTED PIPES	LOCATION
TEE-4	N/A	6" IN (N) = 980.29 6" OUT (E) = 980.29 6" OUT (W) = 980.29	N 642120.432 E 1602686.793
TEE-5	N/A	6" IN (N) = 980.00 6" IN (E) = 980.00 6" OUT (W) = 980.00	N 642119.402 E 1602615.391
TEE-6	N/A	6" IN (E) = 979.90 6" IN (W) = 979.90 6" OUT (S) = 979.90	N 642118.742 E 1602595.758
TEE-7	N/A	6" IN (E) = 979.75 6" IN (N) = 979.75 6" OUT (S) = 979.75	N 642074.865 E 1602596.539

- SITE GRADING NOTES:**
- SEE GENERAL NOTES ON SITE SHEET 10C101.
 - MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES THROUGHOUT CONSTRUCTION.
 - SEE SHEET 10C105 FOR THE EROSION AND SEDIMENT CONTROL PLAN AND NOTES.
 - RIPRAP SHALL MEET OR EXCEED THE REQUIREMENTS OF SUDAS AND IOWA DOT (SPEC SECTION 4130). ALL RIPRAP SHALL BE PLACED ON GEOTEXTILE FABRIC (MIRAFI 160N OR APPROVED EQUAL). THE USE OF RECYCLED PCC PAVEMENT IS NOT PERMITTED ON THIS PROJECT.
 - ADJUST EXISTING VALVE BOXES AND MANHOLES TO GRADE AS NEEDED TO ACCOMMODATE FINISHED GRADING.

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - CASE B TYPE 1 AND CASE C TYPE 1 SUBDRAINS, SEE SUDAS 4040.231.
 - POND SUBDRAINAGE, FOLLOW SUDAS STANDARD FOR CASE D TYPE 2 SUBDRAIN OR SIMILAR.
 - BIORETENTION BASIN UNDERDRAIN LIMITS
 - 6" ASPHALT PAVEMENT
 - 9" P.C.C
 - 7" P.C.C
 - PERMANENT EROSION CONTROL
 - BW BOTTOM OF WALL
 - EL ELEVATION
 - FF FINISH FLOOR
 - G GRADE
 - GT GUTTER
 - S TOP OF SIDEWALK
 - TC TOP OF CURB
 - TW TOP OF WALL

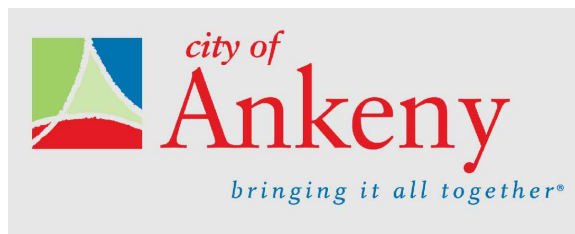
- KEYNOTES:**
- CONSTRUCT SINGLE OPEN THROAT INTAKE PER SUDAS FIGURE 6010.507.
 - CONSTRUCT 24" CIRCULAR AREA INTAKE PER SUDAS FIGURE 6010.512 WITH TYPE 3B GRATE.
 - CONSTRUCT PAVEMENT SUBDRAIN - CASE B, TYPE 1. SEE SUDAS FIGURE 4040.231.
 - CONSTRUCT PAVEMENT SUBDRAIN - CASE C, TYPE 1. SEE SUDAS FIGURE 4040.231.
 - CONSTRUCT CLASS D & E RIP RAP FOR PIPE OUTLET PER SUDAS FIGURE 9040.111. WIDTH SHALL BE 3'.
 - CONSTRUCT SUBDRAIN TYPE A-1 CLEANOUT, SEE SUDAS FIGURE 4040.232.
 - CONSTRUCT SUBDRAIN OUTLET, SEE SUDAS FIGURE 4040.233.
 - CONSTRUCT RCP STORM SEWER, SEE PIPE TABLES ON THIS SHEET FOR SIZE. USE CLASS R-2 BEDDING PER SUDAS FIGURE 3010.102.
 - CONSTRUCT CAST-IN-PLACE RETAINING WALL, SEE SECTION 7/02S501. TOP OF WALL SHALL BE STRAIGHT GRADED BETWEEN ELEVATIONS SHOWN.
 - CONSTRUCT OUTLET STRUCTURE, SEE DETAIL 6/02C501.
 - CONSTRUCT CIRCULAR STORM SEWER MANHOLE, SEE SUDAS FIGURE 6010.401.
 - REFER TO 10C107 BIORETENTION OUTLET DETAILS.



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

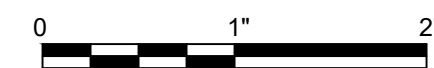
ISSUE	DATE	DESCRIPTION
1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

SITE PLANNING
SITE GRADING AND DRAINAGE PLAN
NORTH

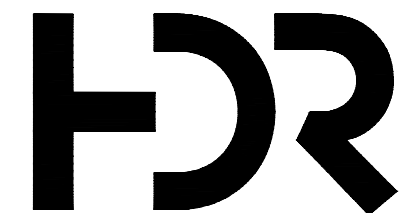


FILENAME 10C103.dwg
SCALE 1" = 20'

SHEET
10C103



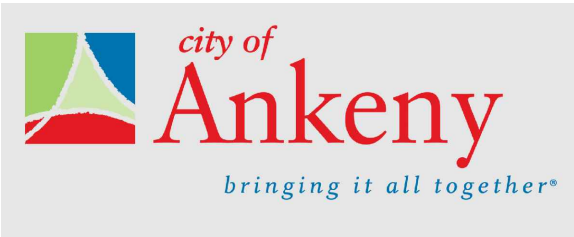
10C104.dwg
7/25/2023 3:24 PM
Johnson, James



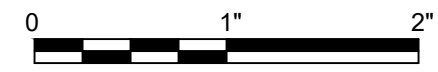
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINGDALE DRIVE
ELEVATED WATER
STORAGE TANK



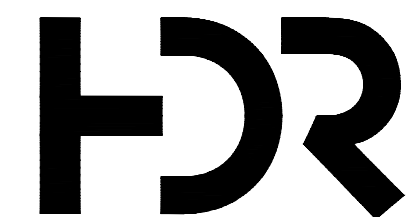
SITE PLANNING
SITE GRADING AND DRAINAGE PLAN
SOUTH

FILENAME | 10C104.dwg
SCALE | 1" = 20'

SHEET
10C104

10C105.dwg
7/27/2023 11:41 AM

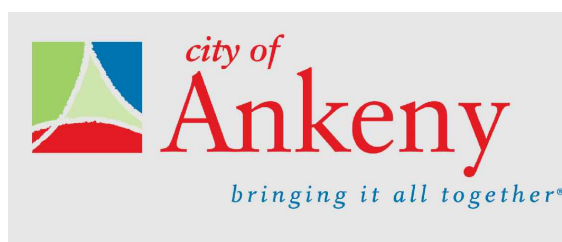
Johnson, James



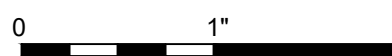
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779

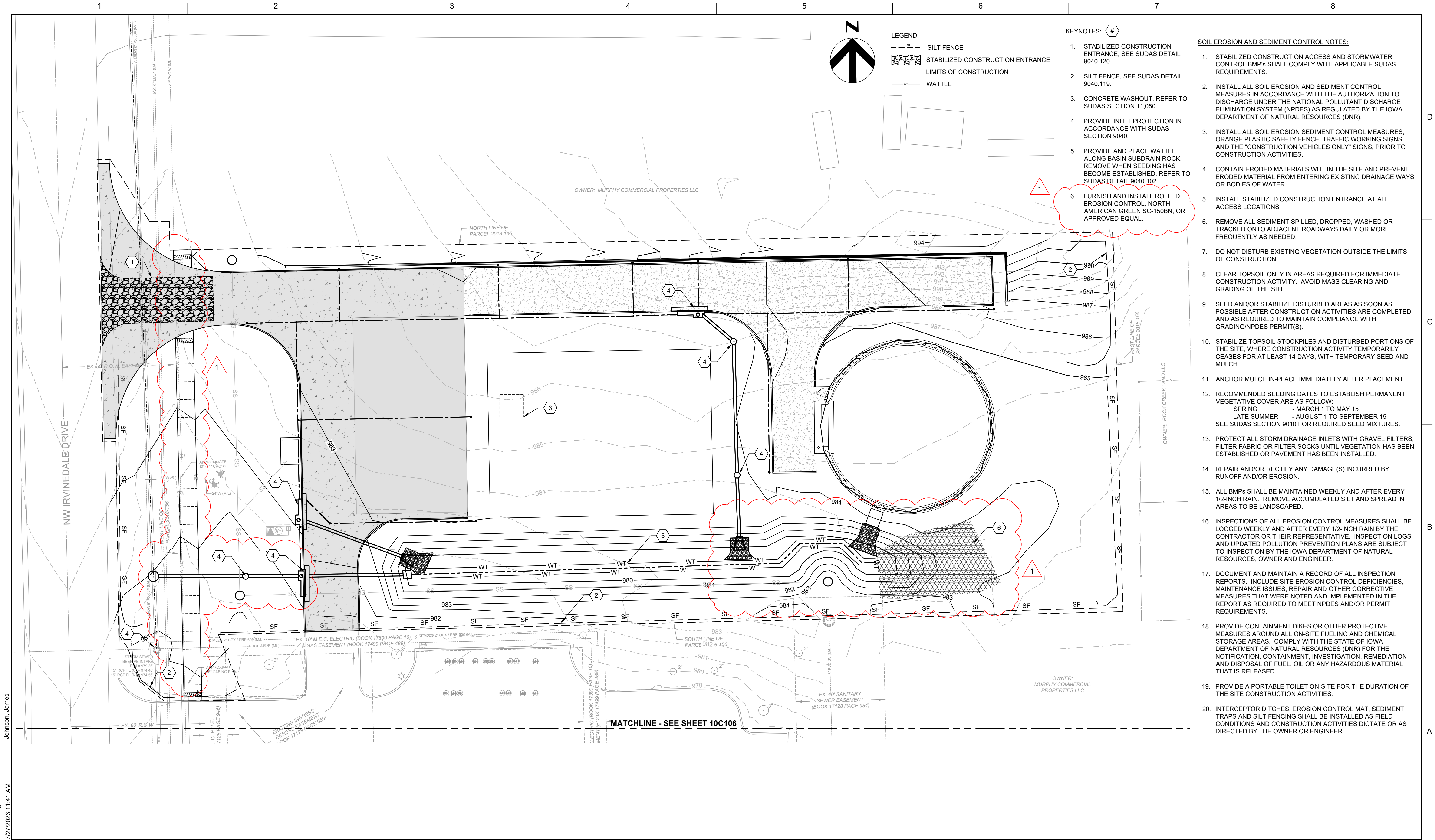


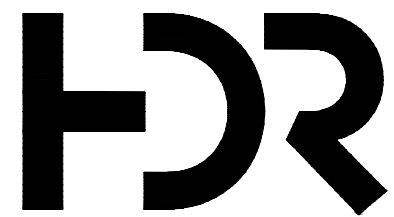
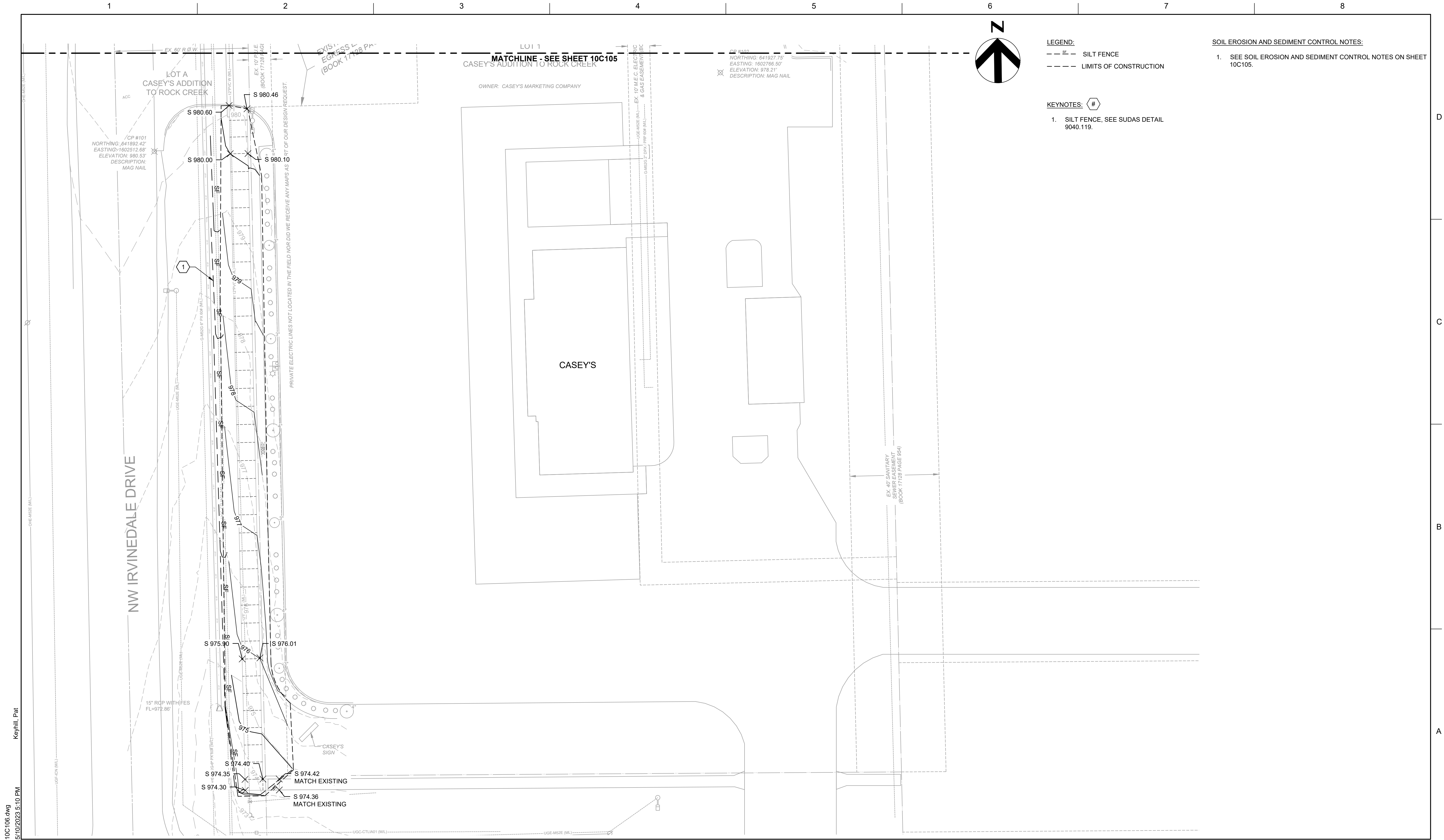
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



FILENAME | 10C105.dwg
SCALE | 1" = 20'

SHEET
10C105

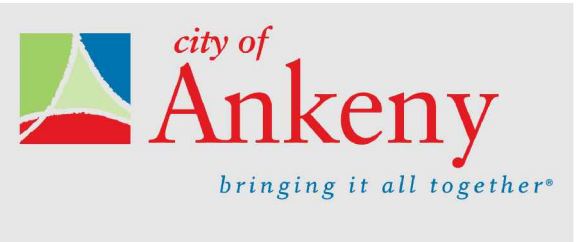




300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



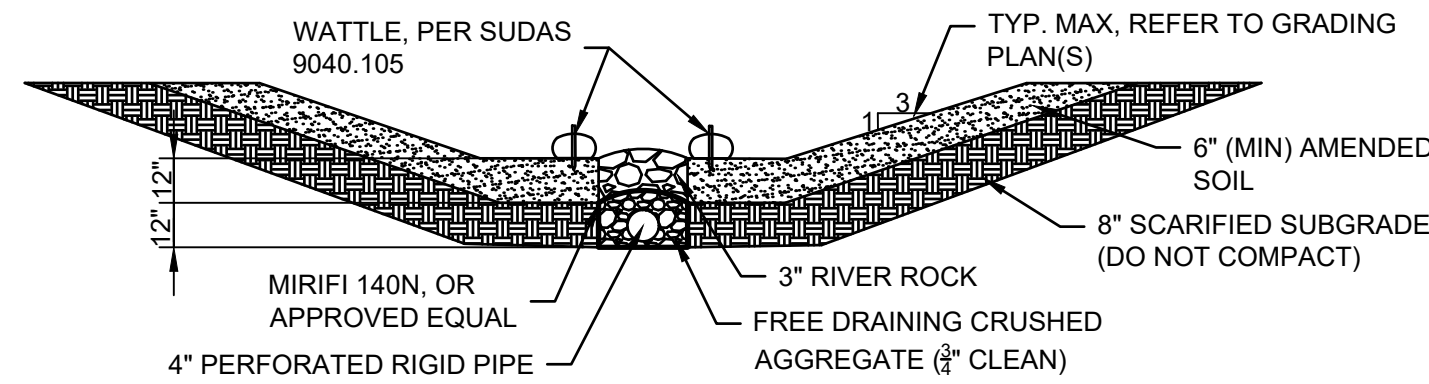
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



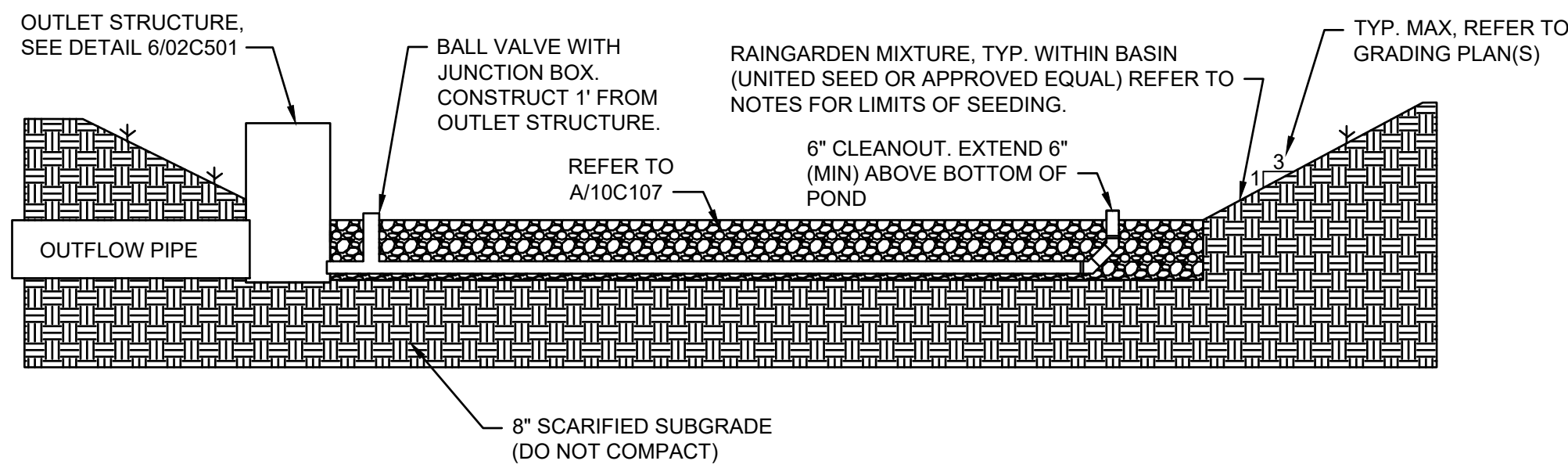
SITE PLANNING
STORM WATER POLLUTION PREVENTION PLAN
SOUTH

FILENAME	10C106.dwg
SCALE	1" = 20'

SHEET
10C106



A BIORETENTION BASIN CROSS-SECTION
10C107 NO SCALE



B BIORETENTION BASIN SECTION
10C107 NO SCALE

LEGEND:
--- LIMITS OF CONSTRUCTION

- KEYNOTES:** (#)
- BIORETENTION OUTLET, SEE DETAIL 6/02C501.
 - BIORETENTION POND SUBDRAINAGE, SEE SECTION A ON THIS SHEET.

- NOTES:**
- FILTER FABRIC MUST BE ARCHED AS SHOWN.
 - OVERLAP OF FABRIC SHALL NOT EXCEED 6".
 - TOP 6" OF SOIL SHALL BE BLENDED WITH 3" OF COMPOST MIX (IOWA DEPARTMENT OF NATURAL RESOURCES). SUBMIT TO ENGINEER FOR REVIEW/APPROVAL PRIOR TO CONSTRUCTION.
 - CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES AND BOTTOM OF BASIN. (NORTH AMERICAN GREEN SC-150BN OR APPROVED EQUAL)
 - RAINGARDEN MIXTURE SHALL BE PLANTED ON BOTTOM AND SLOPES (UP TO THE 983' ELEVATION) OF THE BIORETENTION BASIN.
 - UPON COMPLETION OF CONSTRUCTION OF THE BIORETENTION BASIN, THE CONTRACTOR IS TO SURVEY THE BASIN AND VERIFY THAT THE VOLUME IS CORRECT. A CERTIFICATE OF OCCUPANCY (CO) FOR PROJECT WILL NOT BE ISSUED IF THIS REQUIREMENT IS NOT MET.

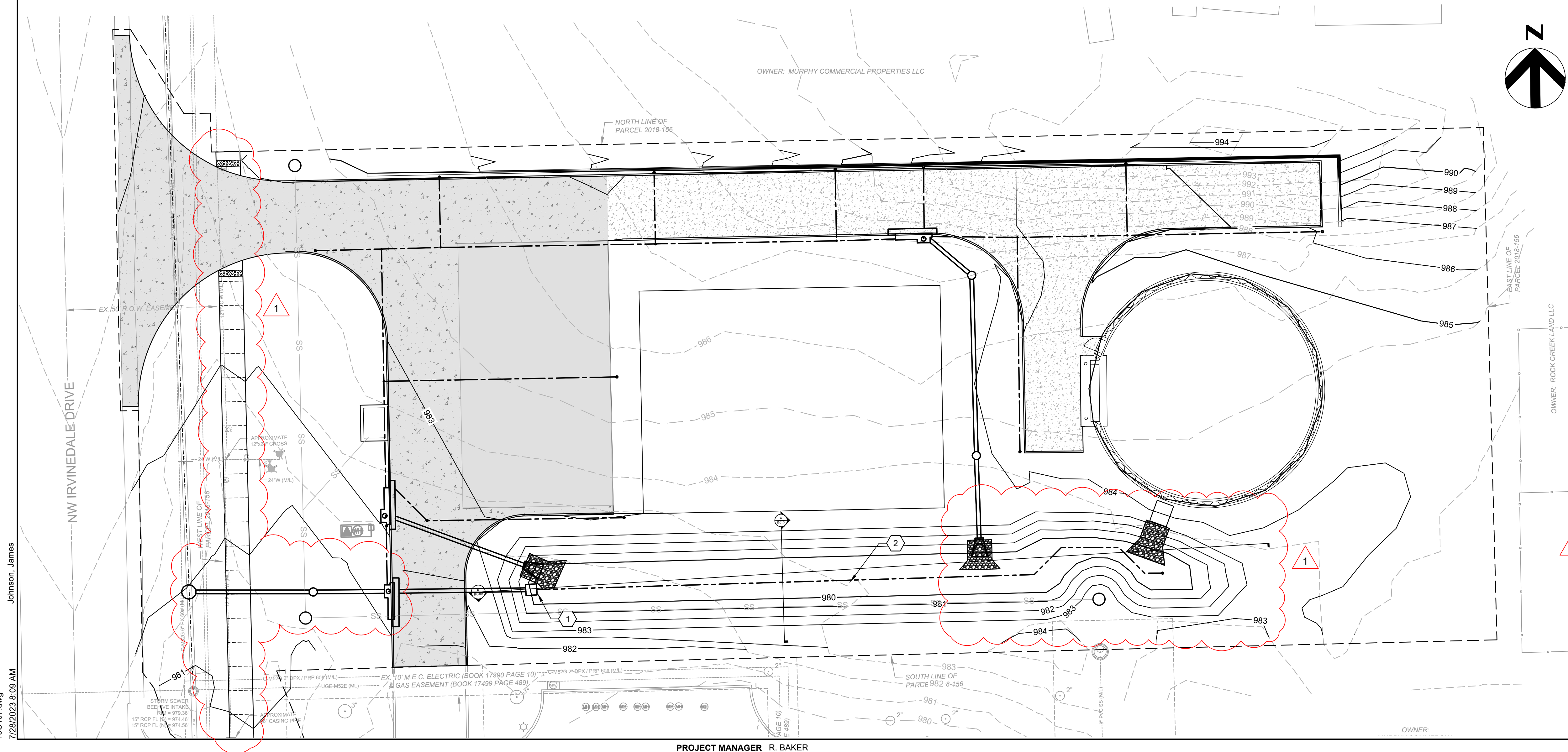
STORMWATER CALCULATIONS:
TOTAL PROPERTY AREA: 1.66 AC
TOTAL DISTURBED AREA: 1.66 AC

TREATMENT REQUIREMENTS:
REQUIRED TREATMENT VOLUME:
(1.66 AC) * 1.25 IN = 7,532 CF

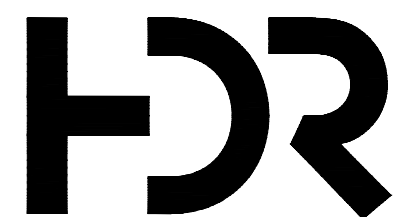
STORMWATER DETENTION:
PER HYDROFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD CIVIL 3D 2020, THE PRE AND POST CONSTRUCTION RUNOFF (CFS) FOR THE 5-, 10-, AND 100-YEAR STORM EVENTS USING THE SCS METHOD ARE SUMMARIZED IN THE TABLE BELOW.

DETENTION REQUIRED: 7,532 CF
DETENTION PROVIDED: 15,000 CF

	PEAK RUN OFF (CFS)		
	5-YEAR	10-YEAR	100-YEAR
PRE-DEVELOPED	1.497	2.384	6.845
POST-DEVELOPED	0.901	1.012	4.263



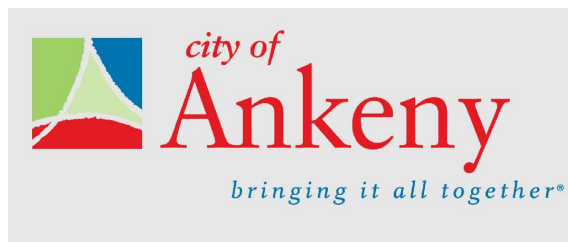
10C107.dwg
7/28/2023 8:09 AM
Johnson, James



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



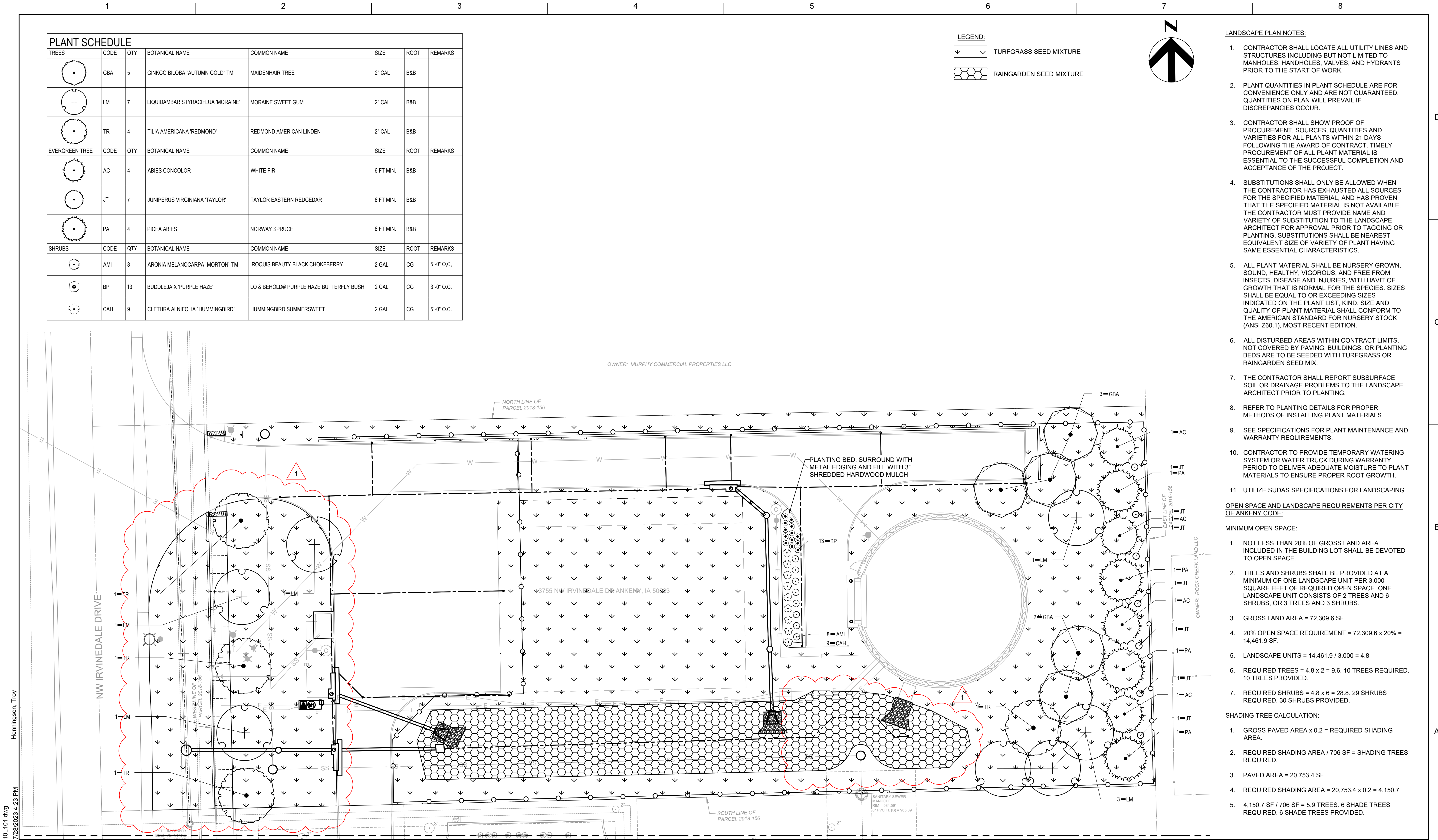
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

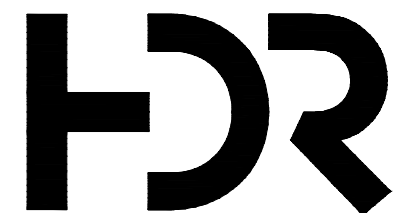
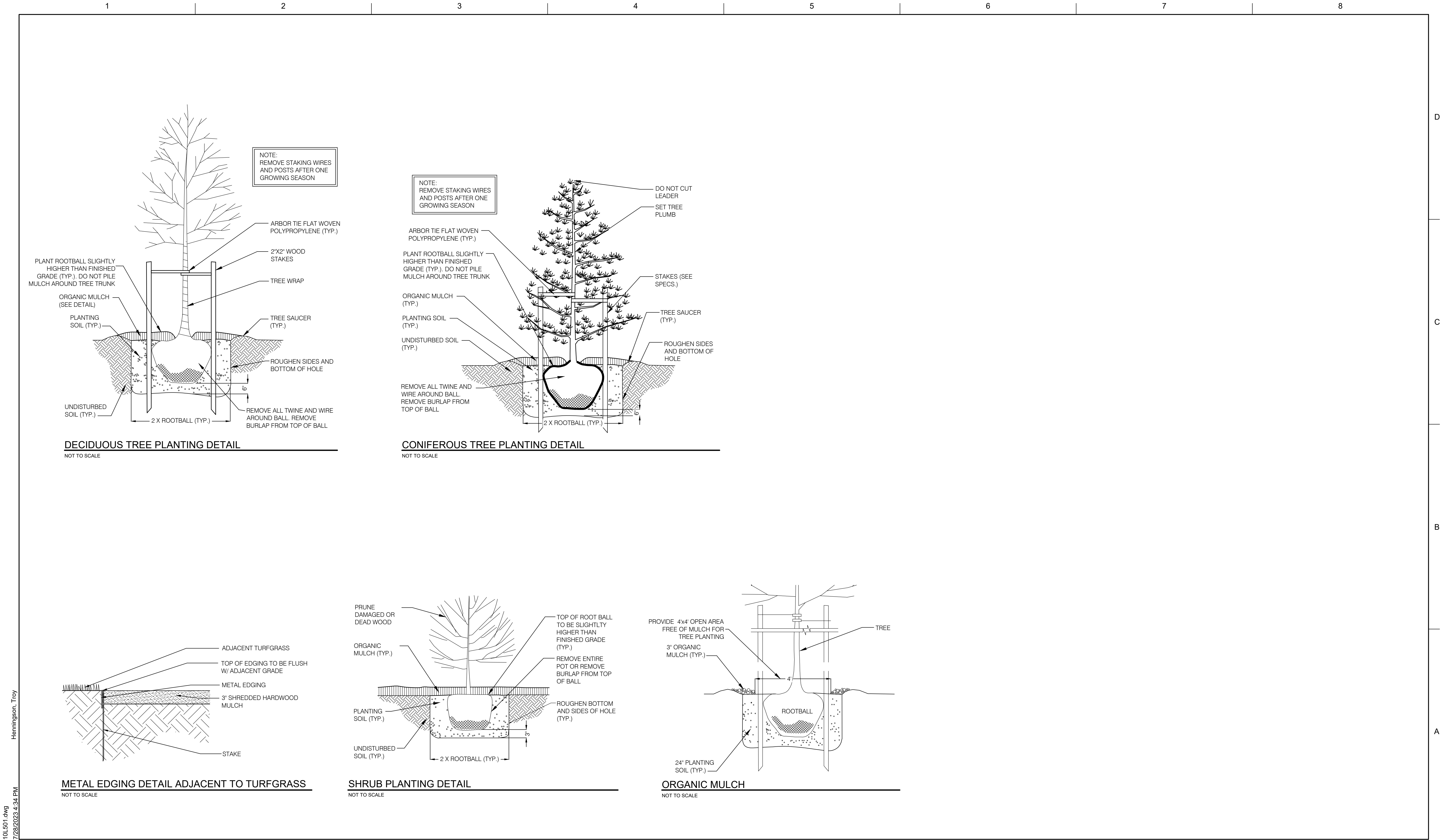
SITE PLANNING
POST CONSTRUCTION STORM MANAGEMENT PLAN
(PCSMP)



FILENAME | 10C107.dwg
SCALE | 1" = 20'

SHEET
10C107

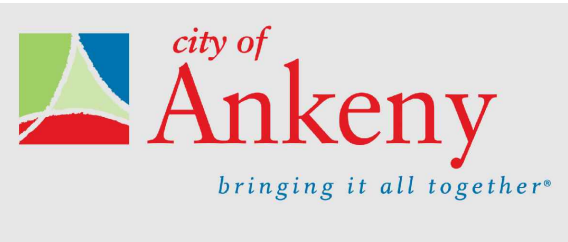




300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

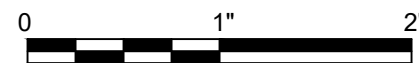
ISSUE	DATE	DESCRIPTION
1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



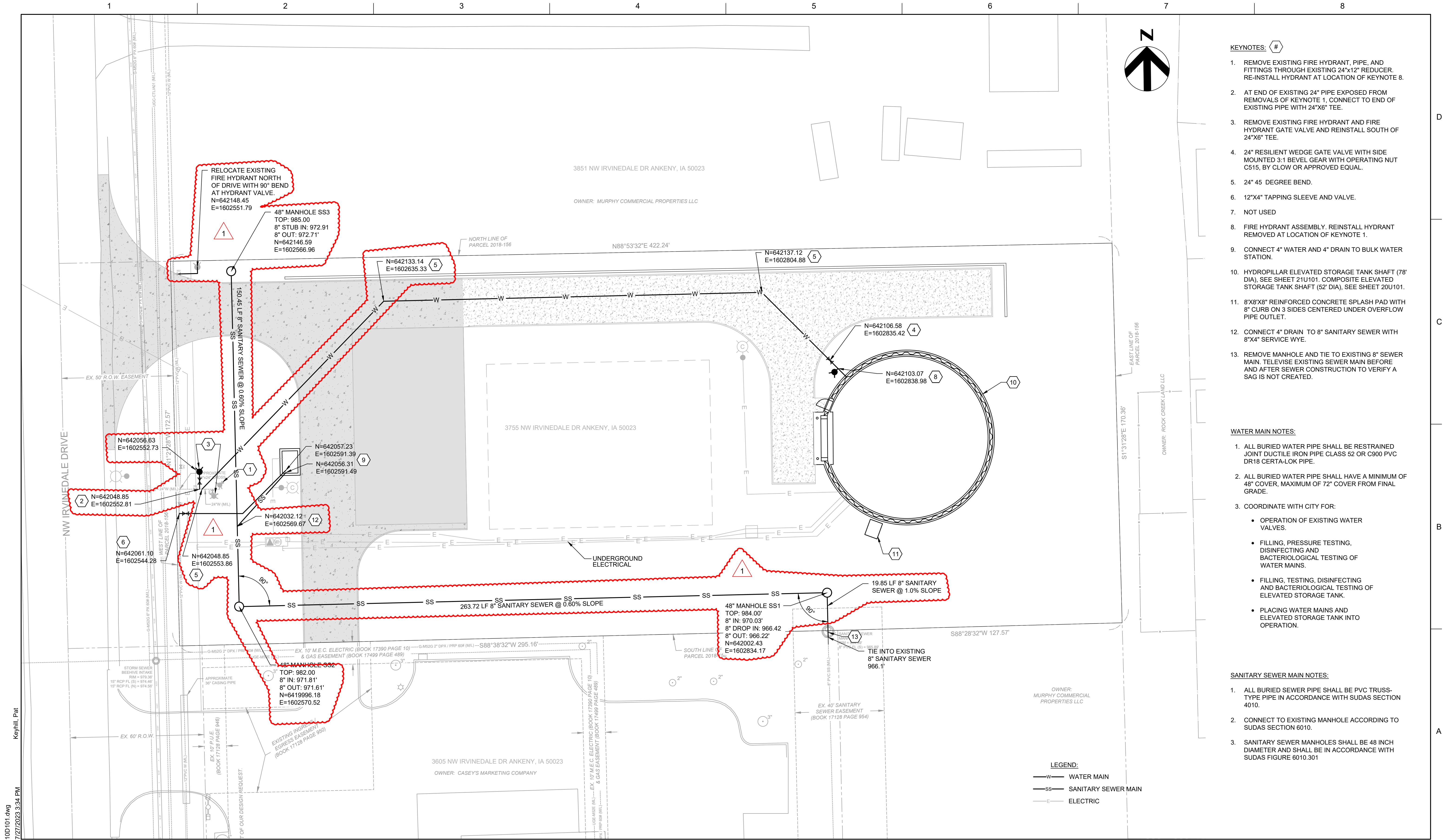
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

LANDSCAPE DETAILS

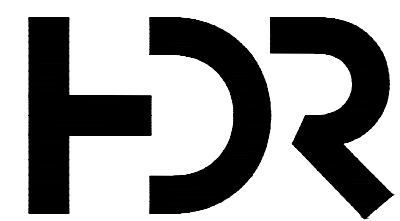


FILENAME | 10L501.dwg
SCALE | NO SCALE

SHEET
10L501



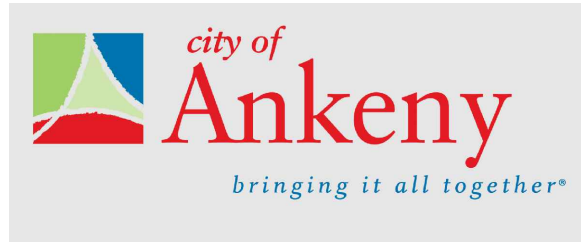
10D101.dwg
7/27/2023 3:34 PM
Keyhill, Pat



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

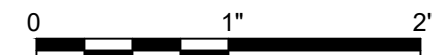
ISSUE	DATE	DESCRIPTION
1	08-11-23	ISSUED FOR ADDENDUM NO. 1
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



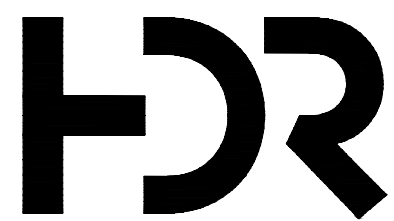
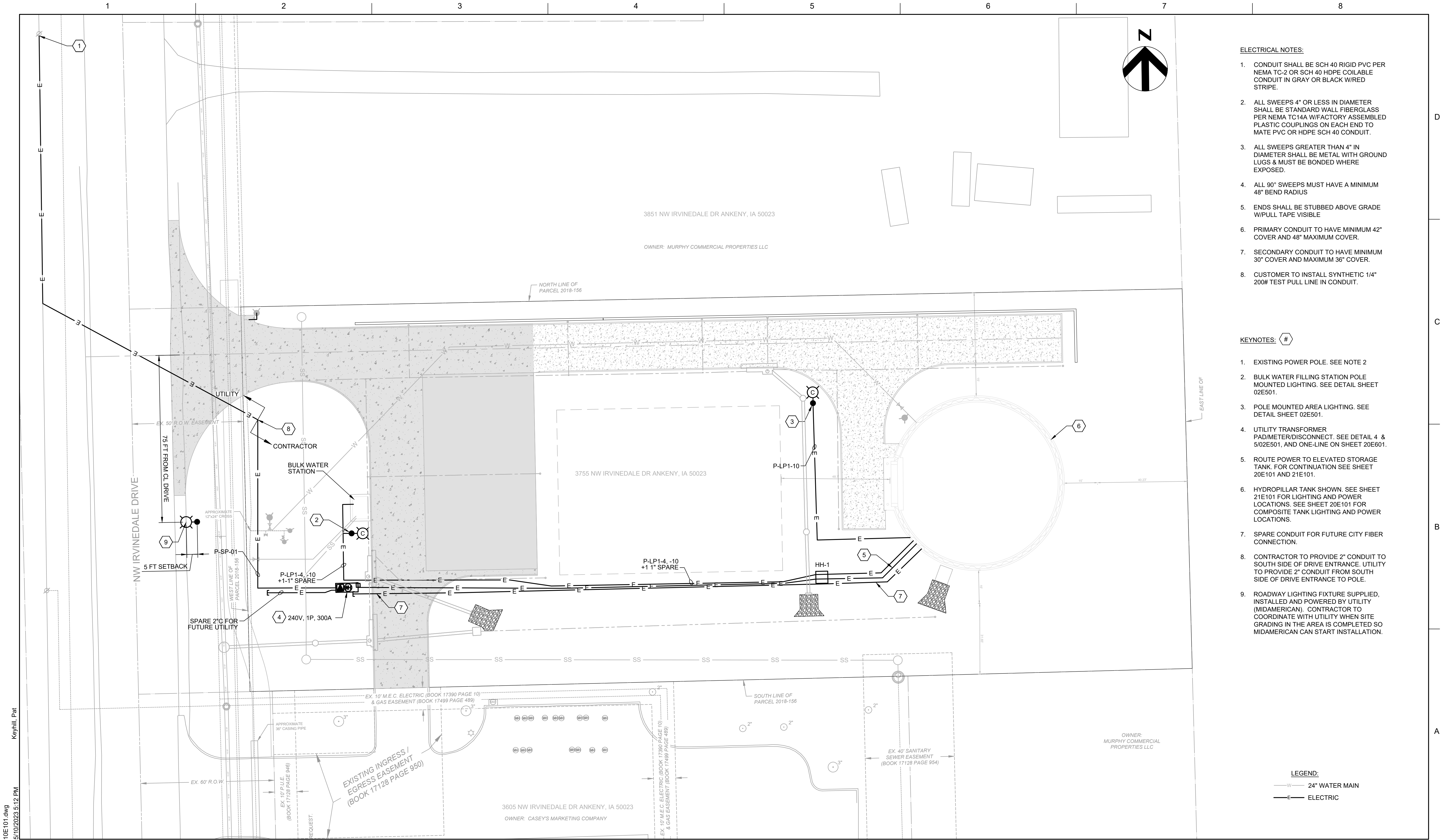
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

SITE PLANNING SITE PIPING PLAN



FILENAME | 10D101.dwg
SCALE | 1" = 20'

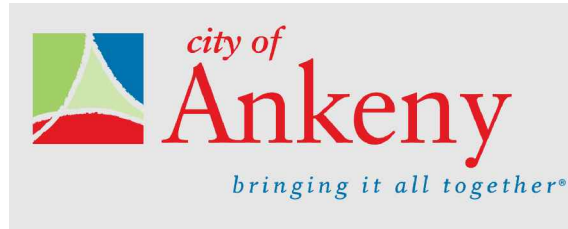
SHEET
10D101



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



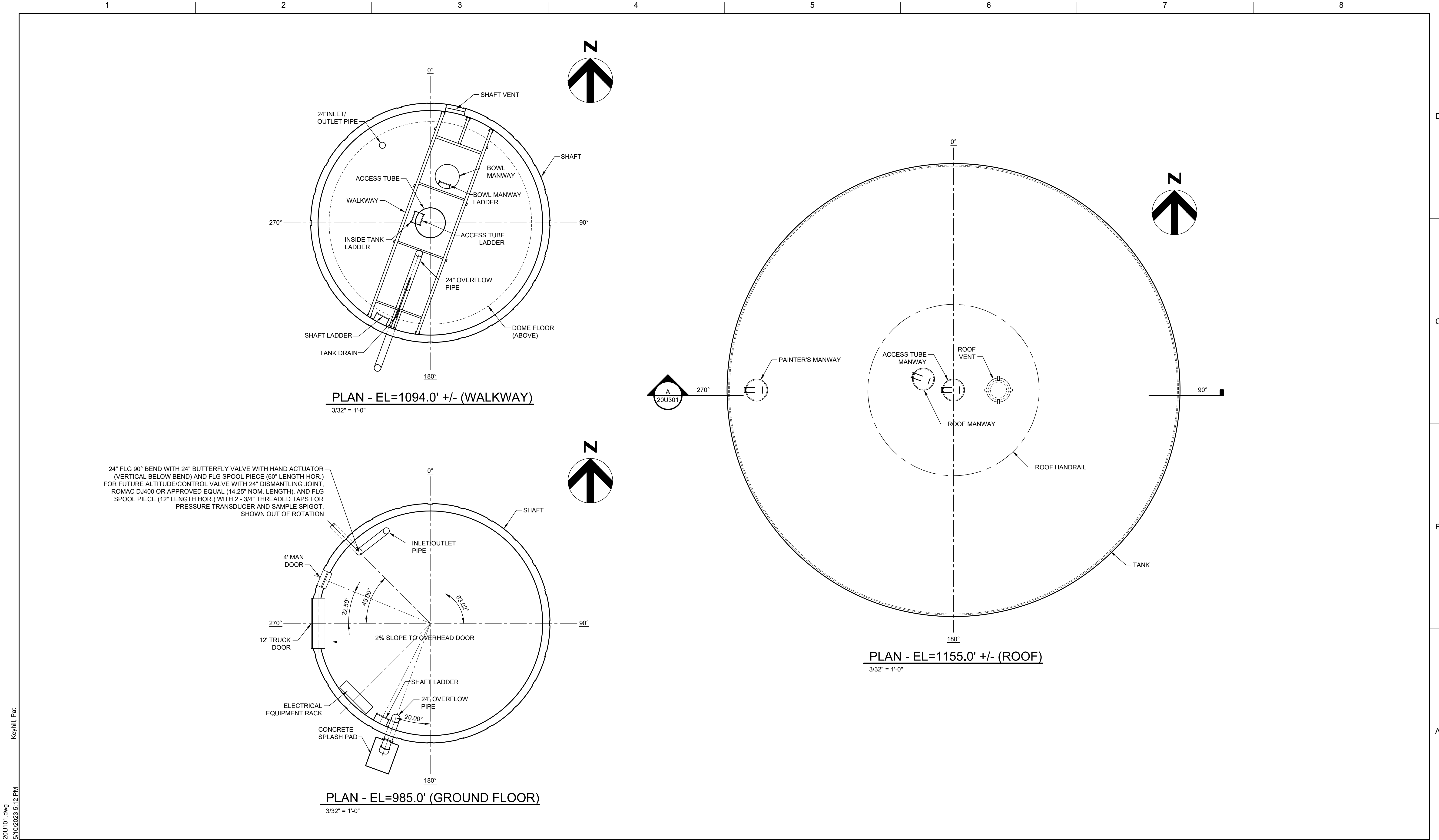
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER STORAGE TANK



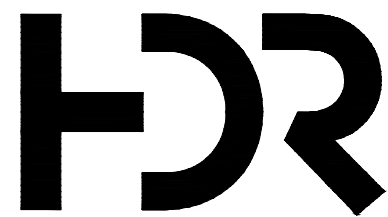
SITE PLANNING
SITE ELECTRICAL PLAN

FILENAME 10E101.dwg
SCALE 1" = 20'

SHEET
10E101



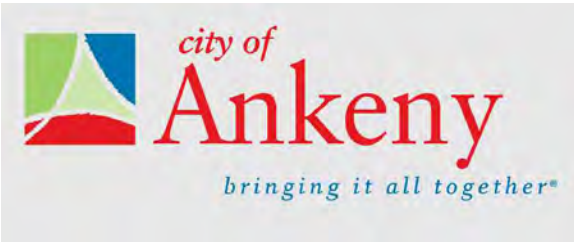
20U101.dwg
5/10/2023 5:12 PM
Keyhill, Pat



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

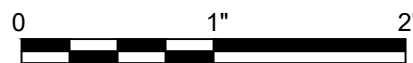
0	05-2023	ISSUED FOR BID SET
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

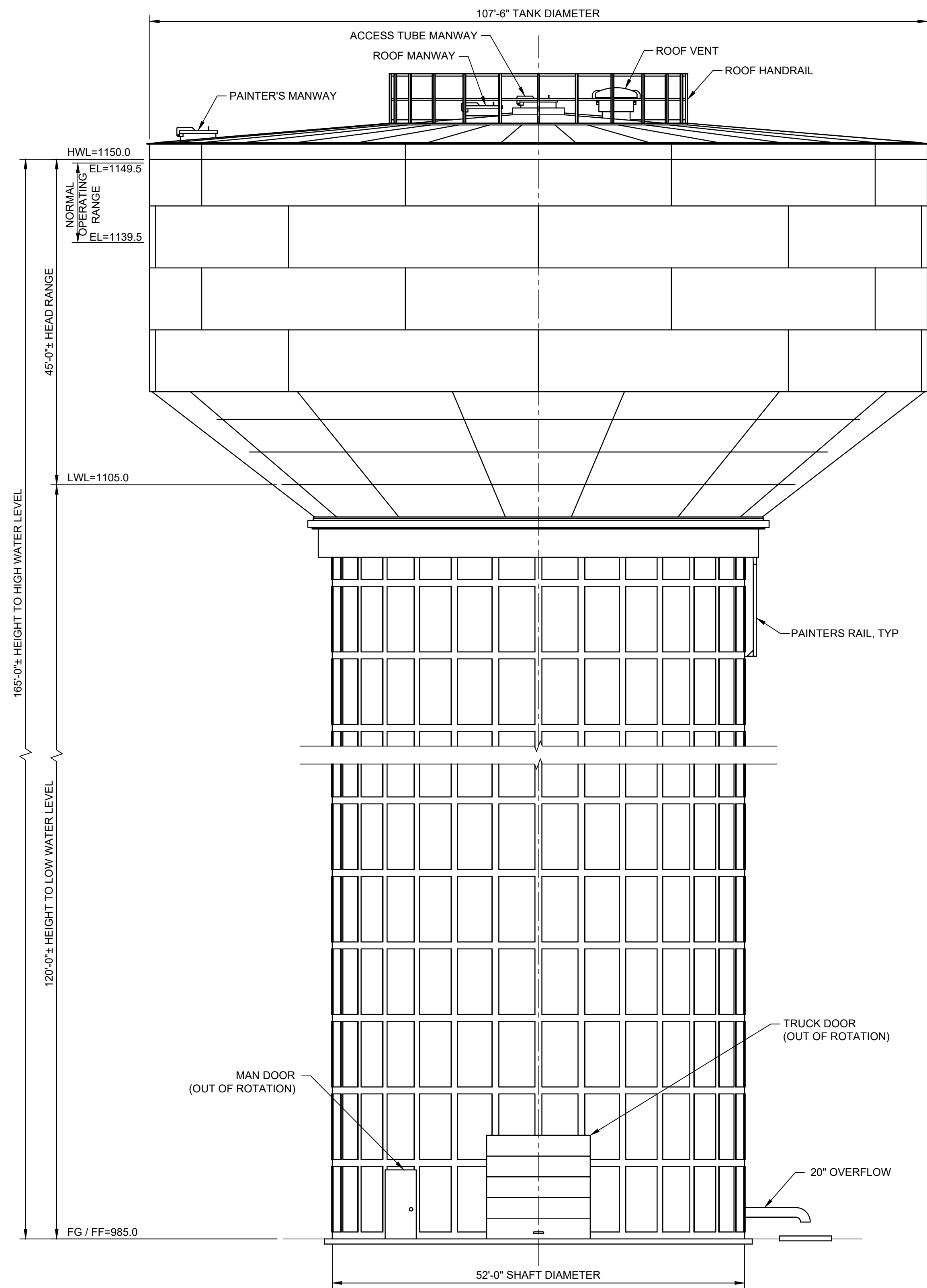
COMPOSITE ELEVATED STORAGE TANK
(BASE BID)
STRUCTURAL AND PROCESS PLANS



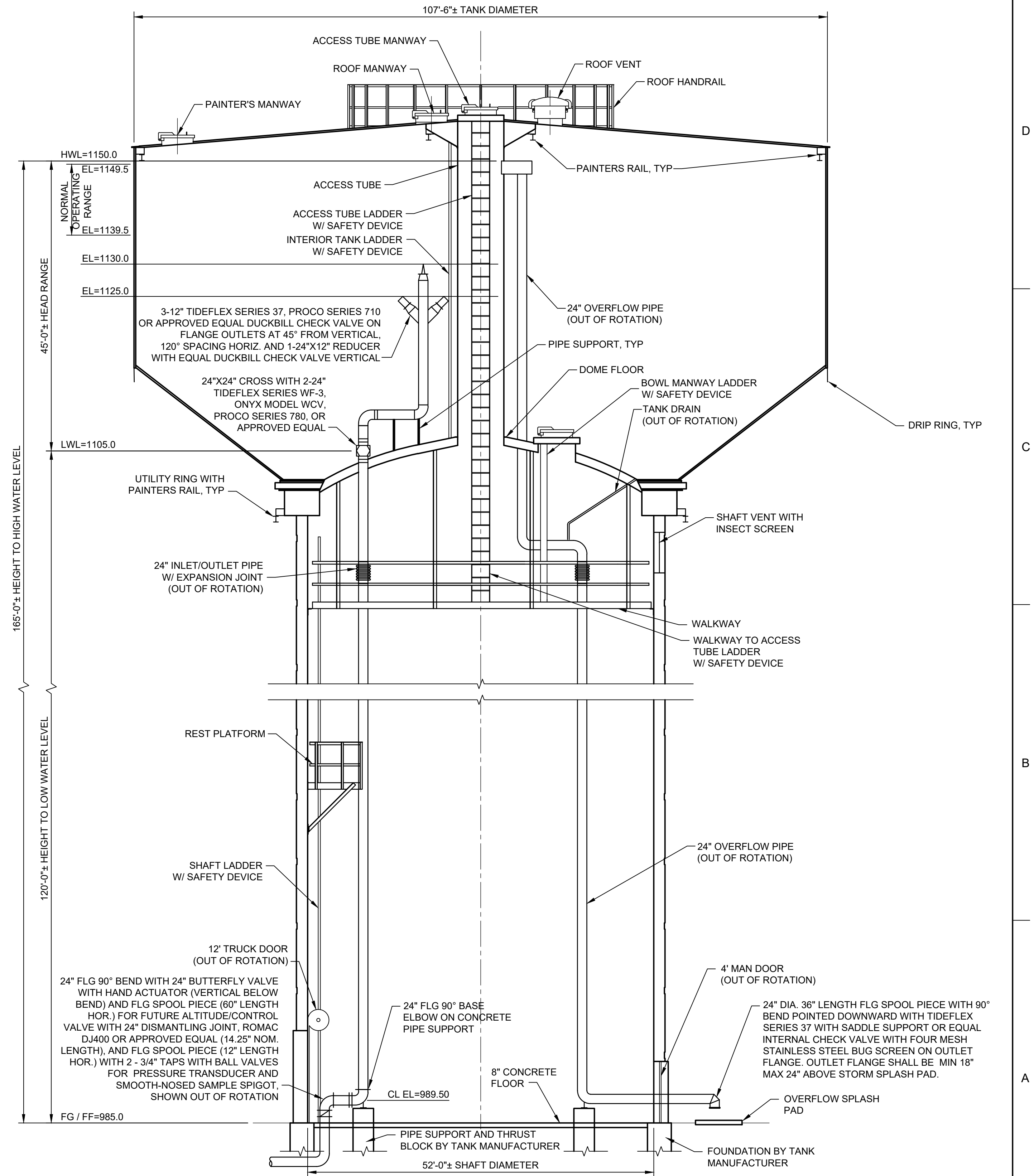
FILENAME	20U101.dwg
SCALE	AS NOTED

SHEET
20U101

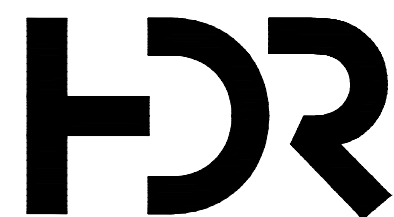
20U301.dwg
5/11/2023 10:14 AM
Keyhill, Pat



TANK ELEVATION
3/32" = 1'-0"



TANK SECTION
3/32" = 1'-0"



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

0	05-2023	ISSUED FOR BID SET
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



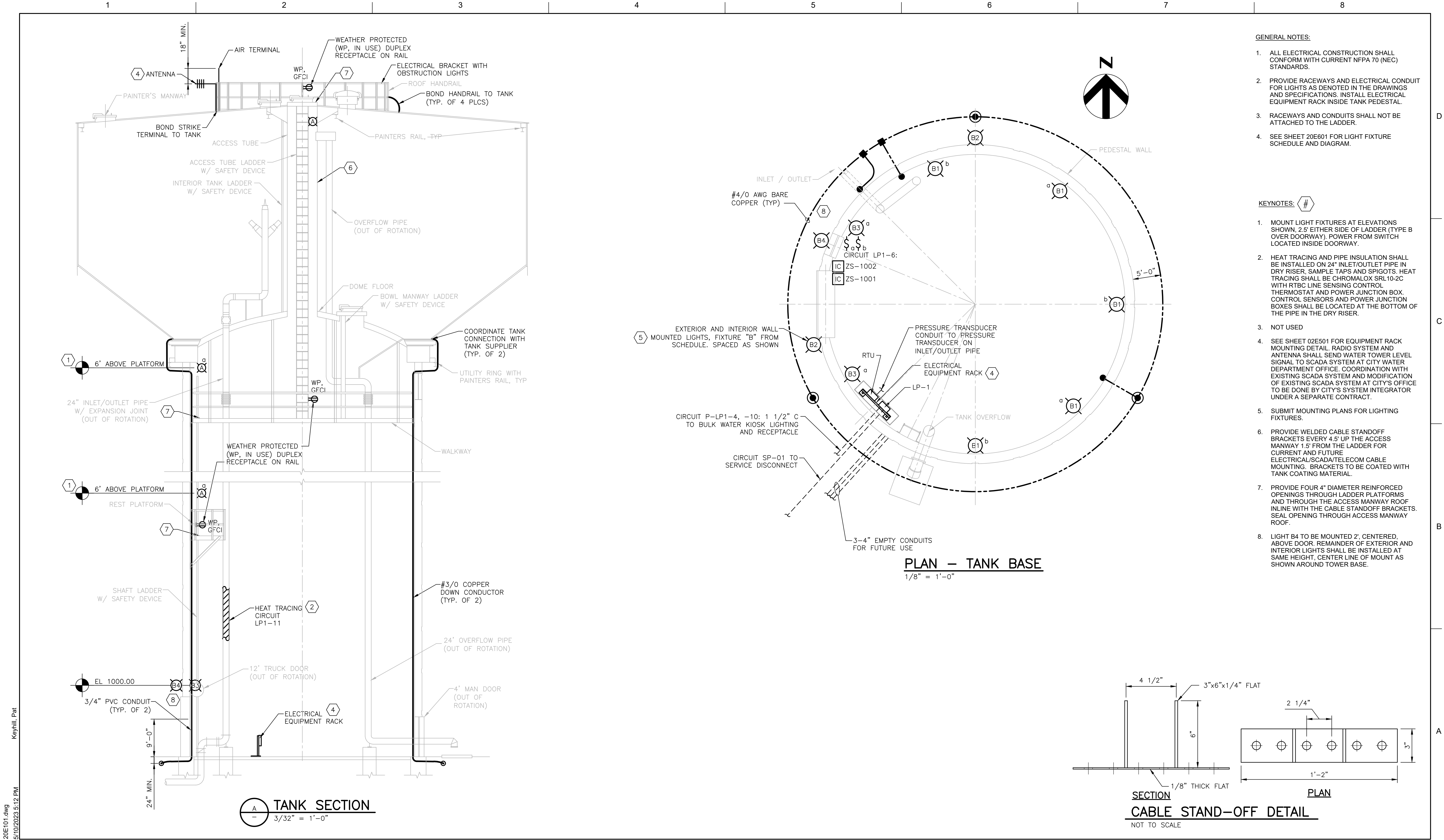
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

COMPOSITE ELEVATED STORAGE TANK
(BASE BID)
STRUCTURAL AND PROCESS
SECTION AND ELEVATION

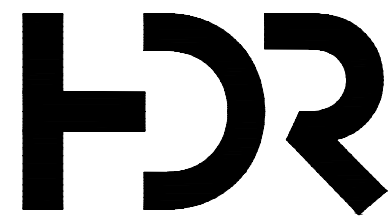


FILENAME | 20U301.dwg
SCALE | AS NOTED

SHEET
20U301



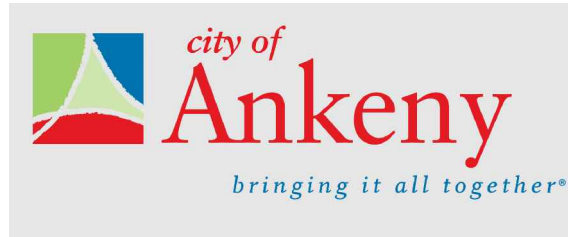
20E101.dwg
5/10/2023 5:12 PM
Keyhill, Pat



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

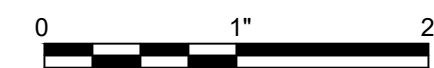
ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



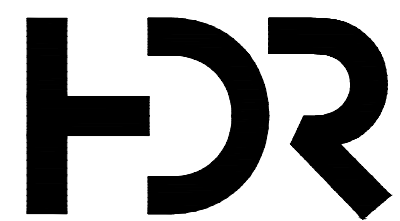
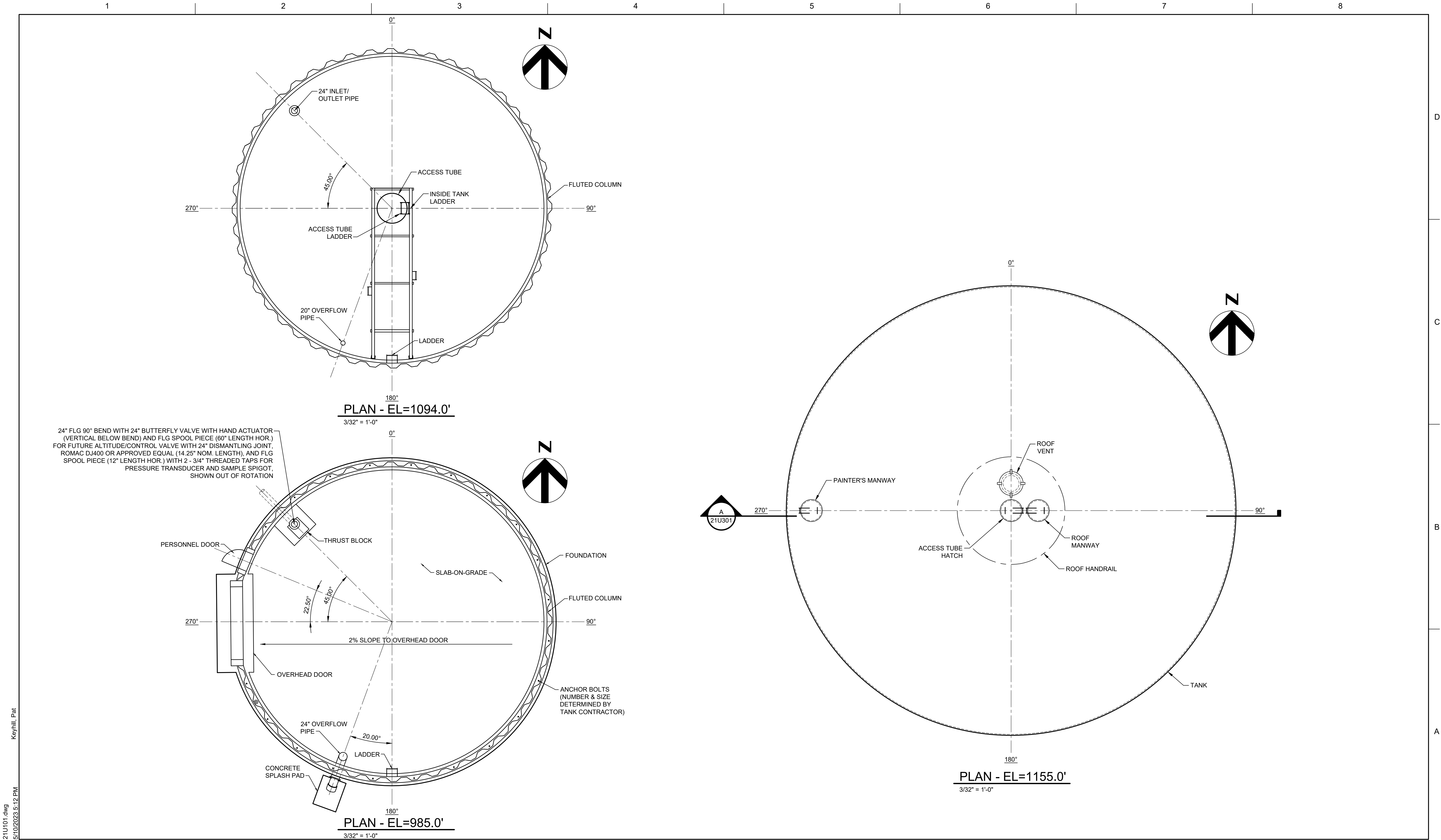
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINGDALE DRIVE
ELEVATED WATER
STORAGE TANK

COMPOSITE ELEVATED STORAGE TANK
(BASE BID)
ELECTRICAL PLAN AND SECTION



FILENAME | 20E101.dwg
SCALE | AS NOTED

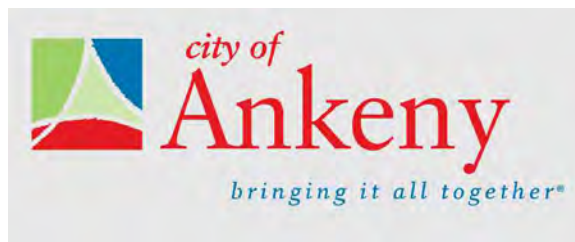
SHEET
20E101



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

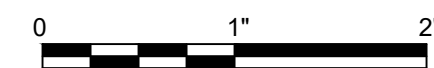
ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



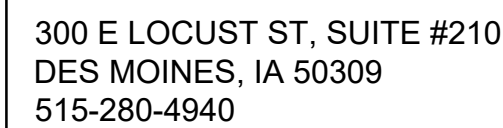
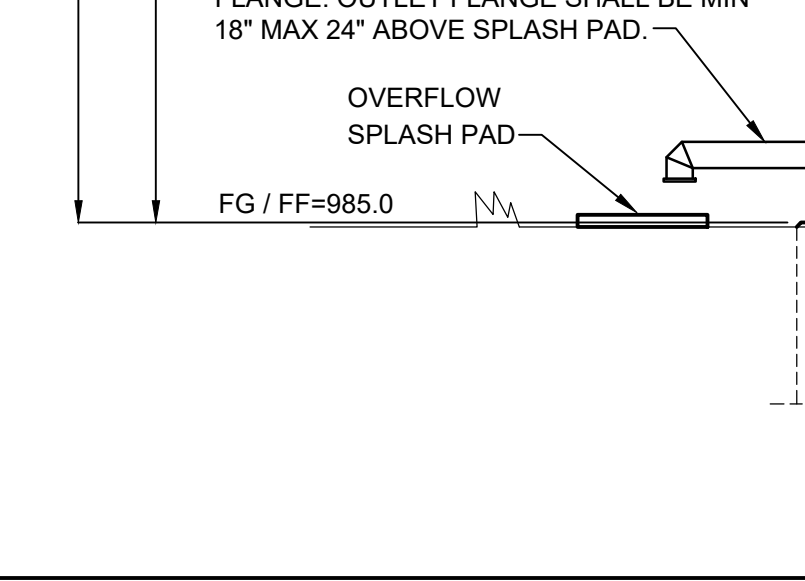
CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

HYDROPILLAR ELEVATED STORAGE TANK
(BID ALTERNATE NO. 1)
STRUCTURAL AND PROCESS PLANS

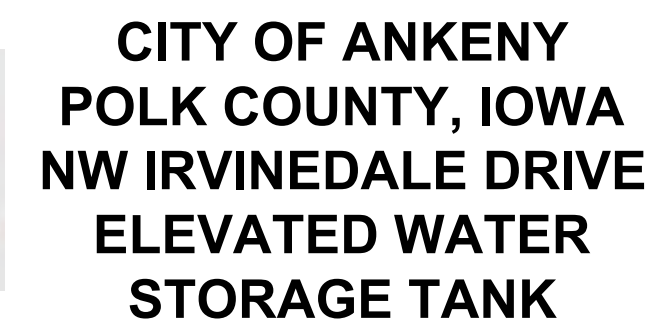


FILENAME | 21U101.dwg
SCALE | AS NOTED

SHEET
21U101

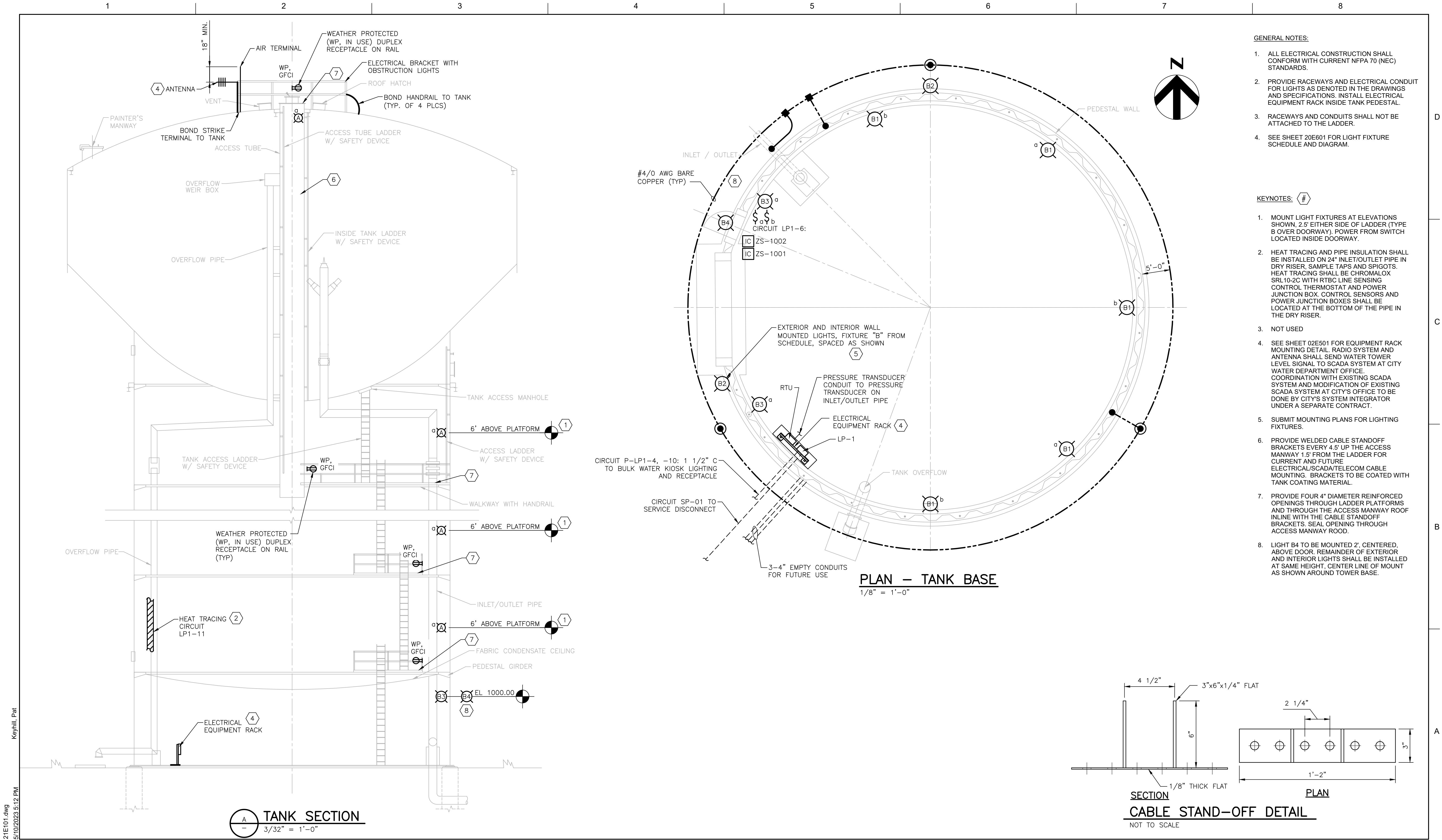


PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779

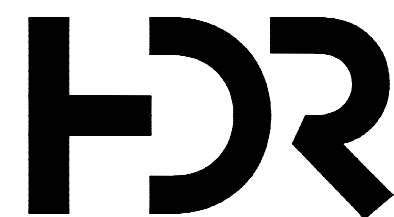


SHEET

21U301



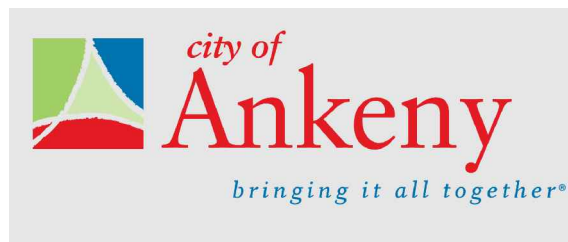
21E101.dwg
5/10/2023 5:12 PM
Keyhill, Pat



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

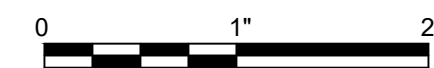
ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779



CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

HYDROPILLAR ELEVATED STORAGE TANK
(BID ALTERNATE NO. 1)
ELECTRICAL PLAN AND SECTION

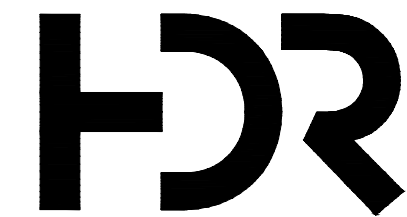


FILENAME | 21E101.dwg
SCALE | AS NOTED

SHEET
21E101

30U101.dwg
5/10/2023 5:13 PM

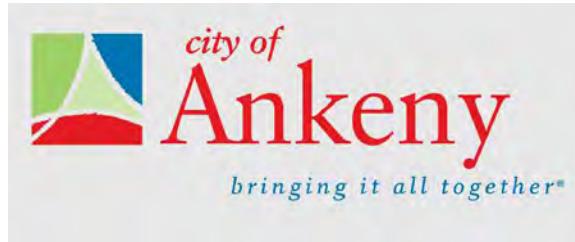
Keyhill, Pat



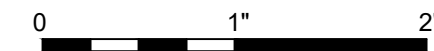
300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779

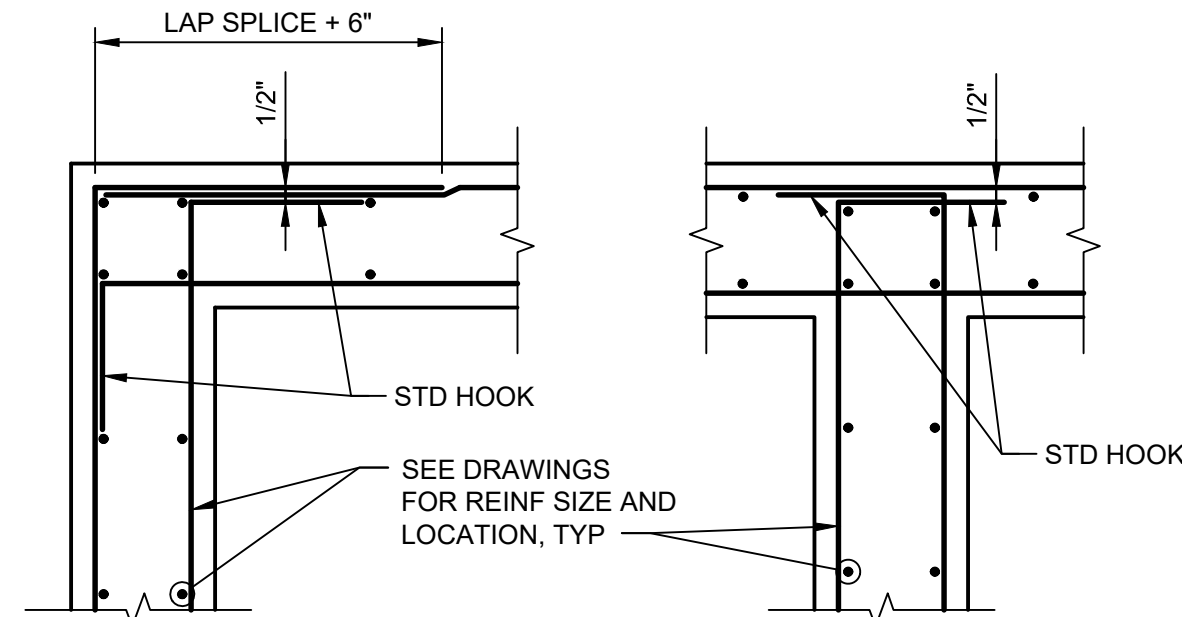
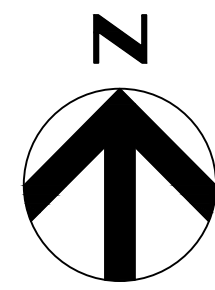
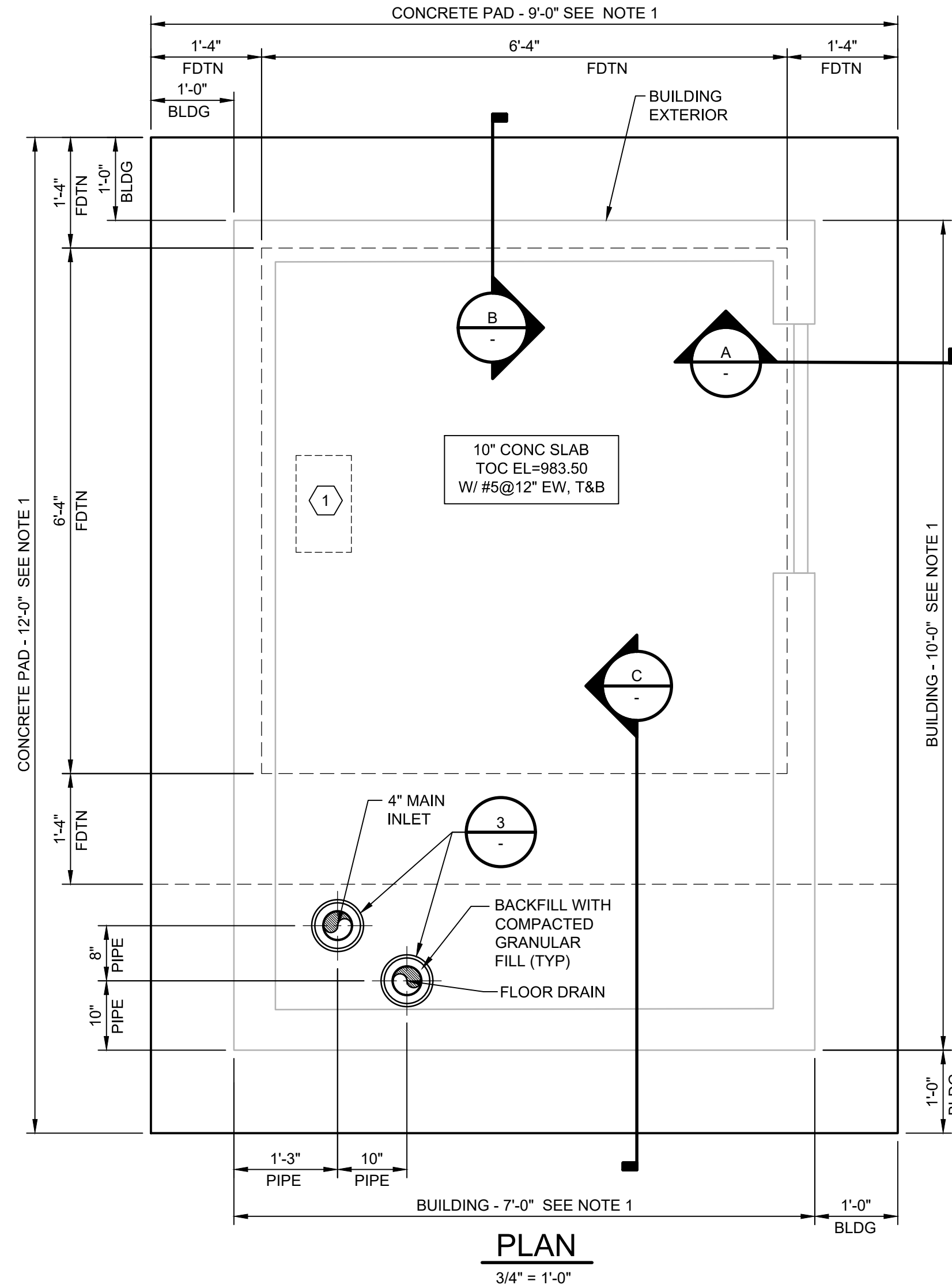


CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK



FILENAME	30U101.dwg
SCALE	AS INDICATED

SHEET	30U101
-------	--------



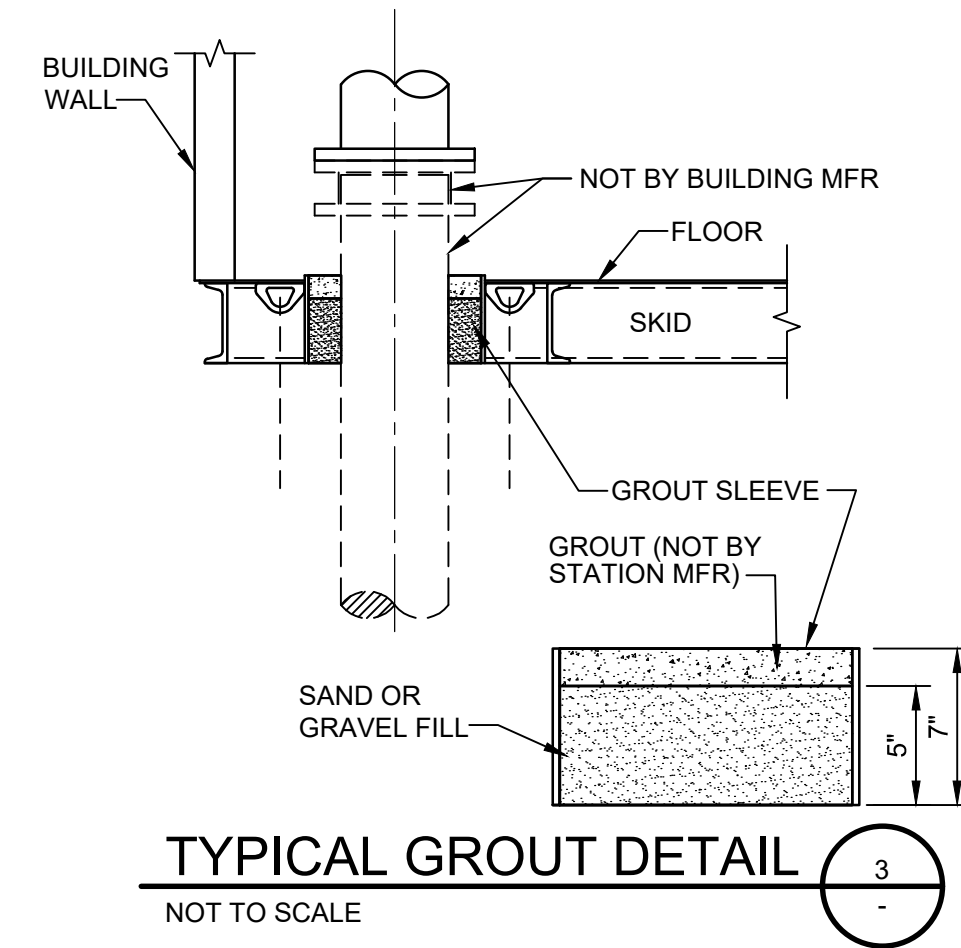
DOUBLE LAYER REINFORCING

NOTES:

- ALL HOOKS SHALL BE STD 90 DEGREE HOOKS.
- SEE DRAWINGS FOR ADDITIONAL HORIZONTAL BARS. STAGGER BETWEEN TYPICAL REINF SPACING, EXTEND TO 1/5 OF DISTANCE TO NEAREST ADJACENT WALL IN EACH DIRECTION, UNO.
- OPTIONAL LAP LOCATION. APPLIES TO BOTH DOUBLE AND SINGLE LAYER CONDITIONS TYP.

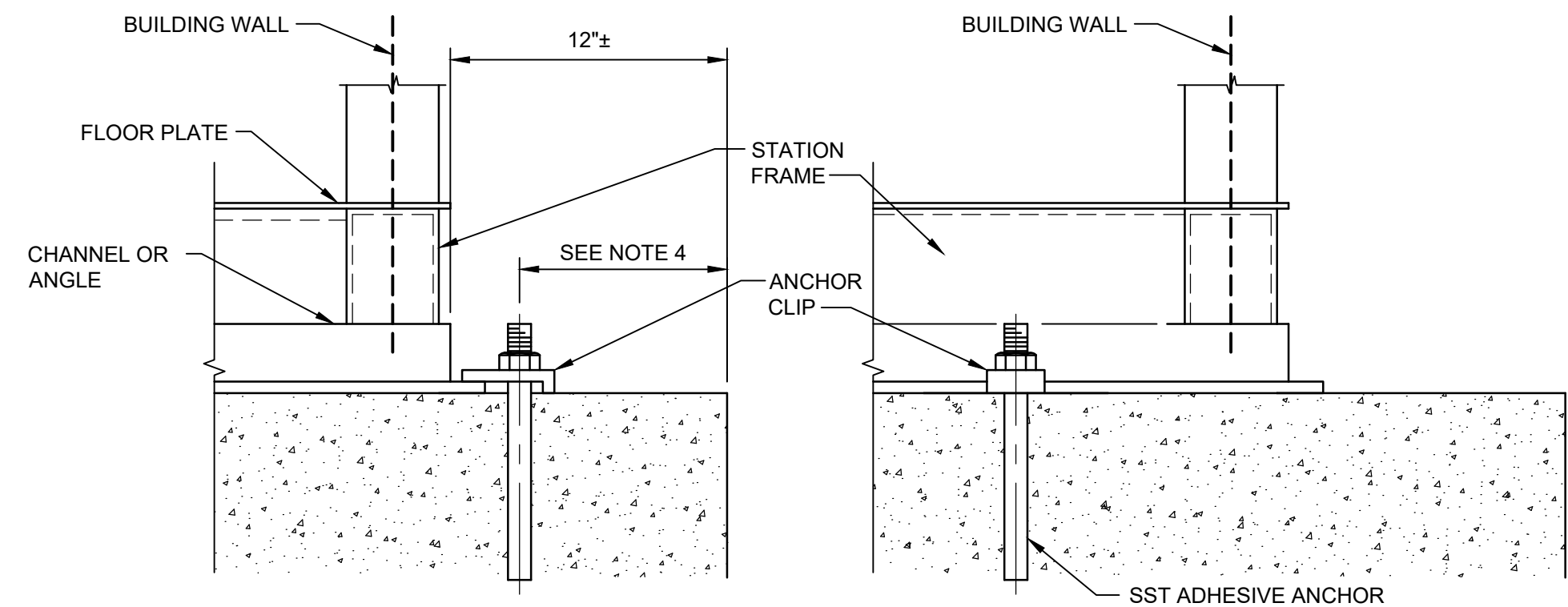
WALL REINFORCEMENT AT CORNERS AND INTERSECTIONS

NOT TO SCALE



TYPICAL GROUT DETAIL

NOT TO SCALE

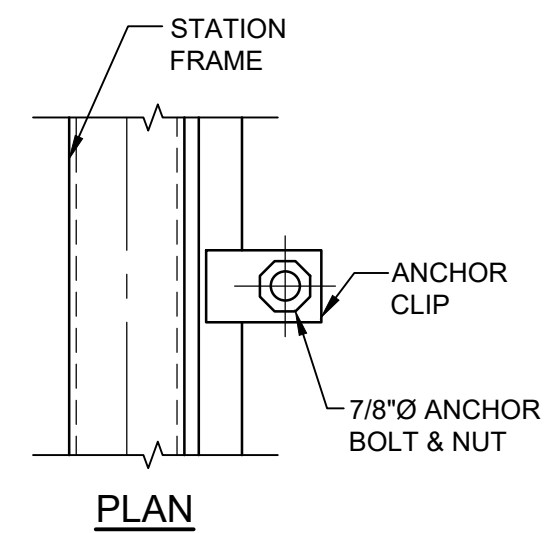


SECTION

ELEVATION

ANCHORAGE NOTES:

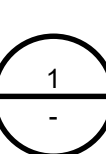
- ANCHORAGE INCLUDING CLIPS AND ANCHOR BOLT SIZE SHALL BE DESIGNED BY BUILDING MANUFACTURER
- ANCHOR CLIPS SHALL BE FURNISHED BY BUILDING MANUFACTURER.
- ANCHOR BOLTS AND NUTS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
- MINIMUM EDGE DISTANCE SHALL BE 10" AS REQUIRED BY BUILDING MANUFACTURER'S ANCHOR BOLT DESIGN EDGE DISTANCE.
- INSTALL SHIMS AT PERIMETER OF FRAME AS RECOMMENDED BY BUILDING MANUFACTURER AND AS REQUIRED TO LEVEL FRAME. TACK AND WELD ALL SHIMS AND FINISH PAINT.



PLAN

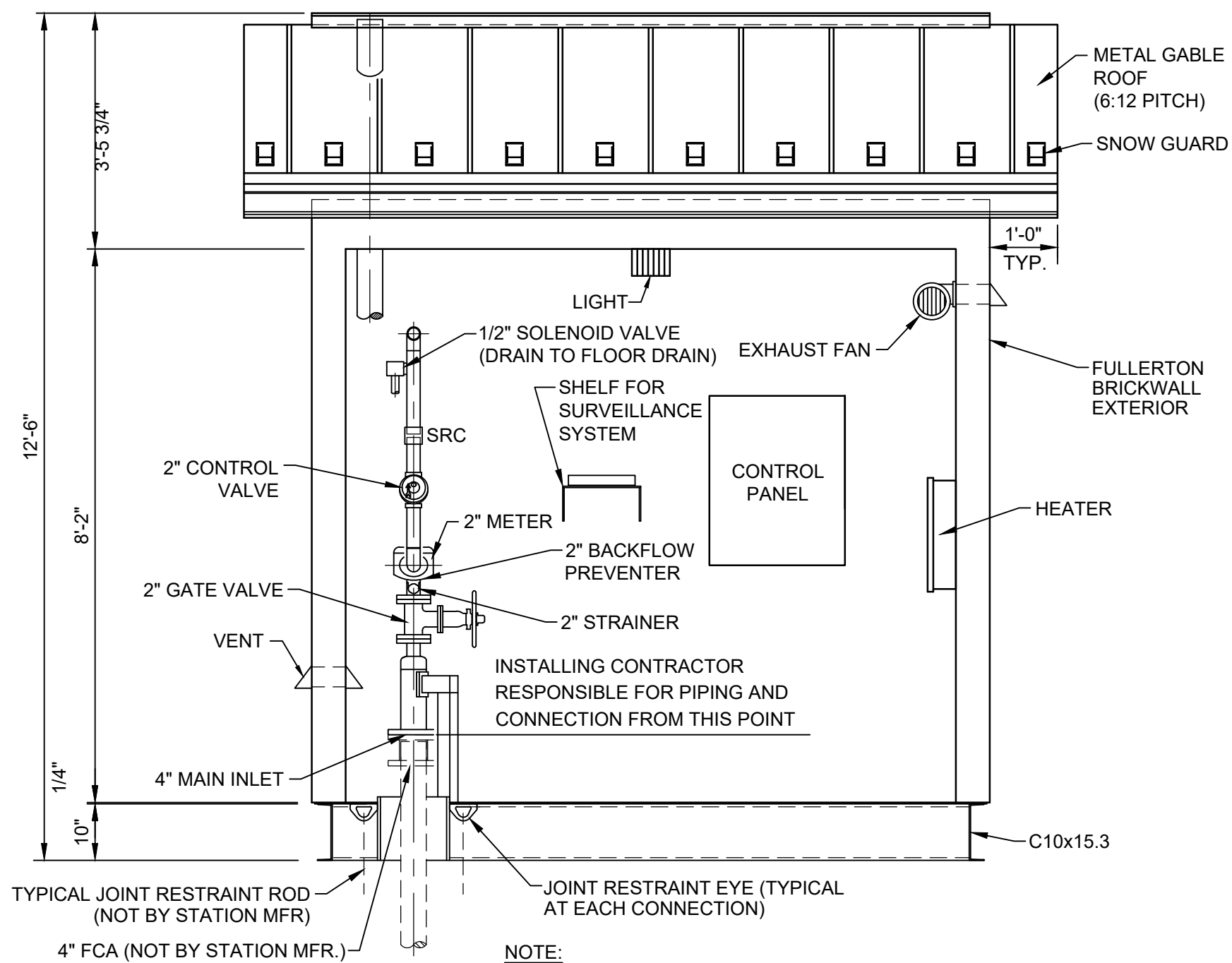
TYPICAL ANCHOR DETAIL

NOT TO SCALE



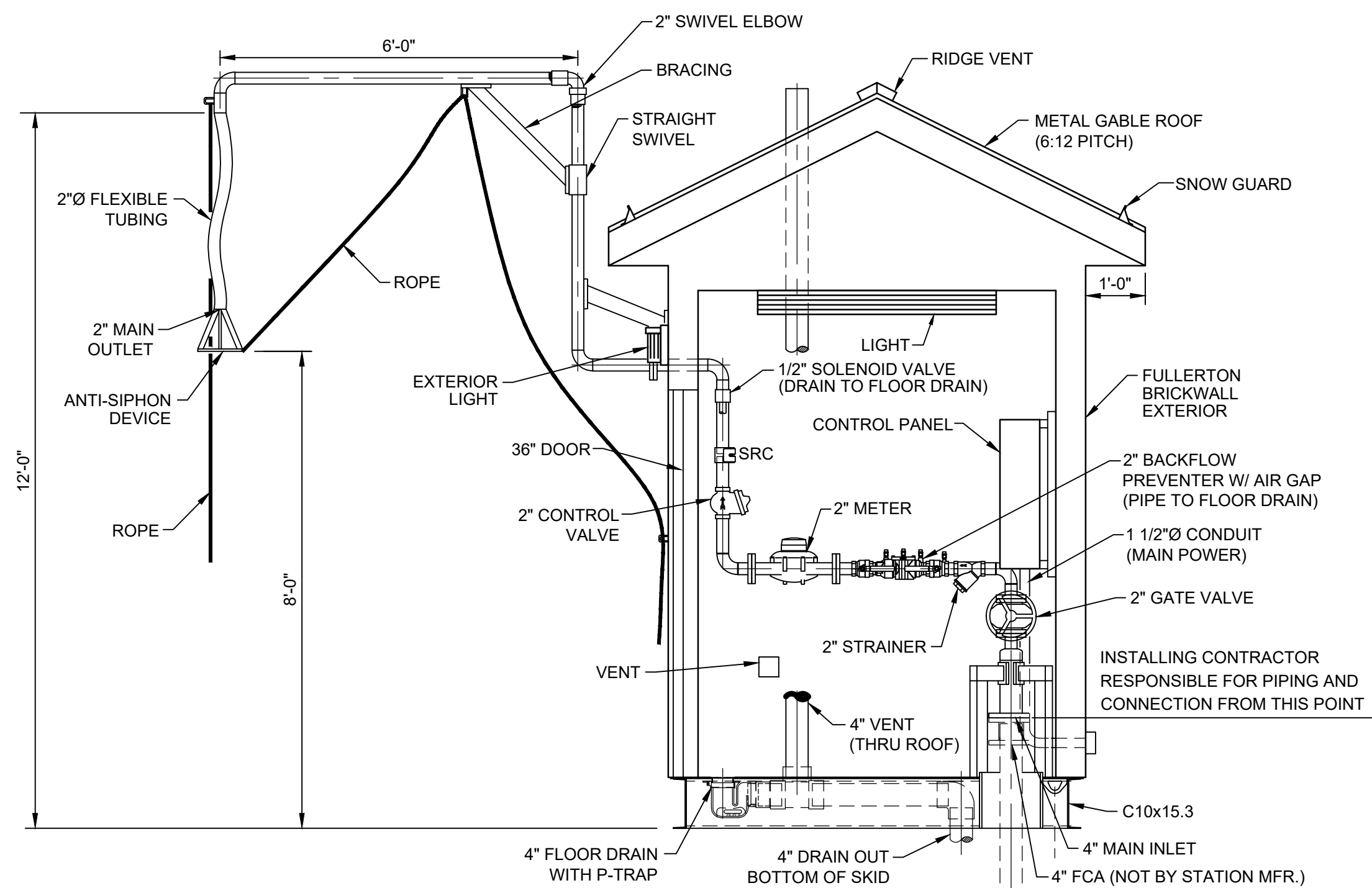
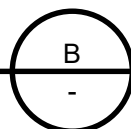
GENERAL NOTES:

- COORDINATE BUILDING DIMENSIONS, PENETRATIONS, AND EMBEDMENTS WITH FOUNDATION PLAN.
- SEE SHEET 10C101 FOR FOUNDATION SITE LAYOUT AND COORDINATE INFORMATION.
- SEE SHEET 30U101 FOR PACKAGE BULK WATER PUMP STATION FOUNDATION INFORMATION.
- ALL PIPING AND EQUIPMENT WILL BE ADEQUATELY SUPPORTED AND BRACED.
- ALL BURIED WATER MAIN SHALL BE RESTRAINED.
- EXCEPT FOR PIPE END SUPPORTS, WHICH ARE SHOWN, VERTICAL AND ANGLE PIPE BRACES ARE NOT SHOWN FOR CLARITY.



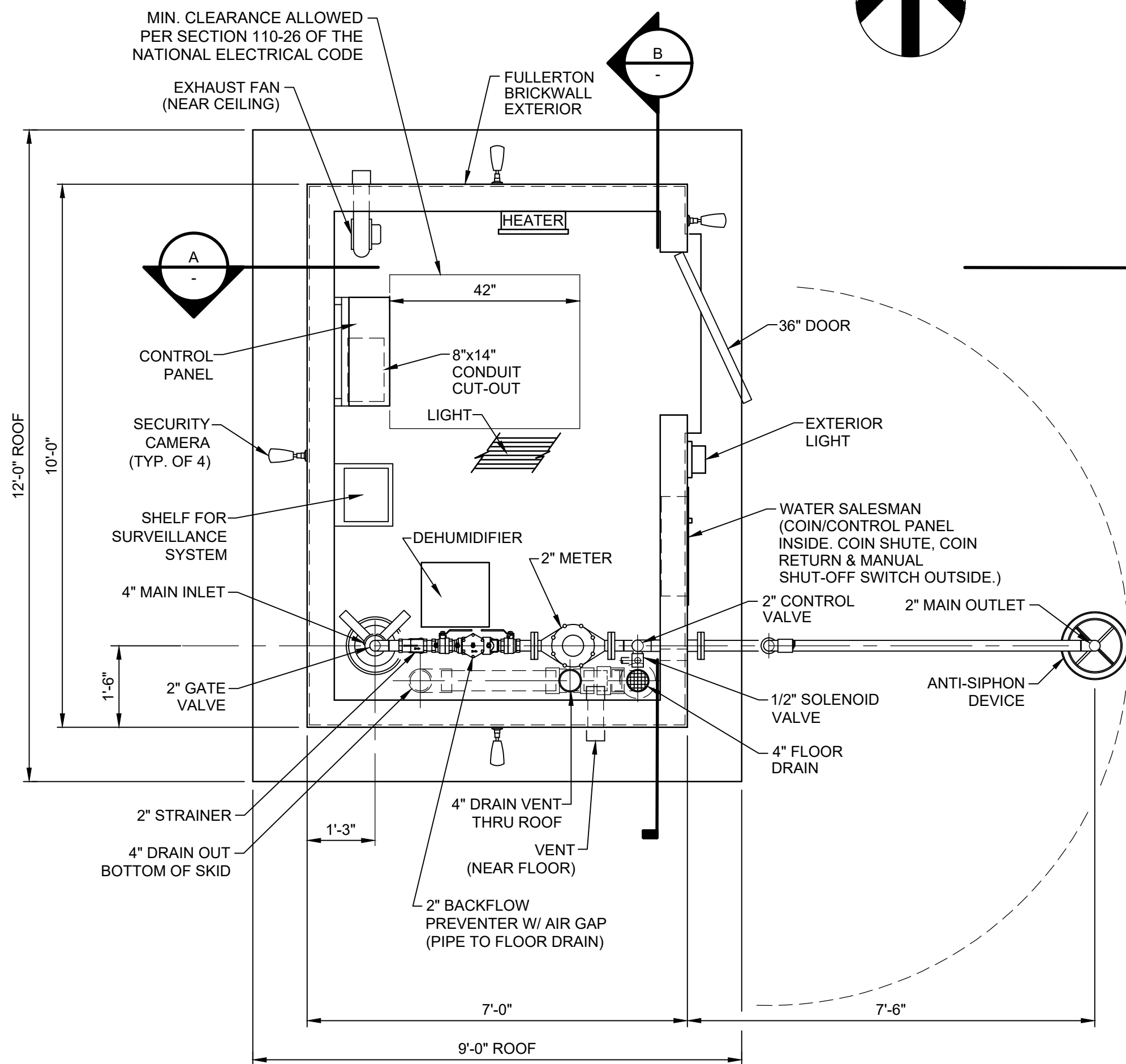
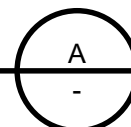
SECTION

1/2" = 1'-0"



SECTION

1/2" = 1'-0"



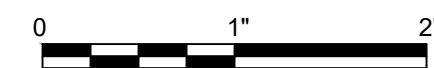
PLAN VIEW

1/2" = 1'-0"

PROJECT MANAGER	R. BAKER
CIVIL	G. NORTON
PROCESS	R. BAKER
STRUCTURAL	D. WISEMAN
ELECTRICAL	K. VANDER KOLK
LANDSCAPING	A. GORHAM
PROJECT NUMBER	10345779

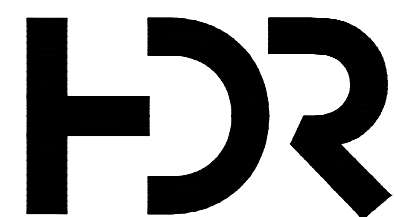


CITY OF ANKENY
POLK COUNTY, IOWA
NW IRVINEDALE DRIVE
ELEVATED WATER
STORAGE TANK

BULK WATER SALES STATION
PROCESS AND ELECTRICAL
PLANS AND SECTIONS

FILENAME 30U102.dwg
SCALE AS INDICATED

SHEET
30U102



300 E LOCUST ST, SUITE #210
DES MOINES, IA 50309
515-280-4940

ISSUE	DATE	DESCRIPTION
0	05-2023	ISSUED FOR BID SET



PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Rezoning Exhibit](#) [Zoning Map](#) [Future Land Use Map](#)



Agenda Item: Firetrucker Warehouse Property Rezoning – Public Hearing
Report Date: August 11, 2023 *ESC*
Prepared By: Derek Silverthorn
Associate Planner

Discussion

The applicant, 98 Investments, LLC, requests to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

The area subject to the proposed rezoning consists of one parcel totaling 0.29 acres (+/-), located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. The subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned the same, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District.

Comprehensive Plan

The proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). As described in The Ankeny Plan 2040 Comprehensive Plan, this land use category is meant to secure and promote the distinct area around Uptown Ankeny. Uptown Ankeny is a historic commercial district home to a variety of specialty retail shops, small businesses, restaurants, and breweries. The area has a main-street style streetscape with on-street parking and a mixture of one and two-story buildings, with both single and multi-tenant occupancy.

The development of The Ankeny Plan 2040 Comprehensive Plan included significant public participation, which found that 82% of participants were in favor of more retail, shopping, and entertainment businesses; and 84% wanted to see the Uptown District in Ankeny revitalized. Based on this public participation and other findings, the Comprehensive Plan outlined certain goals and policies for continuing efforts to improve and revitalize Uptown. Future planning and infrastructure investments for Uptown should focus on several key components, such as pedestrian-scale architecture, streetscape, and upper-floor residential; however, the proposed rezoning could most significantly capitalize on the trailhead and specialty retail.

The trailhead for the High Trestle Trail is located at the Ankeny Market & Pavilion, directly adjacent to the proposed rezoning area. With the trail intersecting the neighborhood, there is significant potential to continue to expand the presence of Uptown. Efforts should capitalize on Uptown's significance as a major trailhead site by seeking trail-centric retailers and services, and continuing to invest in bike facilities and furnishings as well as trail wayfinding signage. Single-story and first-floor spaces should be occupied with specialty retail uses and restaurants to attract visitors and shoppers to Uptown.

Public Notification

The developer has submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, exceeding the minimum required 50% of property owners; and 70.83% of the land area within 250' of the subject property—not including City of Ankeny or Polk County—encompassing 14 of 25 such property owners, and exceeding the minimum required 60% of surrounding property ownership. Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on August 9, 2023; and a legal notice of the proposed rezoning was published on August 11, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. The applicant posted the signage on Friday, August 11, 2023, providing the minimum required seven days of notification for the proposed rezoning before this public hearing.

Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on September 6, 2023.



June 30, 2023

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: PETITION FOR REZONING
FIRETRUCKER WAREHOUSE PROPERTY
PARCEL A, LOTS 8 AND 9, ARTHUR PLACE
S&A Project No. 123.0846.01

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

On behalf of Marcus Pitts with 98 Investments, LLC, as Owner and Applicant, we respectfully submit the Petition for Rezoning amendment request for the property located at 206 SW Maple Street known as the Firetrucker Warehouse building located north of the Firetrucker Brewery and south and west of the Ankeny Market and Pavilion.

With this amendment, we are requesting the rezoning of approximately 0.290 acres from the current zoning designation of C-2: General Retail and Highway Oriented Commercial district to the proposed zoning designation of C-2A: Central Business Commercial district. We are requesting this modification to be in conformance with the Firetrucker Brewery and other 98 Investments, LLC properties adjacent to the south along SW 3rd Street.

Submittal materials are as follows:

1. One (1) copy of the signed Petition for Rezoning Application form,
2. Petition for Rezoning Development Fee of \$425.00, and
3. Eight (8) half-size copies of the Rezoning Map.

Please contact our office should you have any questions or require any additional items to complete your review of this request. Thank you.

Sincerely,
SNYDER & ASSOCIATES, INC.

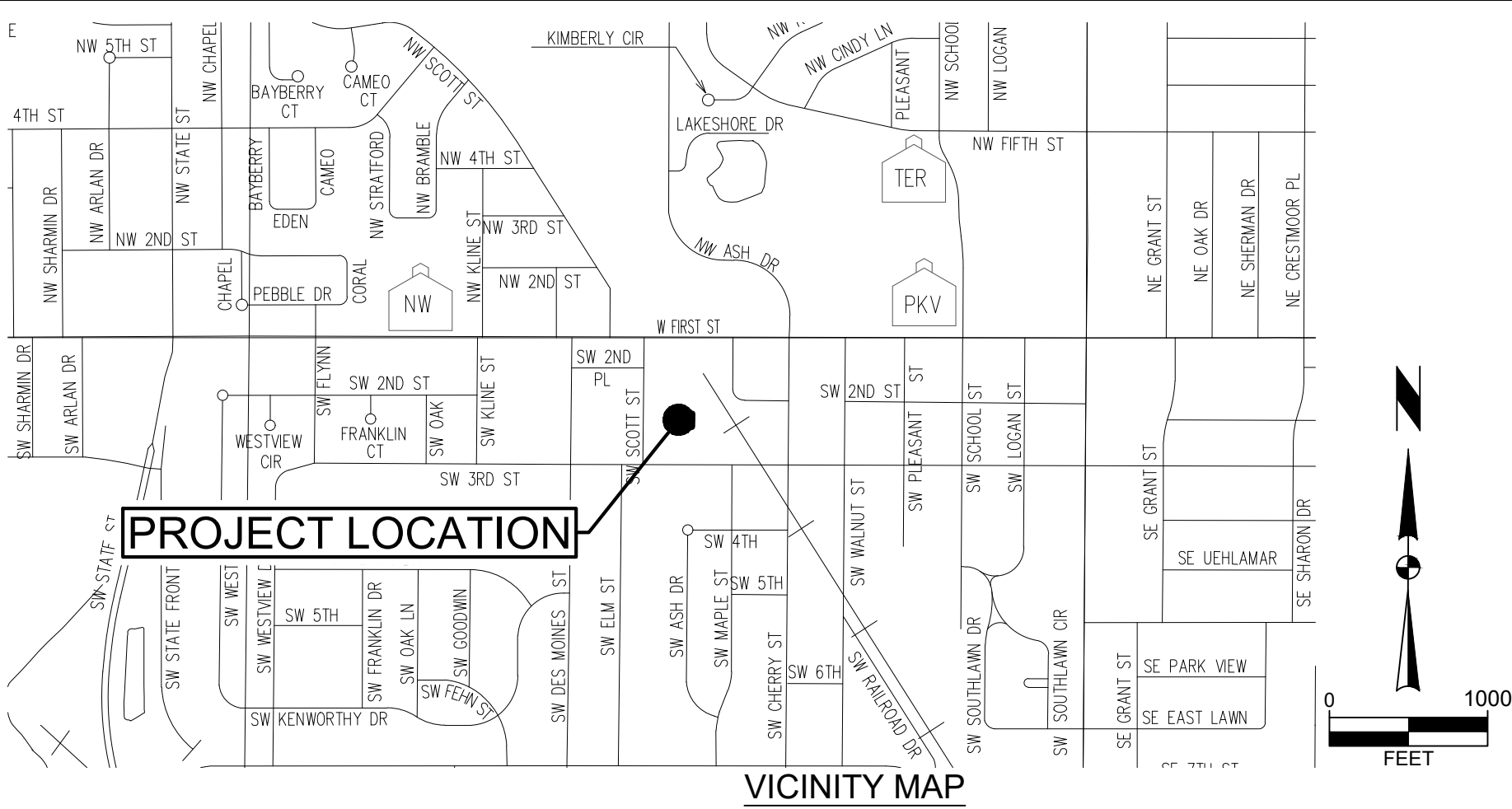
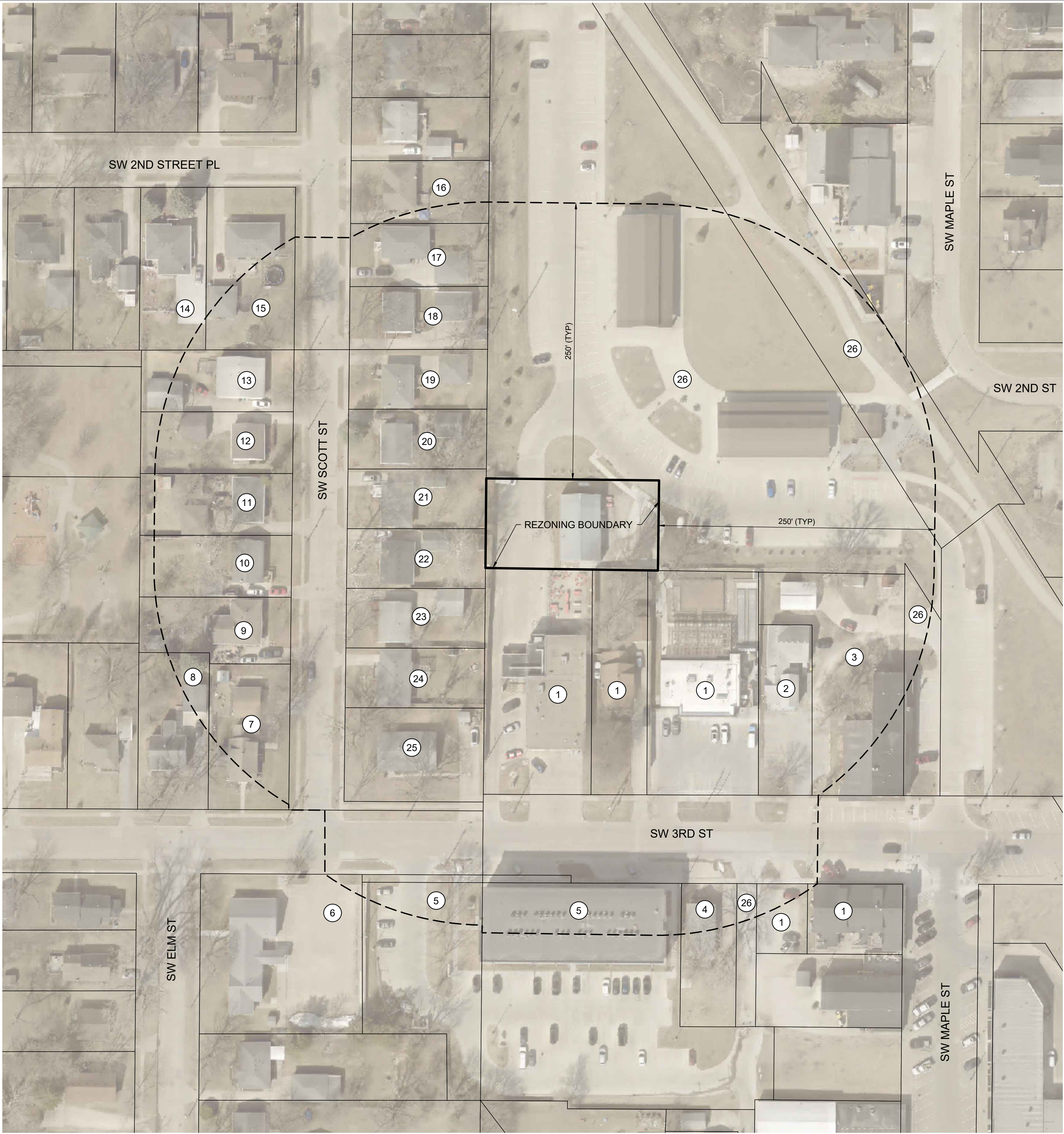
A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over a light blue horizontal line.

Brent K. Culp

Enclosure

cc: Marcus Pitts, 98 Investments, LLC (w/enclosure emailed)
File (electronic)

V:\Projects\2023\123.0846.01\CADD\EXH. 123.0846 RezoningMap.dwg ALAN SMITH, 22/04/2023 10:03 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



REZONING DESCRIPTION

PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 14927, PAGE 105 BEING A PART OF LOTS 8 & 9 ALL IN ARTHUR PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

OWNER/APPLICANT

98 INVESTMENTS, LLC
6750 WESTOWN PARKWAY, STE 200
WEST DES MOINES, IOWA 50266
CONTACT: MARCUS PITTS
PHONE: 515-619-9067

ZONING

EXISTING: C-2: GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT
PROPOSED: C-2A: CENTRAL BUSINESS COMMERCIAL DISTRICT

ADJACENT OWNERS

- | | | |
|--|---|--|
| 1. 98 INVESTMENTS, LLC
6750 WESTOWN PARKWAY, STE 200
WEST DES MOINES, IOWA 50266 | 9. KYLE & CASSANDRA FINDLEY
218 SW SCOTT ST
ANKENY, IA 50023-2609 | 18. RONALD & DIANA DUNHAM
121 SW SCOTT ST
ANKENY, IA 50023-2607 |
| 2. CFLA HOLDINGS LLC
706 SW 3RD ST
ANKENY, IA 50023-2615 | 10. STEVEN C DEMEESTER
214 SW SCOTT ST
ANKENY, IA 50023-2609 | 19. FRANCINE BROWN
201 SW SCOTT ST
ANKENY, IA 50023-2608 |
| 3. DAVID & PATRICIA HYKES
513 SE 7TH ST
ANKENY, IA 50021-3632 | 11. GERALD MINER & JENNIFER JO HERMAN
210 SW SCOTT ST
ANKENY, IA 50023-2609 | 20. EVELYN GRIFFITH
205 SW SCOTT ST
ANKENY, IA 50023-2608 |
| 4. CDT HOLDINGS LLC
2202 WOODLANDS PKWY
CLIVE, IA 50325-7514 | 12. BLAKE STURGES & MOLLY LANGSTRAAT
206 SW SCOTT ST
ANKENY, IA 50023-2609 | 21. ELIJAH & GWEN VILLEGAS
209 SW SCOTT ST
ANKENY, IA 50023-2608 |
| 5. RIO FORTUNA LLC
TODD EMEHISER
NEWBURY LIVING
3408 WOODLAND AVE STE 504
WEST DES MOINES, IA 50268-6505 | 13. BARRY FREED
202 SW SCOTT ST
ANKENY, IA 50023-2609 | 22. JAMES & ANGELA MOUNT
213 SW SCOTT ST
ANKENY, IA 50023-2608 |
| 6. MINERAL RIDGE GOSPEL OUTREACH
803 SW 3RD ST
ANKENY, IA 50023-2674 | 14. JERRY & JANET CARD
817 SW 2ND STREET PL
ANKENY, IA 50023-2678 | 23. LAURA SINDT
217 SW SCOTT ST
ANKENY, IA 50023-2608 |
| 7. TEVIN JANSEN & ALEXADRA PATTERSON
810 SW 3RD ST
ANKENY, IA 50023-2669 | 15. JOHN & ANALICIA BENTLEY
813 SW 2ND STREET PL
ANKENY, IA 50023-2678 | 24. KELSEY GOERGEN
221 SW SCOTT ST
ANKENY, IA 50023-2608 |
| 8. ARIEL GREGO
814 SW 3RD ST
ANKENY, IA 50023-2602 | 16. ESTHER CASPER
113 SW SCOTT ST
ANKENY, IA 50023-2607 | 25. JYJG PROPERTIES LLC
802 SW 3RD ST
ANKENY, IA 50023-2649 |
| | 17. SARAH & JESS TRUBY
117 SW SCOTT ST
ANKENY, IA 50023-2607 | |

ADJACENT OWNERSHIP AREAS

OWNER	AREA (AC)	PERCENTAGE OF	
		OWNERSHIP	APPROVAL
1	1.18		25.16%
2	0.17		3.66%
3	0.37		7.91%
4	0.05		1.03%
5	0.27		5.68%
6	0.01	0.17%	
7	0.17		3.54%
8	0.04	0.76%	
9	0.15	3.27%	
10	0.16		3.40%
11	0.16		3.42%
12	0.16		3.36%
13	0.14	3.00%	
14	0.01		0.13%
15	0.13	2.78%	
16	0.03	0.64%	
17	0.16		3.42%
18	0.16		3.49%
19	0.16		3.31%
20	0.16	3.32%	
21	0.16		3.32%
22	0.16	3.32%	
23	0.16	3.33%	
24	0.16	3.33%	
25	0.24	5.23%	
26	2.54	NEUTRAL	54.22%
Total	4.68	29.17%	70.83%

FIRETRUCKER WAREHOUSE PROPERTY

REZONING MAP

206 SW MAPLE STREET

ANKENY, IOWA

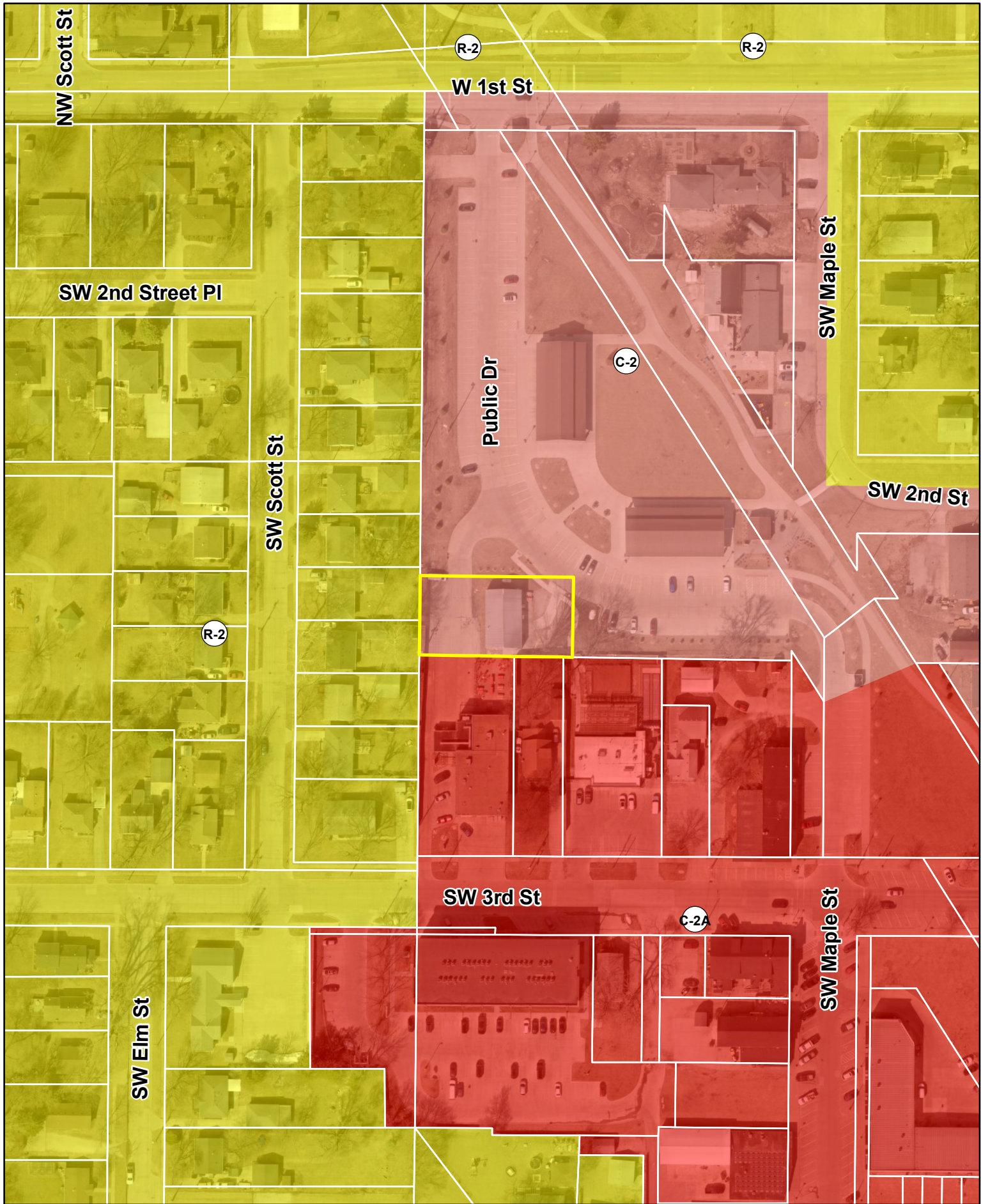
SNYDER & ASSOCIATES, INC. |

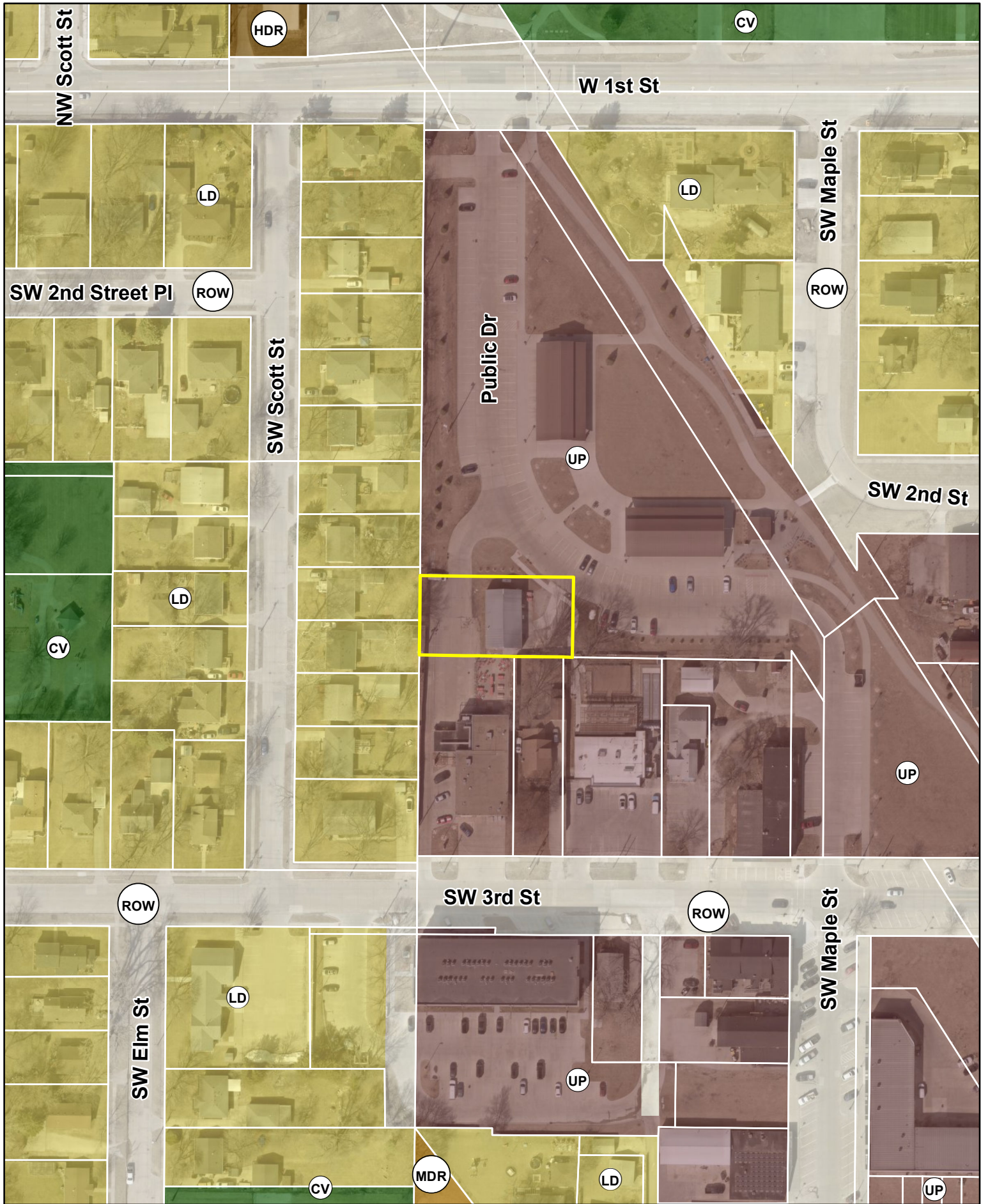


Project No: 123.0846.01

Sheet C100

MARK	1	PETITIONS FOR REZONING	7-28-23	AMS
Engineer:	CDD	Checked By:	BKC	BY
Technician:	AMS	Date:	6-29-2023	T-R-S: 80N-24W-23
Project No: 123.0846.01				Sheet C100







PLAN AND ZONING COMMISSION

August 22, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request by Hope Kimberley, LLC, BK Linnemeyer Trust, Brian K. and Kelli K. Linnemeyer, Richard R. and Stacey Martin, A. Byron Gustafson, Northstar, LTD., DRA Properties, LLC, and Gene C. Hildreth, Jr. for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (Hope Kimberley 2.0)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

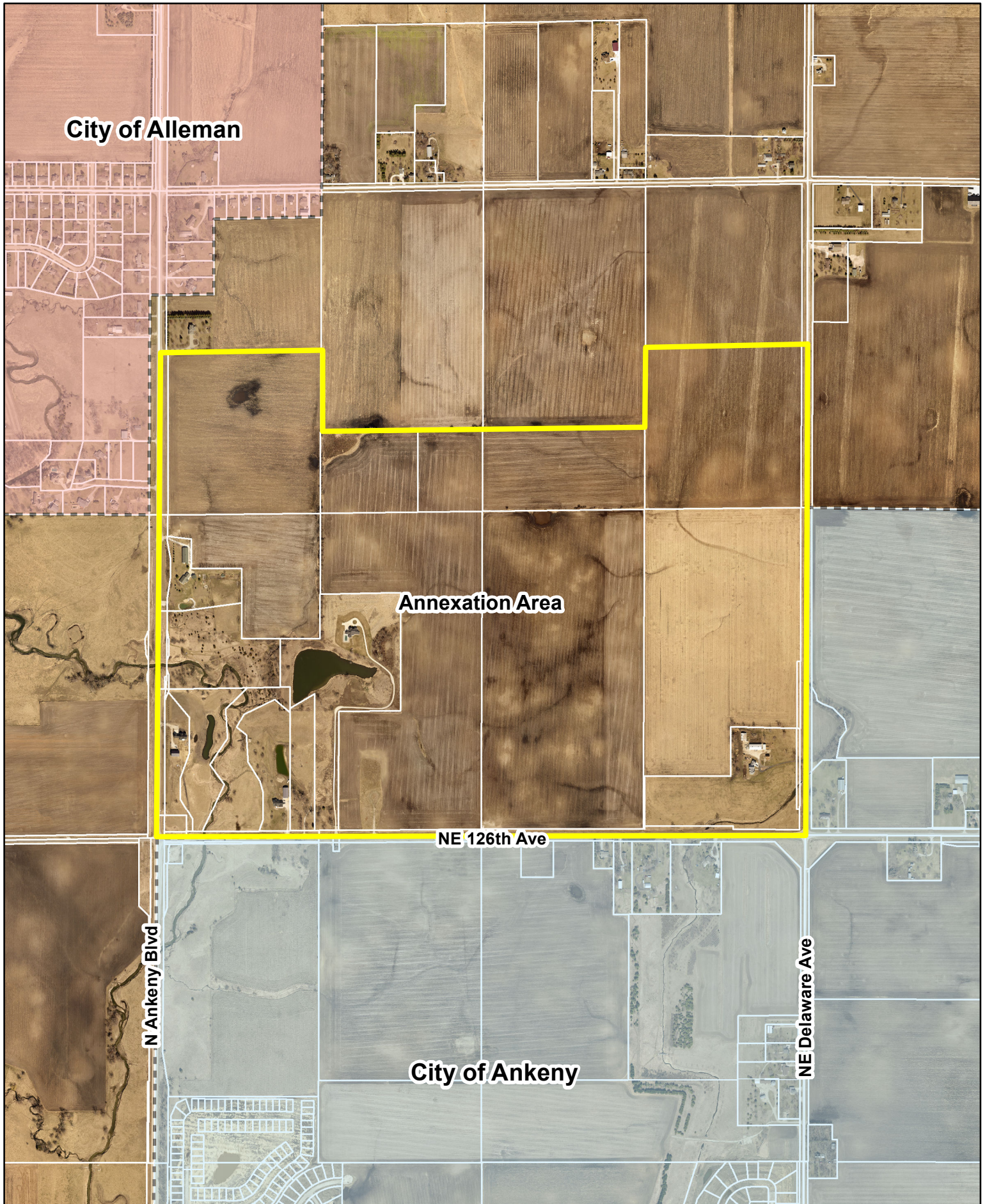
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Hope Kimberley 2.0 80/20 Voluntary Urbanized Annexation.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Annexation Petitions
 Landowners Map
 Annexation Map
 Future Land Use Map
 Zoning Map
 Utility Map
 Proximity Map
 City of Alleman Letter to City Council



N



1 inch = 1,000 feet

Date: 8/17/2023

Hope Kimberley 2.0
80/20 Voluntary Urbanized Annexation
Aerial Map



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2023

Agenda Item: Hope Kimberley 2.0 - 80/20 Voluntary Urbanized Annexation
Report Date: August 16, 2023
Prepared By: Jake Heil *ESC*
Associate Planner

Recommendation:

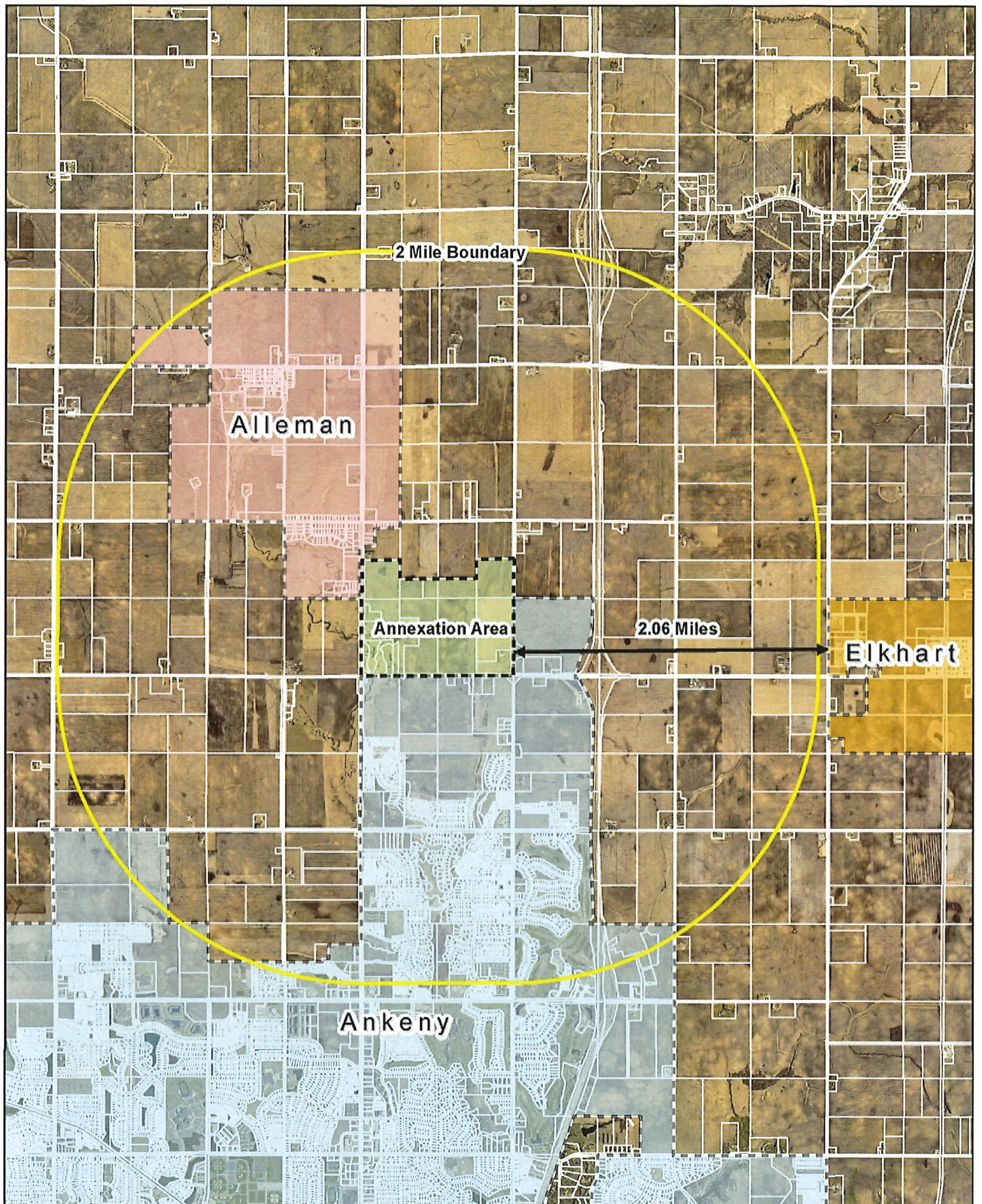
That the Plan and Zoning Commission recommend that City Council approve the Hope Kimberley 2.0 80/20 Voluntary Urbanized Annexation.

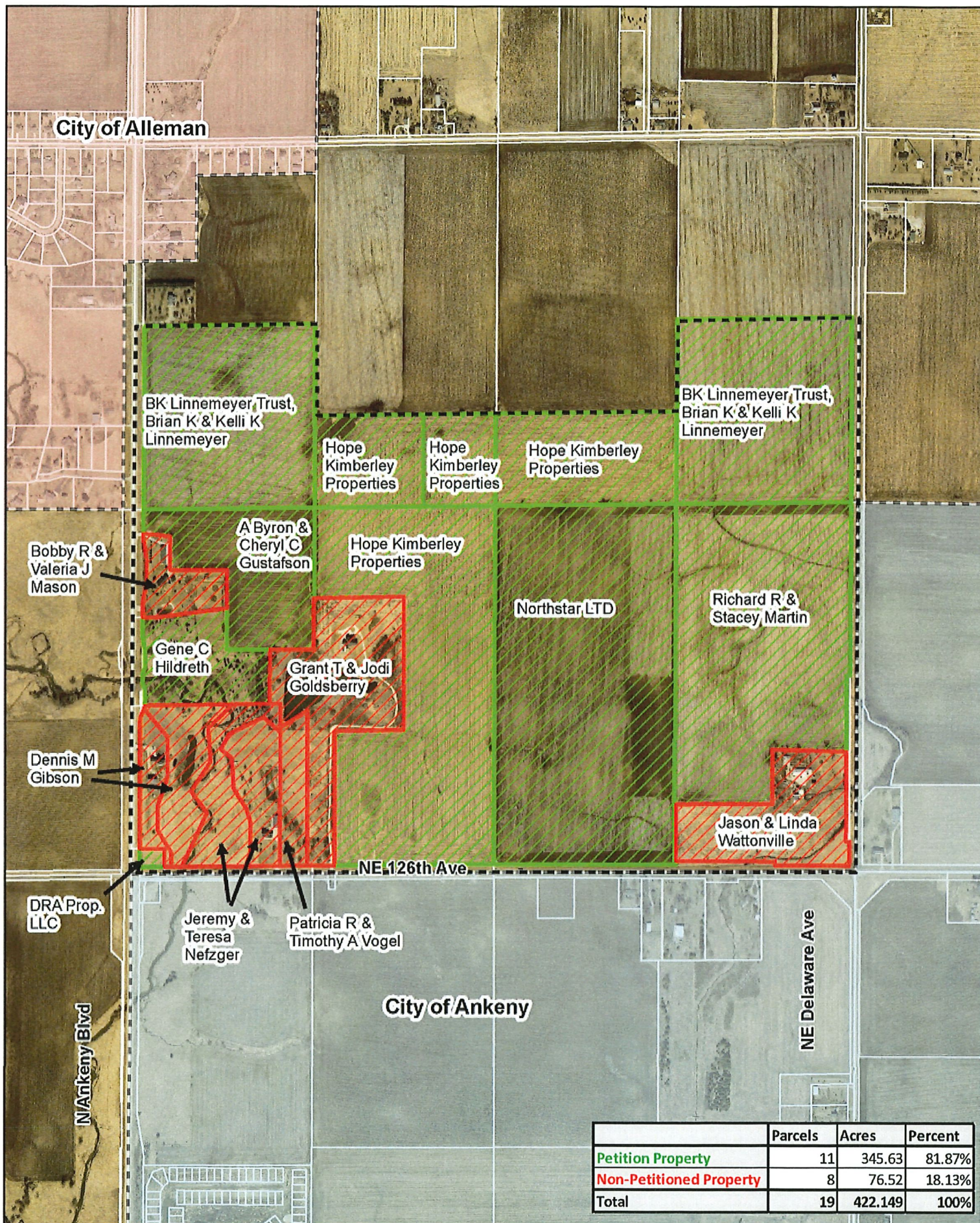
Discussion:

The City of Ankeny has received a request for annexation of certain territory adjacent to the City's northeastern boundary, generally located north of NE 126th Avenue, west of NE Delaware Avenue and east of N Ankeny Boulevard. The annexation area is located within two miles of the City of Alleman, which per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 422.15 acres (+/-), 345.63 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 76.52 acres (+/-) are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands and to provide for uniform boundaries, which is required by Iowa Code. Approximately 12.51 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road.

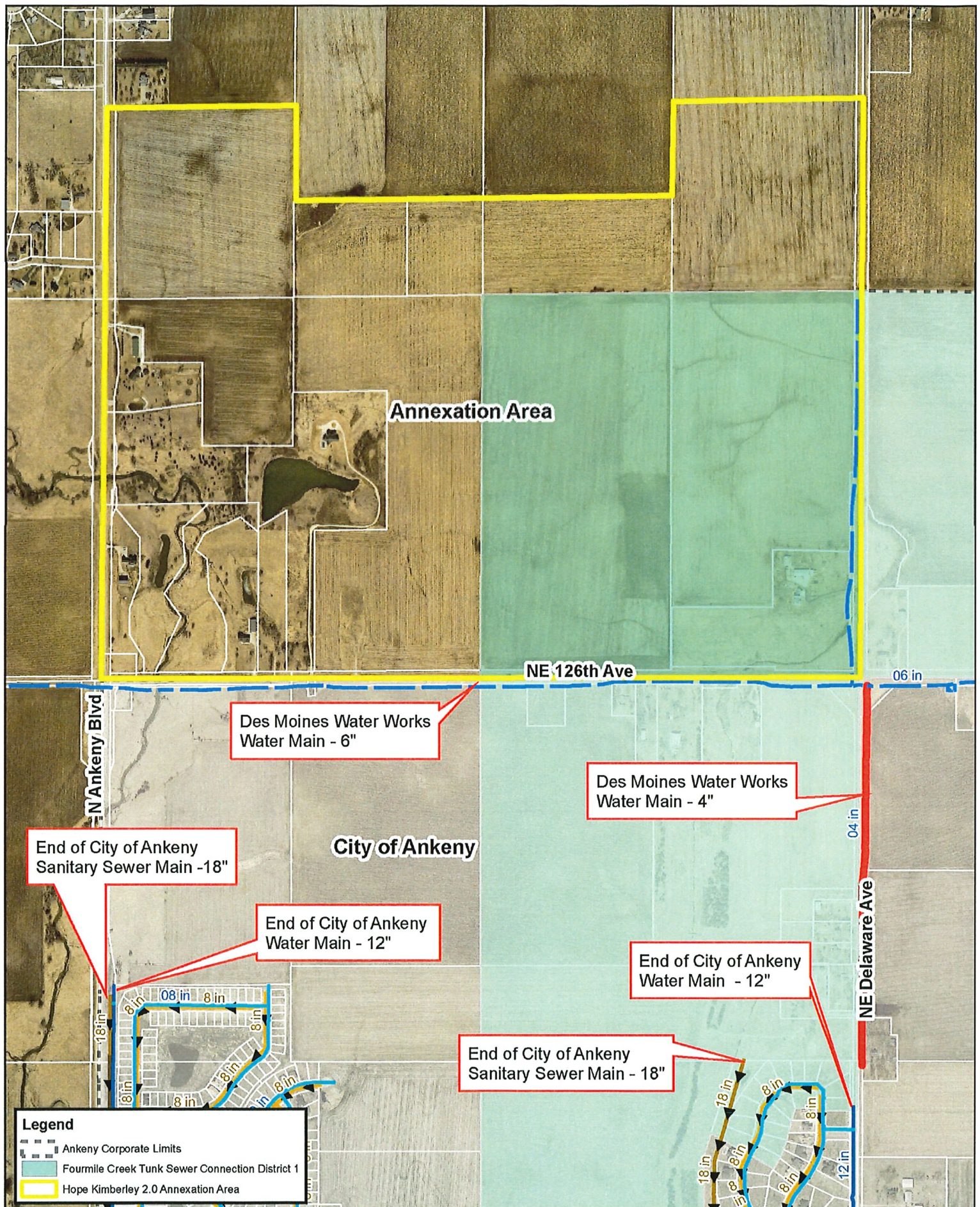
At this time, 11 of the 19 properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all 19 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The current petitioned land area is approximately 345.63 acres (+/-), which equals 81.87% of the 422.15 (+/-) total calculated acres, excluding Polk County road right-of-way. The land area of the eight non-petitioned properties total 76.52 acres (+/-), equaling 18.13% of the calculated land area, excluding Polk County road right-of-way.

The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential (LDR), Medium Density Residential (MDR) and Neighborhood Mixed Use (NMU). If the annexation request is approved by the City Development Board, it will be initially zoned R-1, One-Family Residence District, consistent with all newly incorporated properties into the City of Ankeny. A map has been included to show the annexation area in relation to Ankeny's Corporate Limits.





	Parcels	Acres	Percent
Petition Property	11	345.63	81.87%
Non-Petitioned Property	8	76.52	18.13%
Total	19	422.149	100%



Legend

- Ankeny Corporate Limits
- Fourmile Creek Tunk Sewer Connection District 1
- Hope Kimberley 2.0 Annexation Area

N
 1 inch = 850 feet
 Date: 8/17/2023

**Hope Kimberley 2.0
 80/20 Voluntary Urbanized Annexation
 Utility Map**



A. Consenting Property Owners' Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Consenting Properties	Acreage
1: Richard R & Stacey Martin	57.895
2: Northstar LTD	78.18
3: Hope Kimberley LLC	60.51
4: Hope Kimberley LLC	12
5: Hope Kimberley LLC	8
6: Hope Kimberley LLC	20
7: BK Linnemeyer Trust, Brian K & Kelli K Linnemeyer	37.73
8: BK Linnemeyer Trust, Brian K & Kelli K Linnemeyer	38.636
9: A Byron & Cheryl C Gustafson	20.21
10: DRA Properties LLC	0.54
11: Gene C Hildreth Jr.	11.928
Total Consenting Property Acreage	345.629

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

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

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

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmentally responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.

10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation area is currently identified in the Comprehensive Plan as primarily Low Density Residential with an area of Neighborhood Mixed Use and Medium Density Residential located west of NE 22nd Street and north of NE 126th Avenue. The Ankeny Plan 2040 defines those uses as the following:

- ***Low Density Residential:*** This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.
- ***Medium Density Residential:*** This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.
- ***Neighborhood Mixed Use:*** This land use category is designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments. Allowable uses include multi-family residential, office, and retail as well as convenience stores, fast-foot restaurants, and other uses with vehicle drive-up and drive-thru services. Buildings may be three stories in height with shared off-street surface or structured parking. The area is meant to provide a buffer or transition between commercial and residential developments. Possible uses include coffee shops, fast-food restaurants, or small-offices.

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

D. Current Municipal Services:

The City of Ankeny presently provides no municipal services (other than fire and EMS) to the annexation territory, but has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

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

d. Comprehensive planning and zoning.

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

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan. As previously indicated, the annexation area is located within the City's Planning Boundary.

e. Extension of services.

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

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

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

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2022, the City of Ankeny recorded 30 plats creating 749 lots on 493 acres, permitted 1133 new dwelling units and 34 new commercial and industrial buildings, and added \$528,705,923 in valuation. While the northeastern quadrant is comprised primarily of residential, community commercial, neighborhood mixed use, and office business park land uses, the

Ankeny Plan 2040 still identifies the northeastern quadrant of Ankeny as a suitable area to further fill the need for residential land over the next decade.

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

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

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

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

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, the City has an 18" sanitary trunk main that exists along the creek on the west side of NE Delaware Avenue, this line will serve the newly created Fourmile Creek Trunk Sewer Connection District 2. This area includes a majority of this annexation west of NE Delaware Avenue. Additionally, the City of Ankeny is currently constructing a sanitary trunk sewer along N Ankeny Boulevard, this would serve the western most portion of the annexation.

All sanitary sewer constructed within a development is the responsibility of the developer. Other sanitary sewer trunk mains that are extended to serve future development are often installed through connection fee districts. The established connection fees for the Fourmile Creek Trunk Sewer Connection District 2 are outlined below:

Effective Date	Sewer Connection Fee (per acre – 1 acre minimum)
Prior to and through December 31, 2021	\$1,015
January 1, 2022	\$1,029
January 1, 2023	\$1,043
January 1, 2024	\$1,057
January 1, 2025	\$1,071
January 1, 2026 and thereafter	To be re-evaluated

b. Water:

Currently the City of Ankeny has 12" water mains installed along NE Delaware Avenue, to approximately NE 61st Street in Kimberley Estates, and along N Ankeny Boulevard to approximately NE 62nd Street in Courtyards at Harvest Ridge. These current water mains along with the County or Des Moines Water Works water mains are shown on the provided utility map. These water mains will be extended into the annexation area to serve the future development at such time as this area develops. The developer is responsible for the construction of all water mains within their developments. The City will participate in cost sharing, paying for the over-sizing of water mains, for those mains to be installed that are 12" or larger and serve areas beyond the development. Also, larger water mains that are not located within a development but are extended to serve development are often installed through a connection fee district.

c. Law Enforcement:

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

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

d. Fire and EMS:

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

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

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

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

f. Community Development:

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

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

g. Municipal Utilities:

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

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

h. Library, Parks & Recreation:

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

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

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 34% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. These efforts recognized the City of Ankeny with the Distinguished Budget Presentation Award for fiscal year July 1, 2020. Ankeny's general fund levy of \$6.05 per \$1,000 of taxable property valuation remains the lowest of any sizable city in Polk County, and is significantly below the \$8.10 statutory cap. Ankeny has a property tax levy of \$9.95 per \$1,000 of taxable property valuation, which is the lowest among the largest Iowa cities. Ankeny's FY22 budget marks the eighth straight year of property tax levy reductions. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

F. Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City. This agreement is west of the City limits and would not apply to this annexation area. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

G. Combined Legal Descriptions:

The composite legal description of the annexation territory is listed in the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE 126th Avenue, NE 22nd Street and NE14th Street.

H. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The provided documents are under review and will be finalized prior to the City Council public hearing on the annexation.

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

The annexation territory is located within two miles of the urbanized area of the City of Alleman, lying adjacent to Alleman's corporate limits. In relation to other nearby cities, the annexation area is located approximately 2.06 miles away from Elkhart's corporate limits.

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

The annexation territory contains no State of Iowa right-of-way, but does contain approximately 12.51 acres (+/-) of Polk County right-of-way.

K. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held on August 24, 2023. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Lincoln Township Trustees; and by regular mail to Polk County Planning & Development, North Polk Community School District, and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

L. Transition of Taxes:

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

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

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

Non-Consenting Properties	Acreage
1: Jason & Linda Wattonville	16.93
2: Grant T & Jodi Goldsberry	22.55
3: Patricia R & Timothy A Vogel	4.86
4: Jeremy & Teresa Nefzger	6.99
5: Jeremy & Teresa Nefzger	8.14
6: Dennis M Gibson	7.852
7: Dennis M Gibson	3.828
8: Bobby R Mason Jr & Valeria J Mason	5.37
Total Non-Consenting Property Acreage	76.52

LEGAL DESCRIPTIONS:

1. JASON & LINDA WATTONVILLE

POLK COUNTY DISTRICT/PARCEL NUMBER: 250/00321-003-000

LEGAL DESCRIPTION:

EXCEPT THE EAST 45 FEET AND THE WEST 25 FEET OF THE EAST 70 FEET OF THE NORTH 650.8 FEET OF THE SOUTH 864.2 FEET – BEGINNING 41.3 FEET NORTH OF THE SOUTHEAST CORNER, THENCE NORTH 822.9 FEET, THENCE WEST 609.8 FEET, THENCE SOUTH 396.4 FEET, THENCE WEST 703 FEET, THENCE SOUTH 406.8 FEET, THENCE EAST 721 FEET, THENCE SOUTH 25 FEET, THENCE EAST 585.9 FEET TO THE POINT OF BEGINNING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

AREA OF PROPERTY 16.93 ACRES.

2. GRANT T & JODI GOLDSBERRY

POLK COUNTY DISTRICT/PARCEL NUMBER: 250/00514-504-000

LEGAL DESCRIPTION:

LOT 4 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

AREA OF PROPERTY 22.55 ACRES.

3. TIMOTHY A & PATRICIA R VOGEL

POLK COUNTY DISTRICT/PARCEL NUMBER: 250/00514-503-000

LEGAL DESCRIPTION:

LOT 3 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

AREA OF PROPERTY 4.86 ACRES.

4. **JEREMY & TERESA NEFZGER**

POLK COUNTY DISTRICT/PARCEL NUMBER:

250/00514-502-000

LEGAL DESCRIPTION:

LOT 2 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

AREA OF PROPERTY 6.99 ACRES.

5. **JEREMY & TERESA NEFZGER**

POLK COUNTY DISTRICT/PARCEL NUMBER:

250/00514-508-000

LEGAL DESCRIPTION:

OUTLOT Z IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

AREA OF PROPERTY 8.14 ACRES.

6. **DENNIS M GIBSON**

POLK COUNTY DISTRICT/PARCEL NUMBER:

250/00514-501-001

LEGAL DESCRIPTION:

LOT 1 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND EXCEPT THAT PART OF THE ACQUISITION PLAT CONVEYED TO POLK COUNTY RECORDED IN BOOK 18893, PAGE 394.

AREA OF PROPERTY 3.828 ACRES.

7. **DENNIS M GIBSON**

POLK COUNTY DISTRICT/PARCEL NUMBER:

25000514-505-001

LEGAL DESCRIPTION:

OUTLOT W IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND EXCEPT THAT PART OF THE ACQUISITION PLAT CONVEYED TO POLK COUNTY RECORDED IN BOOK 5809, PAGE 112.

AREA OF PROPERTY 7.852 ACRES.

8. **BOBBY R MASON JR & VALERIA J MASON**

POLK COUNTY DISTRICT/PARCEL NUMBER:

250/00317-001-001

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1860.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°00'00" EAST, A DISTANCE OF 606.92 FEET; THENCE S90°00'00" EAST, A DISTANCE OF 75.00 FEET; THENCE S83°00'00" EAST, A DISTANCE OF 198.00 FEET; THENCE S00°00'00" WEST, A DISTANCE OF 240.00 FEET; THENCE N90°00'00" EAST, A DISTANCE OF 410.00 FEET; THENCE S00°00'00" EAST, A DISTANCE OF 277.36 FEET; THENCE S82°24'19" WEST, A DISTANCE OF 502.50 FEET; THENCE N89°41'27" WEST, A DISTANCE OF 183.43 FEET TO THE POINT OF BEGINNING.

AREA OF PROPERTY 5.37 ACRES.

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

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

Consenting Properties	Acreage
1: Richard R & Stacey Martin	57.895
2: Northstar LTD	78.18
3: Hope Kimberley LLC	60.51
4: Hope Kimberley LLC	12
5: Hope Kimberley LLC	8
6: Hope Kimberley LLC	20
7: BK Linnemeyer Trust, Brian K & Kelli K Linnemeyer	37.73
8: BK Linnemeyer Trust, Brian K & Kelli K Linnemeyer	38.636
9: A Byron & Cheryl C Gustafson	20.21
10: DRA Properties LLC	0.54
11: Gene C Hildreth Jr.	11.94
Total Consenting Property Acreage	345.641
Non-Consenting Properties	Acreage
1: Jason & Linda Wattonville	16.93
2: Grant T & Jodi Goldsberry	22.55
3: Patricia R & Timothy A Vogel	4.86
4: Jeremy & Teresa Nefzger	6.99
5: Jeremy & Teresa Nefzger	8.14
6: Dennis M Gibson	7.852
7: Dennis M Gibson	3.828
8: Bobby R Mason Jr & Valeria J Mason	5.37
Total Non-Consenting Property Acreage	76.52
Total Annexation (minus road right-of-way)	422.161
Polk County Road Right-of-Way	12.51
Total Annexation Acres	434.671

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

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

P. Property Taxes:

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

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

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

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.



RECEIVED

NOV 18 2022

CITY OF ANKENY

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned Approx 4 Parcels totaling approx 100.51 Acres located

North of NE 126th Street between HWY 69 & NE Delaware Ave.

Legal Description (if necessary, provide attachment) _____

Outlot X Four Mile Four (Parcel # 250/00514/506/000) in Polk County;

and EX E 8 A - S 1/2 SE 1/4 NW 1/4 SEC 25-81-24 (Parcel # 250/00314-001-000) in Polk County;

and E 8 A S 1/2 SE 1/4 NW 1/4 SEC 25-81-24 (Parcel # 250/00314-002-000) in Polk County;

and S 1/2 SW 1/4 NE 1/4 SEC 25-81-24 (Parcel # 250-00311-006-000).

Property Owner(s): Hope Kimberley, LLC

Address: 2785 N. Ankeny Blvd. Suite 22 Ankeny, IA 50023

Address: _____

Phone #: 515-963-8335

Signed by: William Kimberley, Manager

Date: 11-16-2022

Property Owner Signature *

William Kimberley, Manager

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 16 day of November, 20 22, before me, a Notary Public in and for Polk County, personally appeared William Kimberley, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact William Kimberley
Address: 2785 N. Ankeny Blvd Suite 22 Ankeny, IA 50023
Phone #: 515-208-2101 or 515-963-8335
Signed by: William Kimberley Date: 11-16-2022
Applicant/Contact
William Kimberley
Name (Print/Type)

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

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

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

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

**CONSENT AND MINUTES IN LIEU OF THE
FIRST ORGANIZATIONAL MEETING OF
THE MEMBERS OF
HOPE KIMBERLEY, L.L.C.**

WHEREAS, the undersigned Members of Hope Kimberley, L.L.C., an Iowa limited liability company (the "Company"), desire that the action described in the following resolutions shall be taken;

NOW, THEREFORE, the undersigned, being all of the Members of Hope Kimberley, L.L.C., hereby consent to the taking of the action expressed in the following resolutions and hereby adopt the same, all as of the date hereof.

BE IT RESOLVED, that the Operating Agreement of the government of the Company, submitted to and reviewed by the Members, is hereby adopted as the Operating Agreement of the Company.

BE IT RESOLVED, that William B. Kimberley and Reza Kargarzadeh are each appointed as a Manager of the Company and shall serve in that capacity until successors are elected in accordance with the Operating Agreement.

BE IT RESOLVED, That the following persons are appointed to the offices designated below until their successors are duly elected and have qualified, or they are otherwise removed in accordance with the provisions of the Company's Operating Agreement:

<u>Name:</u>	<u>Office:</u>
Reza Kargarzadeh	President
William B. Kimberley	Vice-President
Jenna Kimberley	Vice-President
Tim Day	Secretary
Jordan Kramer	Treasurer
Vern Boersma	Vice-President

In connection with these positions, the above-named persons shall have authority to execute documents on behalf of the Company solely as to the following: signing checks, agreements to purchase land for development, and deeds and other customary closing documents as part of the Company's acquisition or disposition of land to the extent such authority is in accordance with the provisions of the Company's Operating Agreement.

[SIGNATURE PAGE FOLLOWS]

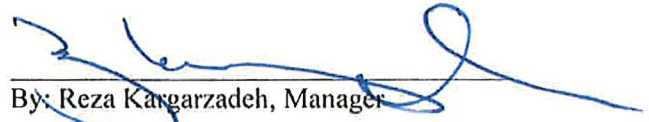
[SIGNATURE PAGE]

Dated as of the 14th day of July, 2021.

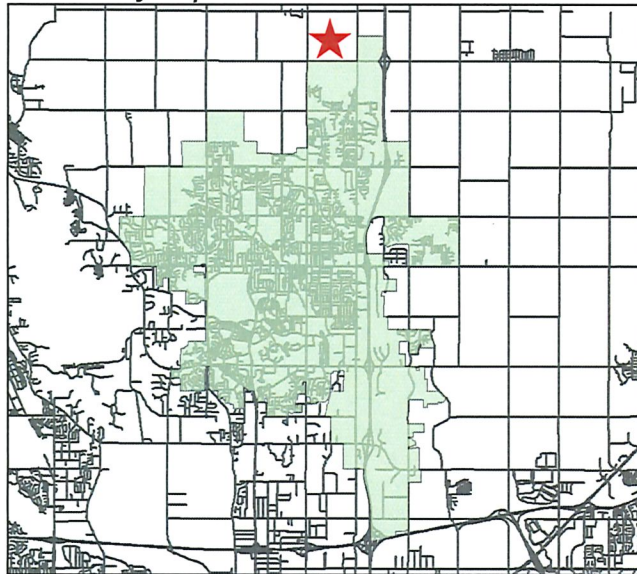
**RAINWATER INVESTMENTS,
L.L.C., Member**


By: William B. Kimberley, Manager

**HOPE DEVELOPMENT &
REALTY, LLC, Member**

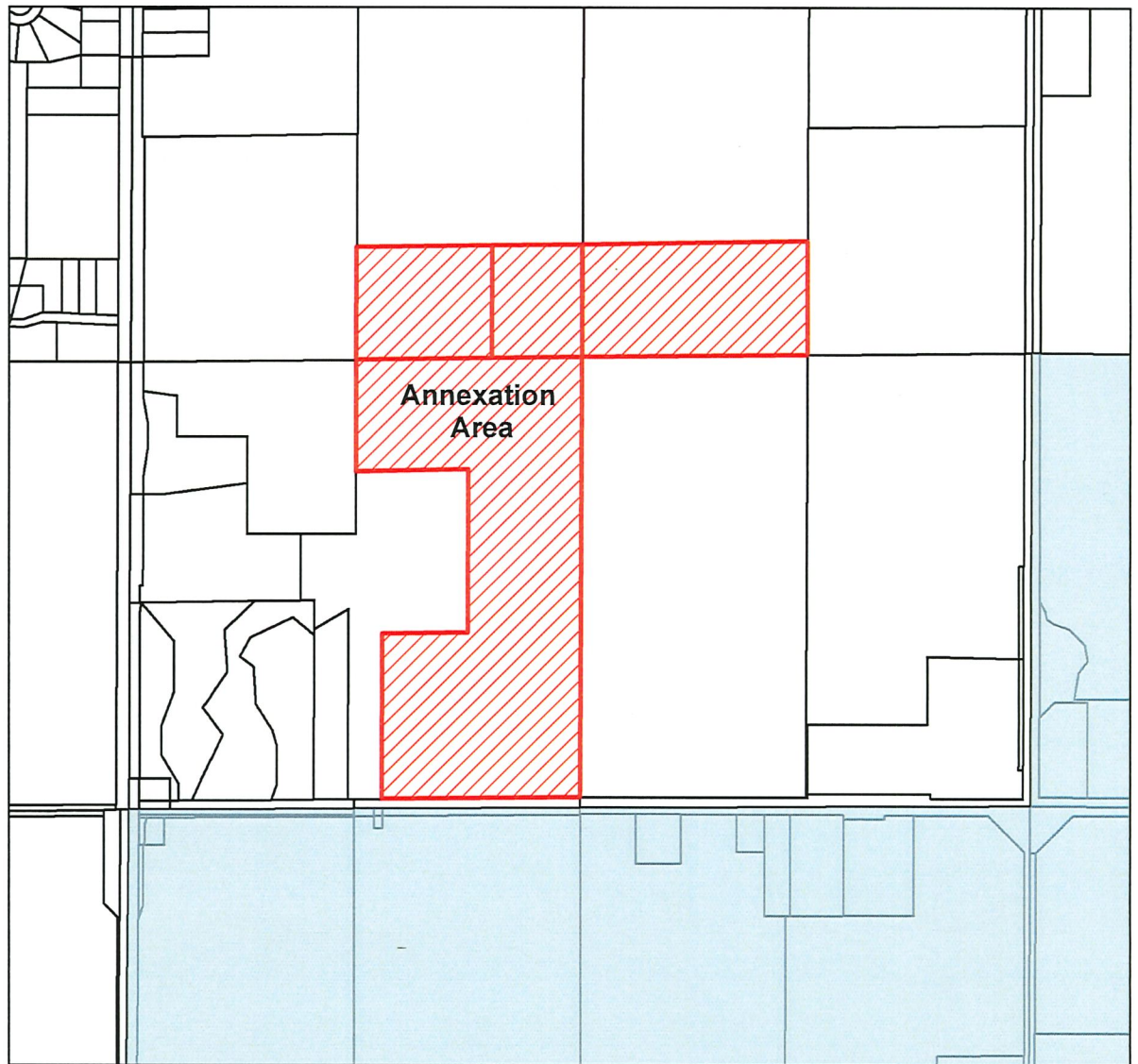

By: Reza Kargarzadeh, Manager

Vicinity Map



LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1219.26 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00" EAST, A DISTANCE OF 183.43 FEET; THENCE N82°24'19" EAST, A DISTANCE OF 502.50 FEET; THENCE S00°00'00" WEST, A DISTANCE OF 298.17 FEET; THENCE N90°00'00" EAST, A DISTANCE OF 315.89 FEET; THENCE S00°40'00" WEST, A DISTANCE OF 391.00 FEET; THENCE S89°00'47" WEST, A DISTANCE OF 993.01 FEET (PREVIOUSLY DESCRIBED AS 993.22 FEET) TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 1,000 feet

Annexation Map

POLK COUNTY DISTRICT/PARCEL NUMBERS: 250/00514-506-000
250/00314-001-000
250/00314-002-000
250/00311-000-000

Property Owners: Hope Kimberley LLC

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department
Drawn By: JH
Checked by:
Date: August 1, 2023

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned East side of Highway 69 near NE 126th Avenue in Polk County, Iowa

Legal Description (if necessary, provide attachment) Southwest 1/4 of the Northwest 1/4 of Section 25-81N-24W

Property Owner(s): BK Linnemeyer Trust; Brian K. Linnemeyer Trustee, Kelli K. Linnemeyer Trustee

Address: 14205 G36 Highway

Address: Indianola, Iowa 50125

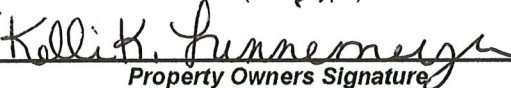
Phone #: 515-971-2140

Signed by:  **Date:** 12-7-2022

Property Owner Signature *

Brian K. Linnemeyer

Name (Print/Type)

 **Date:** 12-7-2022

Property Owners Signature

Kelli K. Linnemeyer

Name (Print/Type)

Date: _____
Property Owners Signature

Name (Print/Type)

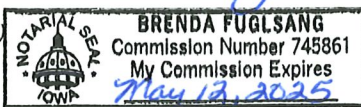
STATE OF IOWA, COUNTY OF POLK, ss

On this 7th day of December, 20 22, before me,
a Notary Public in and for Polk County, personally appeared
Brian K. Linnemeyer to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa



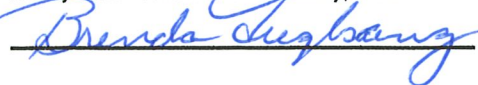
(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this 7th day of December, 20 22, before me,
a Notary Public in and for Polk County, personally appeared
Kelli K. Linnemeyer, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa



(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Brian K. Linnemeyer

Address: 14205 G36 Highway Indianola, Iowa 50125

Phone #: 515-971-2140

Signed by: 
Applicant/Contact

Date: 12-7-2022

Brian K. Linnemeyer

Name (Print/Type)

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

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

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

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

CERTIFICATE OF TRUST EXISTENCE
BK LINNEMEYER TRUST

The undersigned **Brian K. Linnemeyer** and **Kelli K. Linnemeyer** do hereby state and depose as follows:

1. The Grantors of this Trust are **Brian K. Linnemeyer** and **Kelli K. Linnemeyer**.
2. The Trust is revocable by the Grantors.
3. The undersigned, **Brian K. Linnemeyer** and **Kelli K. Linnemeyer** are the Trustees for BK Linnemeyer Trust under agreement dated 4-20-2020, 2020. The Grantors are Trustee Appointers and at any time may appoint any one or more additional Trustees.
 - a. **Brian K. Linnemeyer** or **Kelli K. Linnemeyer** may serve as sole Trustee or jointly with either **Gracie M. Mueller** and **Hannah C. Linnemeyer**.
 - b. In the event that neither **Brian K. Linnemeyer** nor **Hannah C. Linnemeyer** is able or to serve as Successor Co-Trustee, then **Gracie M. Mueller** and **Hannah C. Linnemeyer** shall serve as Successor Co-Trustees. If either **Gracie M. Mueller** or **Hannah C. Linnemeyer** are unable to serve, either **Gracie M. Mueller** or **Hannah C. Linnemeyer** shall serve as successor sole trustee.
4. Title to assets held in this Trust shall be titled as **BK LINNEMEYER Trust** and any amendments thereto.
5. Any alternative description shall be effective to title assets in the name of the Trust or to designate the Trust as a beneficiary if the description includes the name of at least one initial or successor trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the Trust.
6. Excerpts from the Trust Agreement that establish the Trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee(s) include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.
7. **The terms of the Trust agreement provide that a third party may rely upon this Certificate of Trust as evidence of the existence of the Trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.**
8. Said Trust has been in existence since its creation on April 20, 2020 and continues to be held and administered by Trustee(s) in accordance with the terms and provisions of said Trust Agreement and has not been revoked, modified, or amended in any manner which would cause the representations to be incorrect.
9. Said Trust is not under continuing court supervision pursuant to Iowa Code §633.10(4).

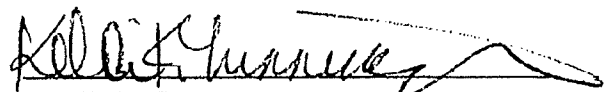
We declare the foregoing statements to be true and correct under penalty of perjury.

IN WITNESS WHEREOF we have signed this Certificate of Trust Existence on

April 20, 2020 at Altoona, Iowa.

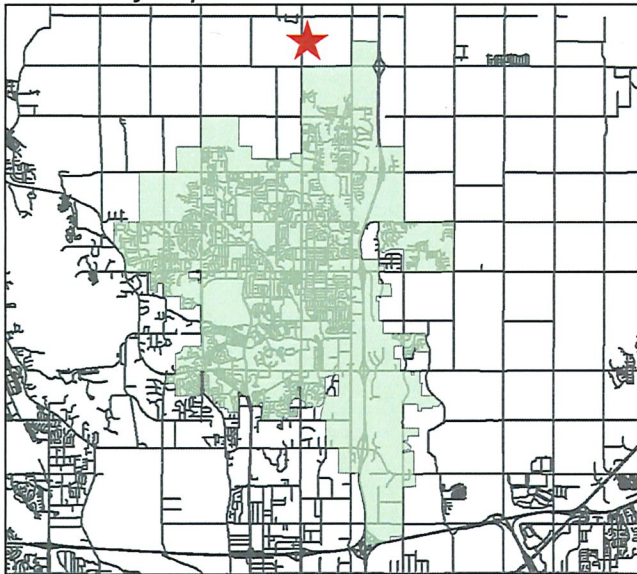


Brian K. Linnemeyer, Trustee



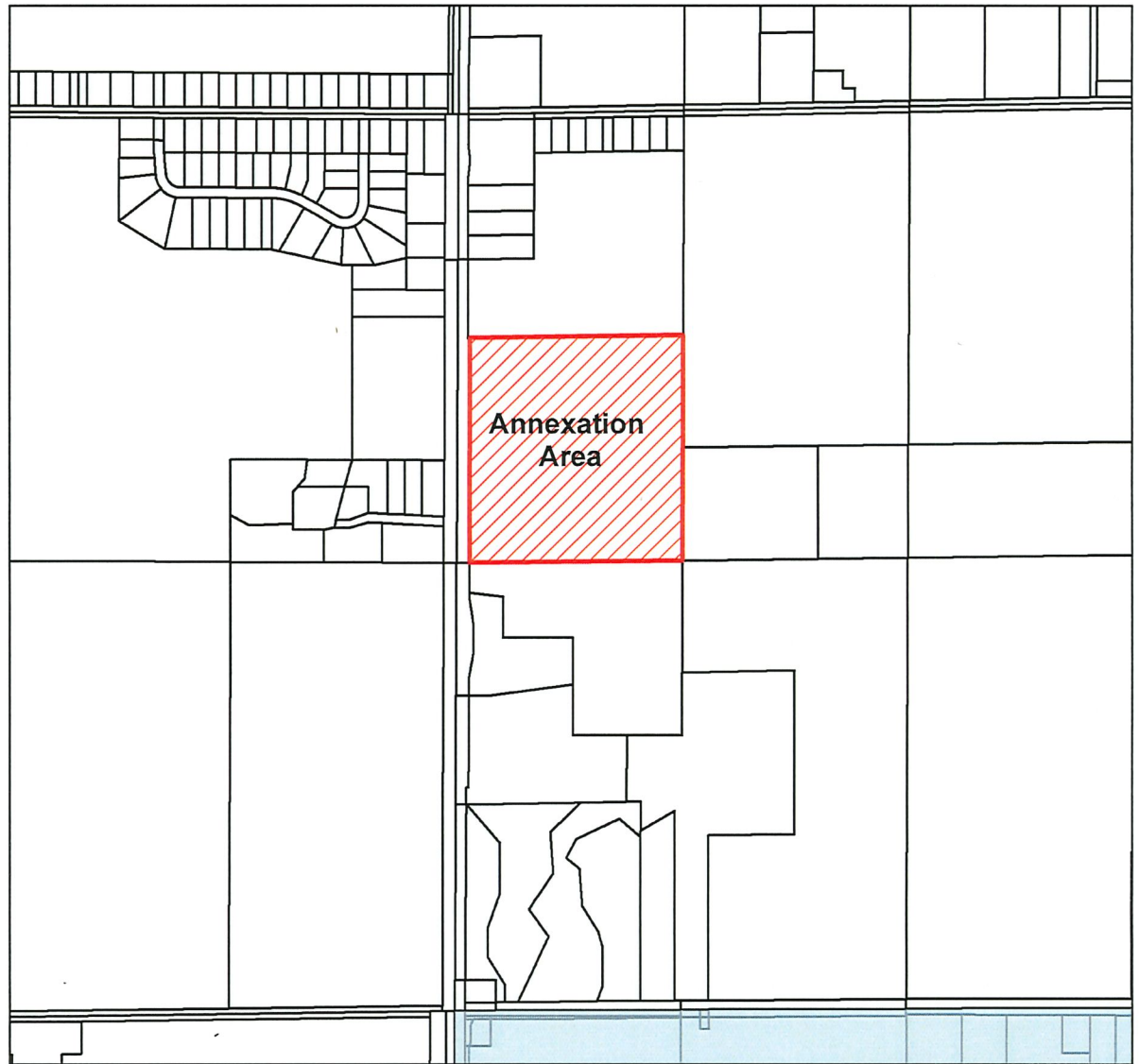
Kelli K. Linnemeyer, Trustee

Vicinity Map



LEGAL DESCRIPTION

THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 1,000 feet

Annexation Map

Property Owners: BK Linnemeyer Trust, Brian K & Kelli K Linnemeyer

POLK COUNTY DISTRICT/PARCEL NUMBERS: 250/00313-002-000

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department

Drawn By: JH

Checked by:

Date: August 1, 2023



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned West side of Delaware near NE 126th Avenue in Polk County, Iowa

Legal Description (if necessary, provide attachment) Southeast 1/4 of the Northeast 1/4 of Section 25-81N-R24W

Property Owner(s): BK Linnemeyer Trust; Brian K. Linnemeyer Trustee, Kelli K. Linnemeyer, Trustee

Address: 14205 G36 Highway

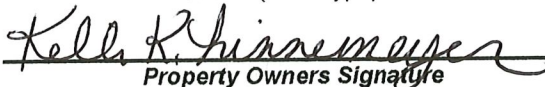
Address: Indianola, Iowa 50125

Phone #: 515-971-2140

Signed by:  **Date:** 12-7-2022
*Property Owner Signature **

Brian K. Linnemeyer

Name (Print/Type)

 **Date:** 12-7-2022
Property Owners Signature

Kelli K. Linnemeyer

Name (Print/Type)

Date: _____
Property Owners Signature

Name (Print/Type)

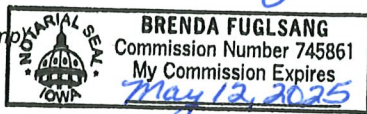
STATE OF IOWA, COUNTY OF POLK, ss

On this 7th day of December, 2022, before me,
a Notary Public in and for Polk County, personally appeared
Brian K. Linnemeyer, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa



(Notary Stamp)



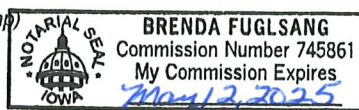
STATE OF IOWA, COUNTY OF POLK, ss

On this 7th day of December, 2022, before me,
a Notary Public in and for Polk County, personally appeared
Kelli K. Linnemeyer, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa



(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Brian K. Linnemeyer

Address: 14205 G36 Highway Indianola, Iowa 50125

Phone #: 515-971-2140

Signed by: 
Applicant/Contact

Date: 12-7-2022

Brian K. Linnemeyer

Name (Print/Type)

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

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

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

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

CERTIFICATE OF TRUST EXISTENCE
BK LINNEMEYER TRUST

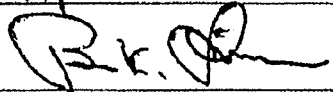
The undersigned **Brian K. Linnemeyer** and **Kelli K. Linnemeyer** do hereby state and depose as follows:

1. The Grantors of this Trust are **Brian K. Linnemeyer** and **Kelli K. Linnemeyer**.
2. The Trust is revocable by the Grantors.
3. The undersigned, **Brian K. Linnemeyer** and **Kelli K. Linnemeyer** are the Trustees for BK Linnemeyer Trust under agreement dated 4-20-2020, 2020. The Grantors are Trustee Appointers and at any time may appoint any one or more additional Trustees.
 - a. **Brian K. Linnemeyer** or **Kelli K. Linnemeyer** may serve as sole Trustee or jointly with either **Gracie M. Mueller** and **Hannah C. Linnemeyer**.
 - b. In the event that neither **Brian K. Linnemeyer** nor **Hannah C. Linnemeyer** is able or to serve as Successor Co-Trustee, then **Gracie M. Mueller** and **Hannah C. Linnemeyer** shall serve as Successor Co-Trustees. If either **Gracie M. Mueller** or **Hannah C. Linnemeyer** are unable to serve, either **Gracie M. Mueller** or **Hannah C. Linnemeyer** shall serve as successor sole trustee.
4. Title to assets held in this Trust shall be titled as **BK LINNEMEYER Trust** and any amendments thereto.
5. Any alternative description shall be effective to title assets in the name of the Trust or to designate the Trust as a beneficiary if the description includes the name of at least one initial or successor trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the Trust.
6. Excerpts from the Trust Agreement that establish the Trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee(s) include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.
7. The terms of the Trust agreement provide that a third party may rely upon this Certificate of Trust as evidence of the existence of the Trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. Said Trust has been in existence since its creation on April 20, 2020 and continues to be held and administered by Trustee(s) in accordance with the terms and provisions of said Trust Agreement and has not been revoked, modified, or amended in any manner which would cause the representations to be incorrect.
9. Said Trust is not under continuing court supervision pursuant to Iowa Code §633.10(4).

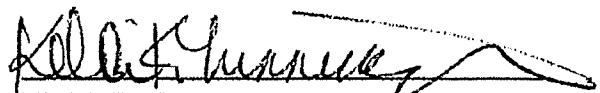
We declare the foregoing statements to be true and correct under penalty of perjury.

IN WITNESS WHEREOF we have signed this Certificate of Trust Existence on

April 20, 2020 at Altoona, Iowa.

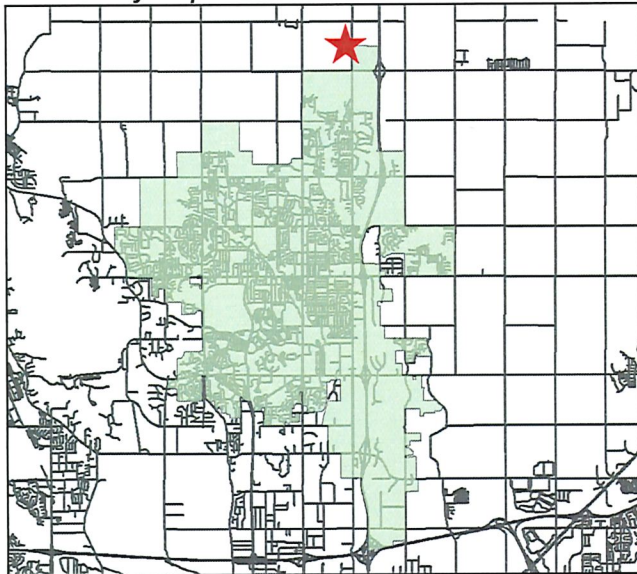


Brian K. Linnemeyer, Trustee



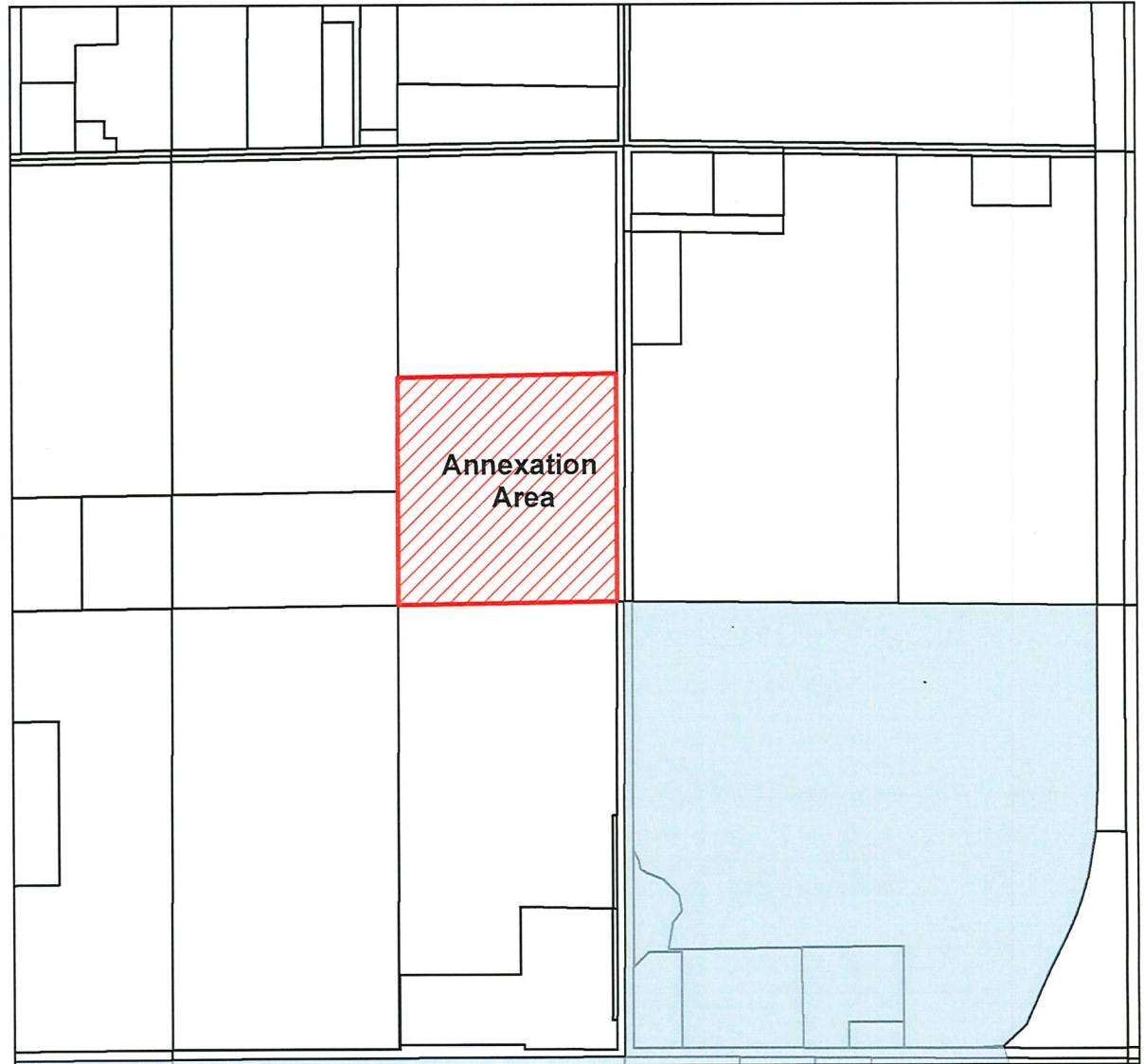
Kelli K. Linnemeyer, Trustee

Vicinity Map



LEGAL DESCRIPTION

THE SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 1,000 feet

Annexation Map

Property Owners: BK Linnemeyer Trust, Brian K & Kelli K Linnemeyer

POLK COUNTY DISTRICT/PARCEL NUMBERS: 250/00309-002-000

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department

Drawn By: JH

Checked by:

Date: August 1, 2023



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned A 58.26 acre parcel, 864 feet north of the northwest corner of the NE 126th Avenue and NE 22nd Street intersection
Geoparcel 8124-25-400-002

Legal Description (if necessary, provide attachment) See Attached Exhibit A

Property Owner(s): Richard e Stacey Martin
Address: 2485 N.W 70th Ave
Address: Ankeny Iowa 50023
Phone #: 515-669-4819

Signed by: Richard Martin **Date:** 1-5-2023
Property Owner Signature *

Richard Martin
Name (Print/Type)
Stacey Martin **Date:** 1-5-2023
Property Owners Signature
Stacey C. Martin
Name (Print/Type)

Date: _____
Property Owners Signature
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 5th day of January, 2023, before me,
a Notary Public in and for Polk County, personally appeared
Richard Martin to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

Kathy Dozler

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this 5th day of January, 2023, before me,
a Notary Public in and for Polk County, personally appeared
Stacey Martin to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

Kathy Dozler

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Richard e Stacey Martin
Address: 2485 N.W. 70th Ave Aukery Iowa 50023
Phone #: 515-669-4819
Signed by: Richard Martin Date: 1-5-2023
Applicant/Contact
Richard Martin Stacey Martin
Name (Print/Type)

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

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

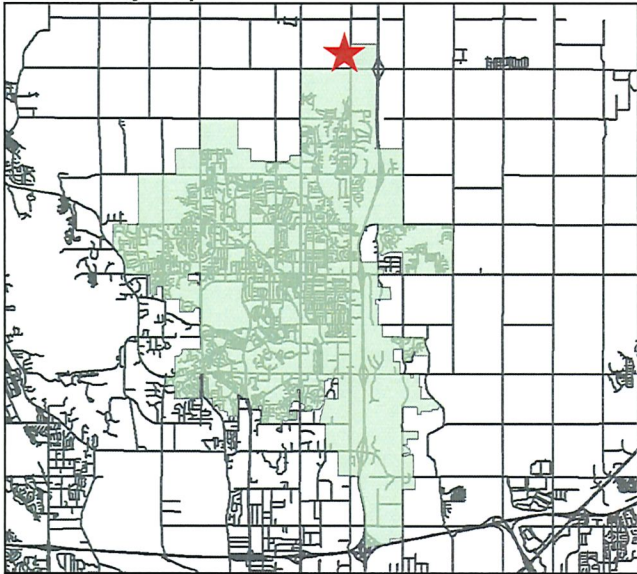
If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

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

EXHIBIT A

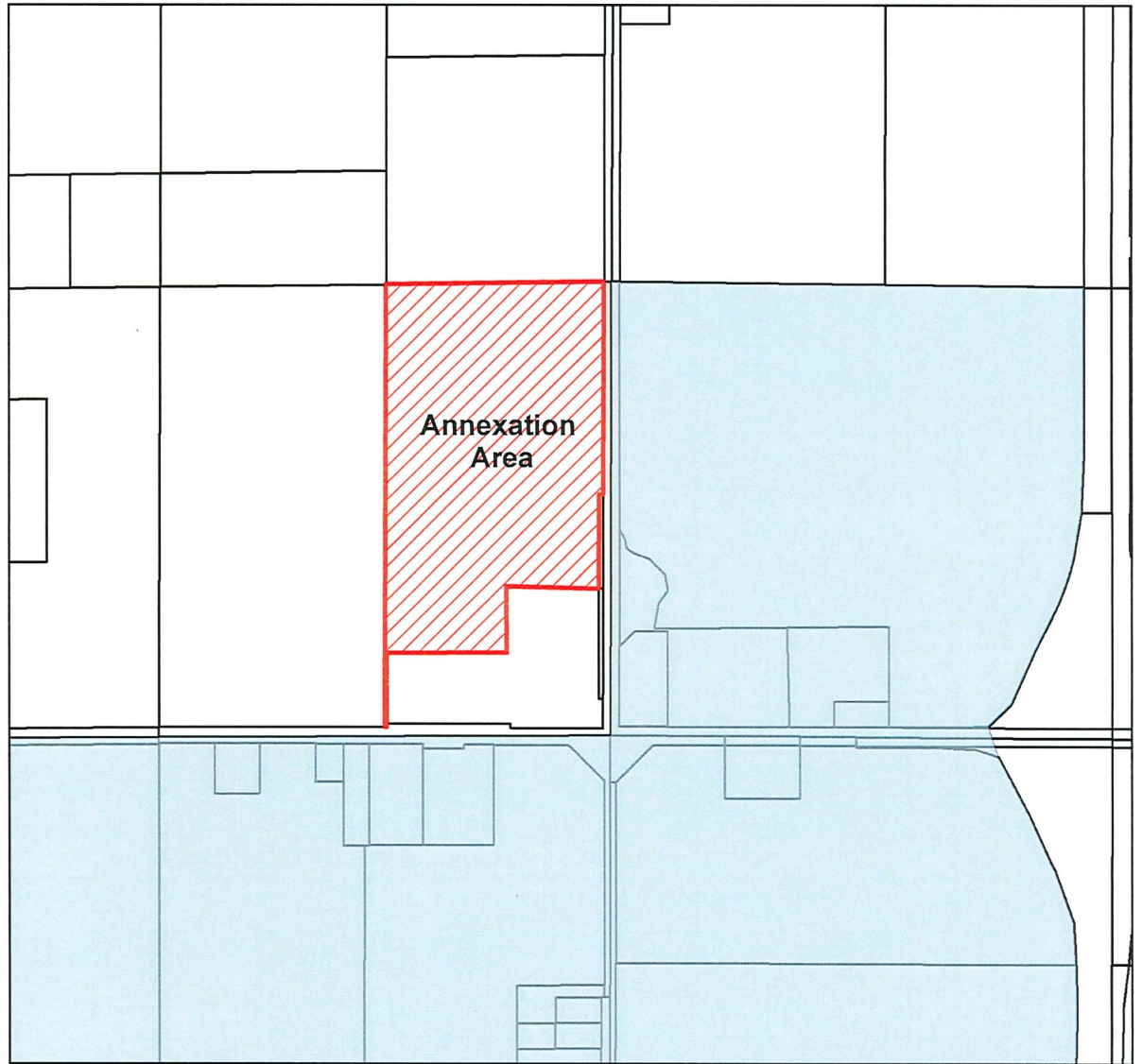
The E 1/2 of the SE 1/4 of Section 25, Township 81 North, Range 24 West of the 5th P.M. Polk County, Iowa, except that part described as: Beginning at the Southeast corner of said Section 25; thence North along the East line of said Section 25 a distance of 864.2 feet; thence N88°17'W, 609.8 feet; thence S0°16'E, 396.4 feet; thence West 703 feet; thence S0°34'E, 486 feet; thence East along the South line of said Section 25 a distance of 1306.2 feet to the Point of Beginning and EXCEPT that part conveyed to Polk County recorded in Book 5809, Page 112 and except established road.

Vicinity Map



LEGAL DESCRIPTION

THE E 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M. POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 864.2 FEET; THENCE N88°17'W, 609.8 FEET; THENCE S0°16'E, 396.4 FEET; THENCE WEST 703 FEET; THENCE S0°34'E, 486 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 1306.2 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART CONVEYED TO POLK COUNTY RECORDED IN BOOK 5809, PAGE 112 AND EXCEPT ESTABLISHED ROAD. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 1,000 feet

Annexation Map

Property Owners: Richard R & Stacey Martin

POLK COUNTY DISTRICT/PARCEL NUMBERS: 250/00321-005-000

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department
Drawn By: JH
Checked by:
Date: August 1, 2023



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 20.21 acre parcel, 1/2 mile north of the NE corner of the NE 126th Ave and NE 14th St intersection.

Legal Description (if necessary, provide attachment) The part of the NW ¼ of the SW ¼ of Section 25, Township 81 North, Range 24 West of the 5th P.M., lying North and East of a line beginning 1,146.74 feet North and 75 feet East of the SW corner of said NW ¼ of the SW ¼; thence S83 degrees 00'E, 198 feet; thence S0 degrees 00'E, 240 feet; thence N90 degrees 00'E, 410 feet; thence S0 degrees 00'E, 575.53 feet, thence East to East line of said NW ¼ of the SW ¼, all now included in and forming a part of Polk County, Iowa, subject to easements of record.

Property Owner(s): A Byron Gustafson
Address: 1210 SW Lynn Drive
Address: Ankeny IA 50023
Phone #: 515-202-4962

Signed by: A Byron Gustafson **Date:** 1-9-2023
*Property Owner Signature **
A. Byron Gustafson
Name (Print/Type)

Date: _____
Property Owners Signature

Name (Print/Type)

Date: _____
Property Owners Signature

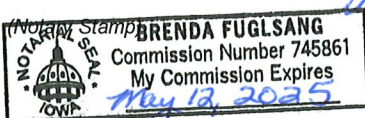
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 9th day of January, 2023, before me, a Notary Public in and for Polk County, personally appeared A. Byron Gustafson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

Brenda Fuglsang



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact A Byron Gustafson
Address: 1210 SW Lynn Drive Ankeny IA 50023
Phone #: 515-202-4962
Signed by: A Byron Gustafson Date: 1-9-2023
Applicant/Contact
A Byron Gustafson
Name (Print/Type)

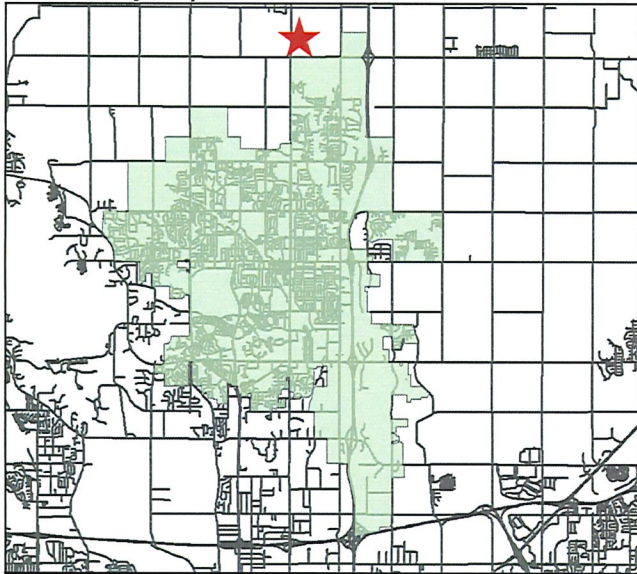
*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that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

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

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

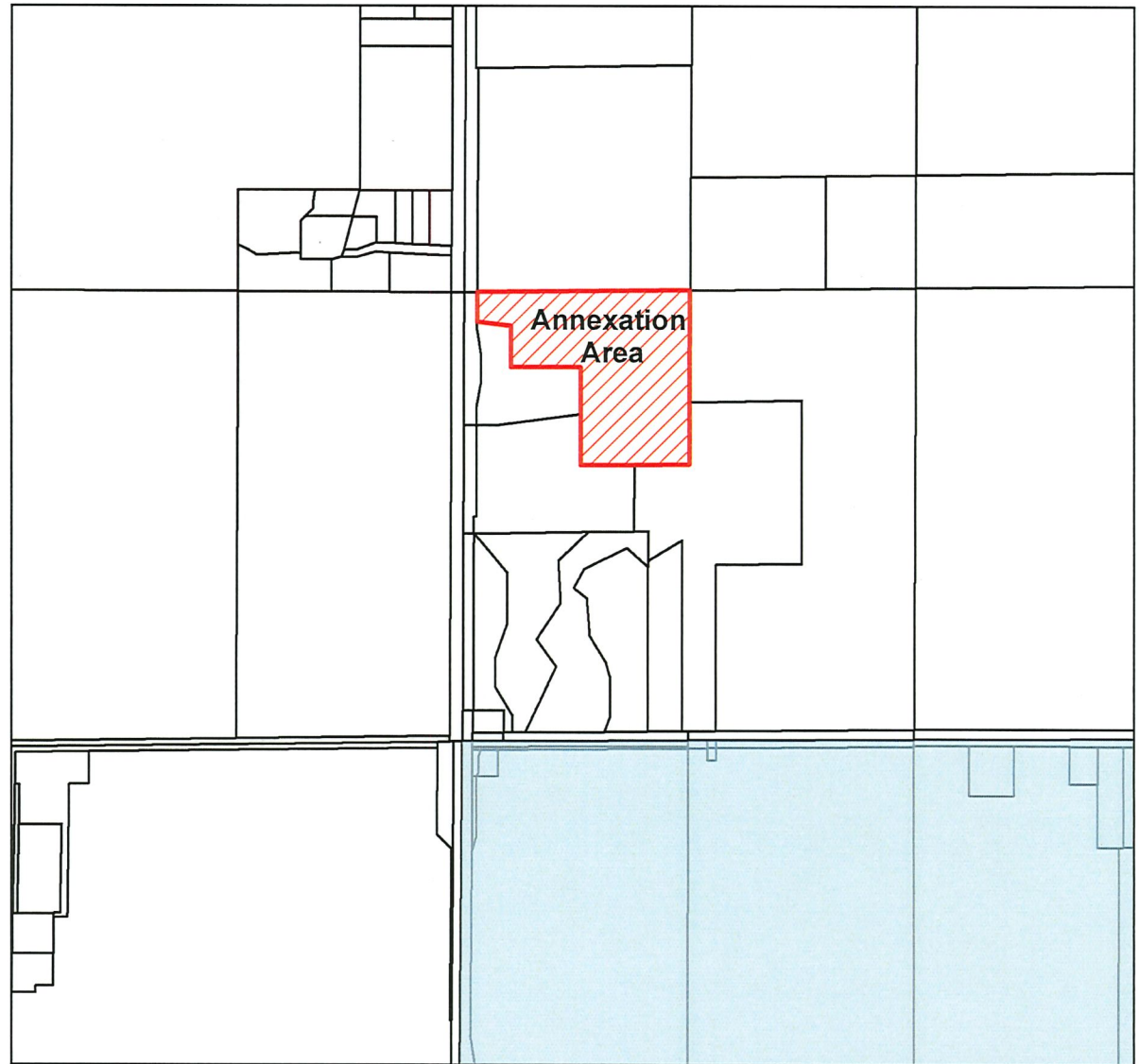
**The Annexation Application will not be considered complete
unless it complies with all the submittal requirements.**

Vicinity Map



LEGAL DESCRIPTION

THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., LYING NORTH AND EAST OF A LINE BEGINNING 1,146.74 FEET NORTH AND 75 FEET EAST OF THE SW CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE S83°00'E, 19 FEET; THENCE S00° 00'E, 240 FEET; THENCE N90°00'E, 410 FEET; THENCE S00°00'E, 575.53 FEET, THENCE EAST TO THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, ALL NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 1,000 feet

Annexation Map

Property Owners: A Byron Gustafson

POLK COUNTY DISTRICT/PARCEL NUMBERS: 250/00317-002-000

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department

Drawn By: JH

Checked by:

Date: August 1, 2023



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned A 78.18 acre parcel, located a quarter mile west of the northwest corner of the intersection of NE 22nd St and NE 126th Ave

Legal Description (if necessary, provide attachment) The West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 25, Township 81 North, Range 24 West of the 5th P.M., Polk County, Iowa.

Property Owner(s): Northstar, Ltd. By Sharon I. Johnson

Address: _____

Address: 21220 225th St. Grundy Center, IA 50638

Phone #: _____

Signed by: Sharon I. Johnson Date: 1-23-2023
Property Owner Signature*

Sharon I. Johnson
Name (Print/Type)

Property Owners Signature Date: _____

Name (Print/Type)

Property Owners Signature Date: _____

Name (Print/Type)

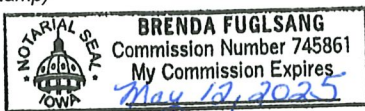
STATE OF IOWA, COUNTY OF POLK, ss

On this 23rd day of January, 2023, before me,
a Notary Public in and for Polk County, personally appeared
Sharon I. Johnson, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa

Brenda Fuglsang

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Northstar, L+D. By Sharon T. Johnson

Address: 21220 225th St. Grundy Center, Iowa 50638

Phone #: (515) 250-4269

Signed by: Sharon T. Johnson Date: 1-23-2023
Applicant/Contact

Sharon T. Johnson
Name (Print/Type)

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

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

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

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

157931

FILED FOR RECORD
POLK COUNTY, IOWA

92 MAY 12 A 8:39
8:39.1 NORTHSTAR, LTD.

TIMOTHY J. BRIEN
RECORDER

RECEIVED

TO: THE SECRETARY OF STATE OF THE STATE OF IOWA: APR 30 2 36 PM '92

Pursuant to Section 201 of the Iowa Business Corporation Act, the undersigned corporation adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be NORTHSTAR, LTD.

ARTICLE II

NORTHSTAR, LTD. shall have perpetual existence.

ARTICLE III

The principal office and place of business of NORTHSTAR, LTD. shall be at 1012 Grand, West Des Moines, Iowa 50265, and the initial registered office of NORTHSTAR, LTD. shall be at 1012 Grand, West Des Moines, Iowa 50265. The name of the initial registered agent at said address shall be Sharon I. Johnson.

ARTICLE IV

The purpose for which NORTHSTAR, LTD. is organized is to engage in and do any lawful act concerning any and all lawful business for which corporations may be organized under the Iowa Business Corporation Act.

ARTICLE V

The total authorized capital stock of NORTHSTAR, LTD. shall be One Million (1,000,000) shares of common stock. Said stock shall be issued on the order of the Board of Directors, and shall be fully paid for in cash or property at an evaluation determined in accordance with the provisions of the Iowa Business Corporation Act. Each share of common stock issued shall entitle the holder to one (1) vote in the conduct of the affairs of NORTHSTAR, LTD. Any unsubscribed and unissued stock remaining in the treasury of NORTHSTAR, LTD. shall have no voting power. NORTHSTAR, LTD. reserves and shall have a first lien upon the shares of any stock for any debts or liability by such shareholder owing to NORTHSTAR, LTD. Shares of stock of NORTHSTAR, LTD. are not transferable except as expressly provided in the Iowa Business Corporation Act and in the Bylaws of NORTHSTAR, LTD.

ARTICLE VI

The affairs of NORTHSTAR, LTD. shall be conducted by a Board of Directors consisting of not less than one (1) nor more than seven (7) members. Members of the Board of Directors shall hold office until the next annual meeting following their election, or until their successors have been duly elected and qualified at an annual meeting or special meeting called for that purpose. The name and address of the initial directors of NORTHSTAR, LTD. who shall hold office until the first annual meeting of shareholders, or until their successors have been duly elected and qualified are:

Sharon I. Johnson

ARTICLE VII

The officers of NORTHSTAR, LTD. shall be President, Vice-President, Secretary, Treasurer, and such officers as shall be authorized by the Board of Directors, or as provided for in the Bylaws. An officer may hold more than one office. Officers shall be elected by the Board of Directors, and shall hold office at the discretion of the Board of Directors. The officers of NORTHSTAR, LTD. who shall hold office until their successors have been appointed by the Board of Directors shall be:

President: Sharon I. Johnson
Vice-President: Sharon I. Johnson
Secretary: Sharon I. Johnson
Treasurer: Sharon I. Johnson

ARTICLE VIII

The name and address of each incorporator is:

Johnson Brothers of Ankeny, Ltd.
650 N.E. 110th Avenue
Ankeny, Iowa 50021

ARTICLE IX

No director shall be liable to the corporation or its shareholders for monetary damages for breach of fiduciary duty as a director except for such monetary damages arising for breach of the director's duty of loyalty to the corporation or its stockholders, for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, for a transaction from which the director derives an improper personal benefit, or under section 490.833 of the Iowa Code (1989).

ARTICLE X

These Articles of Incorporation may be changed, altered or amended at any authorized meeting of the stockholders, by vote of the stockholders representing a majority of the stock, except as otherwise provided herein.

28 day of April, 1992 IN WITNESS WHEREOF, I have hereunto set my hand, this

Johnson Brothers of Ankeny, Ltd.

Allen F. Johnson Sec.
By, Allen F. Johnson, Officer

STATE OF IOWA

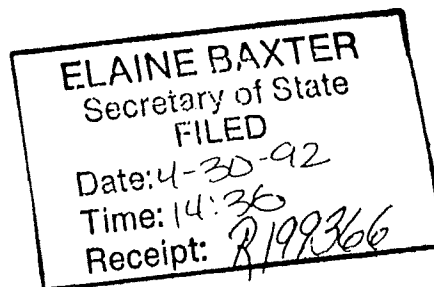
COUNTY OF POLK

)
) SS:
)

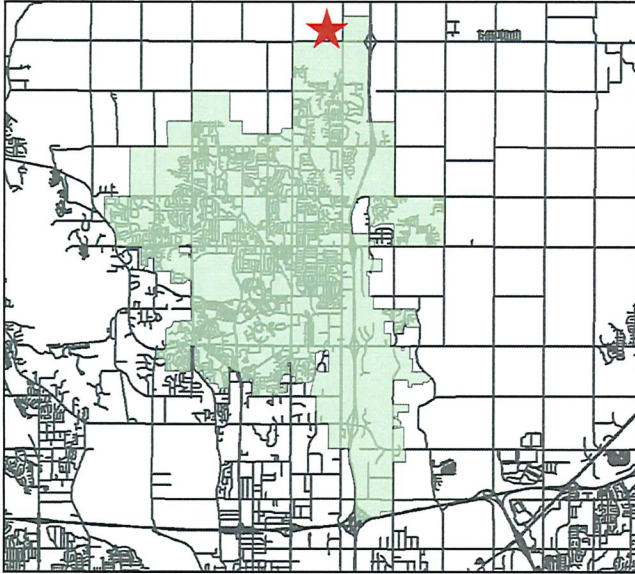
On this 28 day of April, 1992, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Allen F. Johnson known to me or proved to me on the basis of satisfactory evidence to be the person named in and who executed the foregoing Articles of Incorporation of NORTHSTAR, LTD. on behalf of Johnson Brothers of Ankeny, Ltd. and he acknowledged to me that Johnson Brothers of Ankeny, Ltd. executed the same pursuant to a resolution of its board of directors.



Linda J. Paterson
Notary Public - State of Iowa

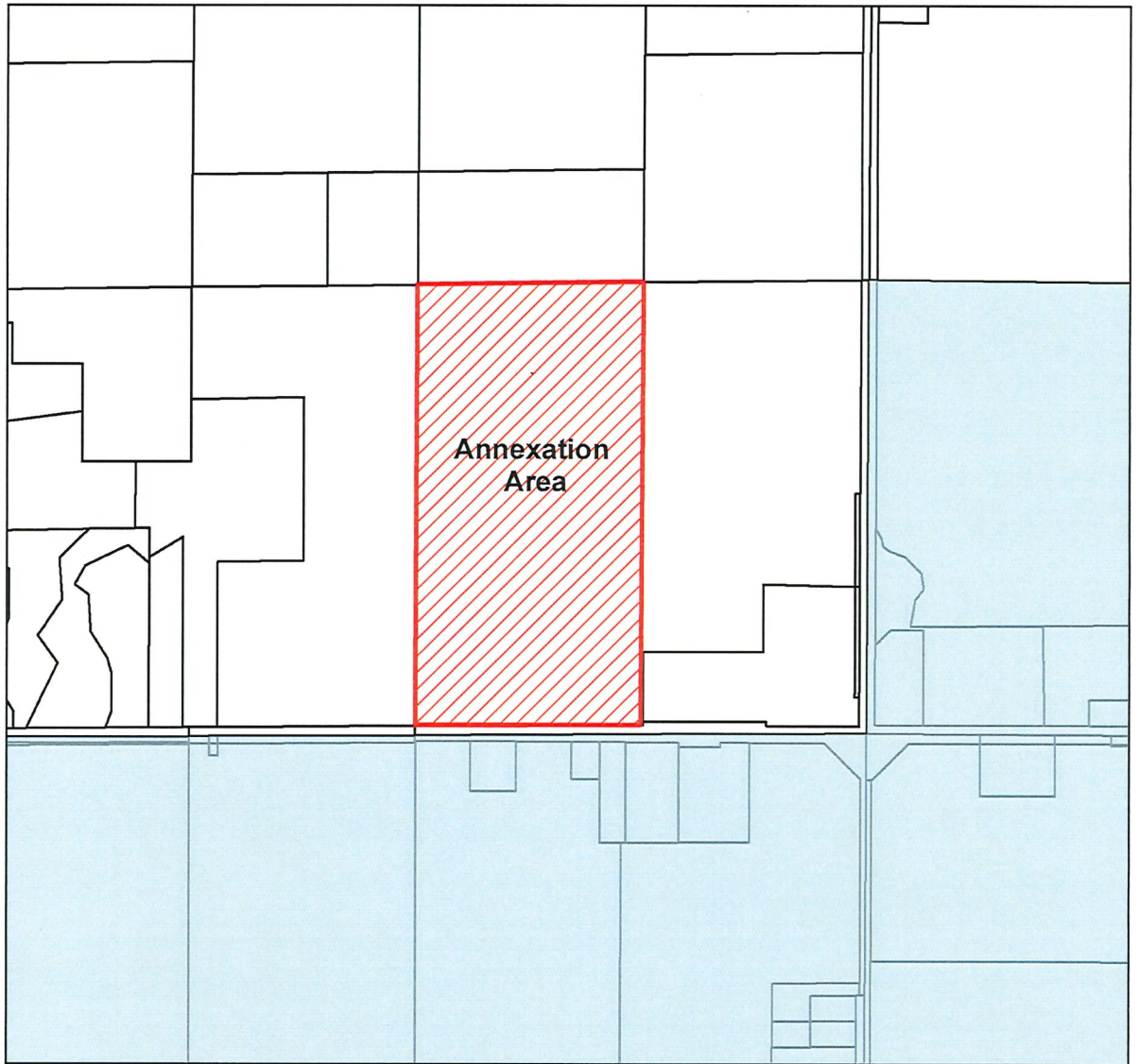


Vicinity Map



LEGAL DESCRIPTION

THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 1,000 feet

Annexation Map

Property Owners: Northstar LTD

POLK COUNTY DISTRICT/PARCEL NUMBERS: 250/00320-000-000

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department

Drawn By: JH

Checked by:

Date: August 1, 2023



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 17625 NE 14th Street

Alleman, IA 50007

Legal Description (if necessary, provide attachment) _____

S 181.5 F W 240 F SW 1/4 SW 1/4 less Rd Sec. 25-81-24

Property Owner(s): DRA Properties, LLC

Address: 1325 NE 36th Street

Address: Ankeny IA 50021

Phone #: 515-965-5251

Signed by: _____

Tara Meredith

Date: _____

1/25/2023

Property Owner Signature *

Tara Meredith

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 25 day of Jan, 2023, before me, a Notary Public in and for Polk County, personally appeared Tara Meredith, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

Tracy L Nemitz

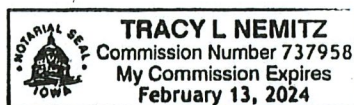
(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact DRA Properties, LC
Address: 1525 NE 36th Street, Ankeny, IA 50021
Phone #: 515-965-5251
Signed by: [Signature] Date: 1/25/2023
Applicant/Contact
[Signature]
Name (Print/Type)

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

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

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

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

Statement of Authority
(Iowa Code § 489.302)

1. This Statement of Authority relates to the limited liability corporation formed under the laws of the State of Iowa and named D.R.A. Properties, L.C. ("DRA Properties").
2. The street and mailing address of D.R.A. Properties is 1525 NE 36th Street, Ankeny, Iowa 50021.
3. Tara Meredith, Secretary of D.R.A. Properties, is authorized to execute instruments transferring real property held in the name of D.R.A. Properties and enter into other transactions on behalf of, or otherwise act for or bind, the company.
4. The authority of the foregoing person(s) to bind the entity is limited by Section (3) (A) of the Operating Agreement for D.R.A. Properties.
5. This Statement of Authority is executed on behalf of D.R.A. Properties pursuant to the provisions of Iowa Code § 489.302.
6. This Statement of Authority amends and supersedes in all respect any prior Statement of Authority executed.

Executed this 5th day of May, 2011

By: 
Dennis Albaugh
Manager, D.R.A. Properties, L.C.

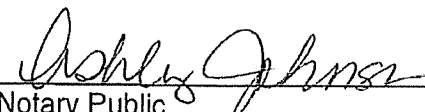
STATE OF IOWA)
) ss.
COUNTY OF POLK)

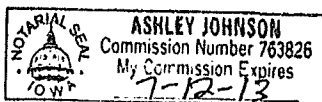
The foregoing instrument was acknowledged before me this 5th day of May, 2011 by Dennis Albaugh.

Witness my hand and official seal.

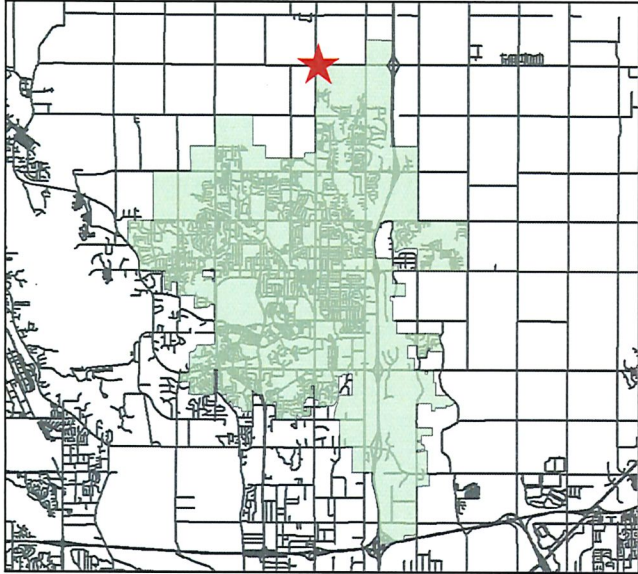
My commission expires:

7-12-13


Notary Public

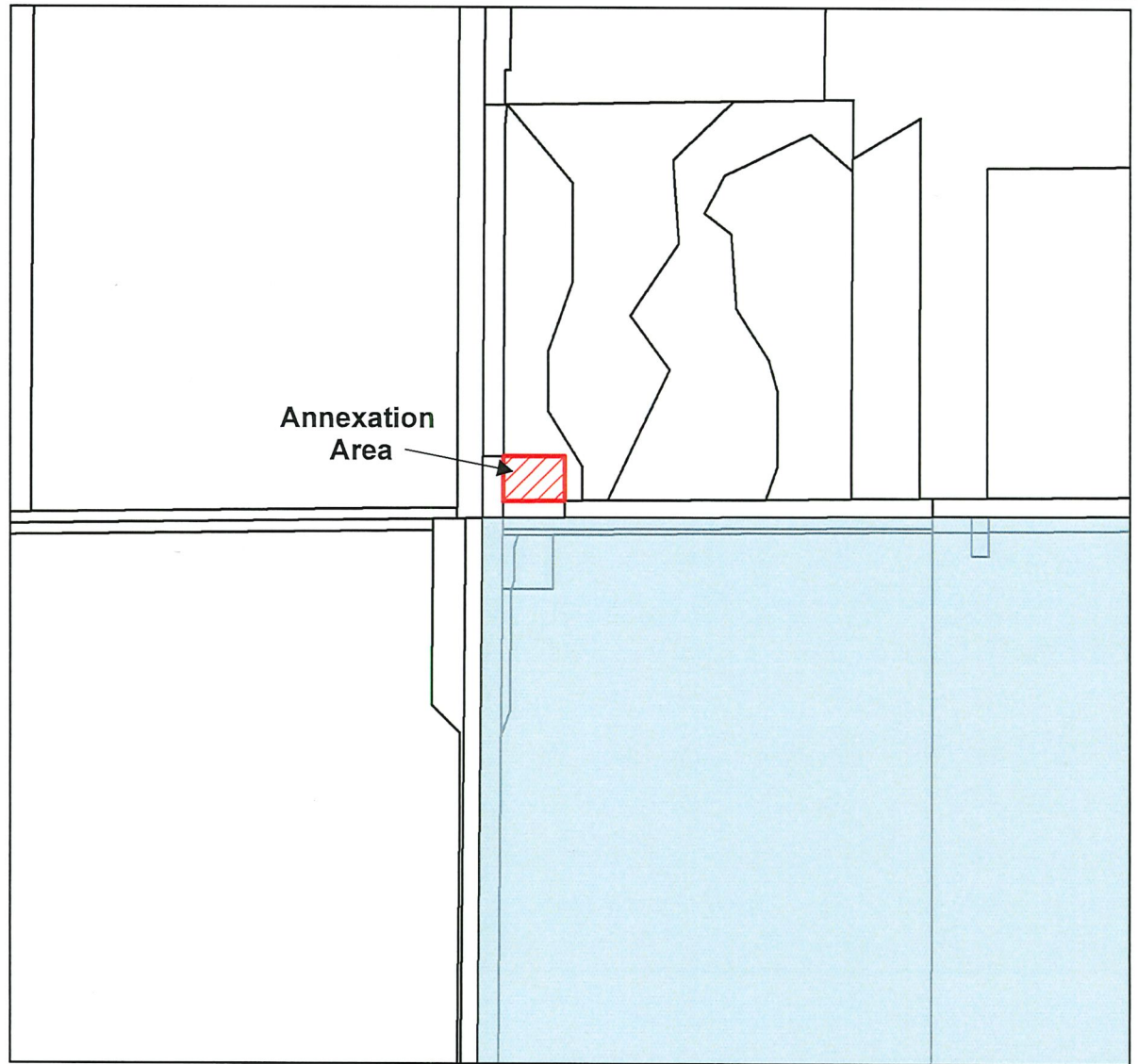


Vicinity Map



LEGAL DESCRIPTION

ONE ACRE IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24, BEING 11 RODS NORTH AND SOUTH AND 14 AND 6/11THS RODS EAST AND WEST, WEST OF THE 5TH P.M., POLK COUNTY, IOWA. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



Annexation Area

1 inch = 500 feet

Annexation Map

Property Owners: DRA Properties LLC

POLK COUNTY DISTRICT/PARCEL NUMBER: 250/00318-000-000

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department

Drawn By: JH

Checked by:

Date: August 1, 2023



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 12951 NE 14th St, Alleman, IA 50007

Legal Description (if necessary, provide attachment) See attached Exhibit A.

Property Owner(s): Gene Hildreth
Address: 1022 Hoffman Avenue Des Moines, IA 50316
Address: _____
Phone #: 515-289-6380

Signed by: Gene Hildreth Date: 7-6-23
Property Owner Signature *
Gene Hildreth
Name (Print/Type)

Property Owners Signature Date: _____

Name (Print/Type)

Property Owners Signature Date: _____

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 6th day of July, 2023, before me,
a Notary Public in and for Polk County, personally appeared
Gene Hildreth, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa

Brenda Fuglsang

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Gene Hildreth
Address: 1022 Hoffman Avenue Des Moines, IA 50316
Phone #: 515-289-6380
Signed by: Gene Hildreth Date: 7-6-23
Applicant/Contact
Gene Hildreth
Name (Print/Type)

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

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

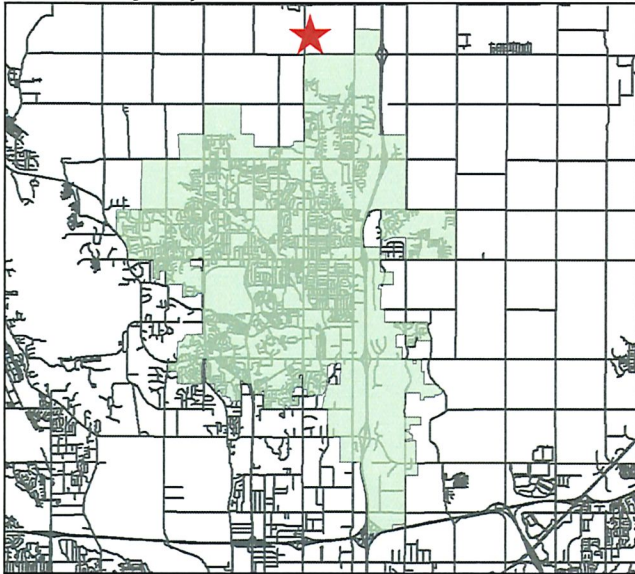
If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

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

EXHIBIT A:

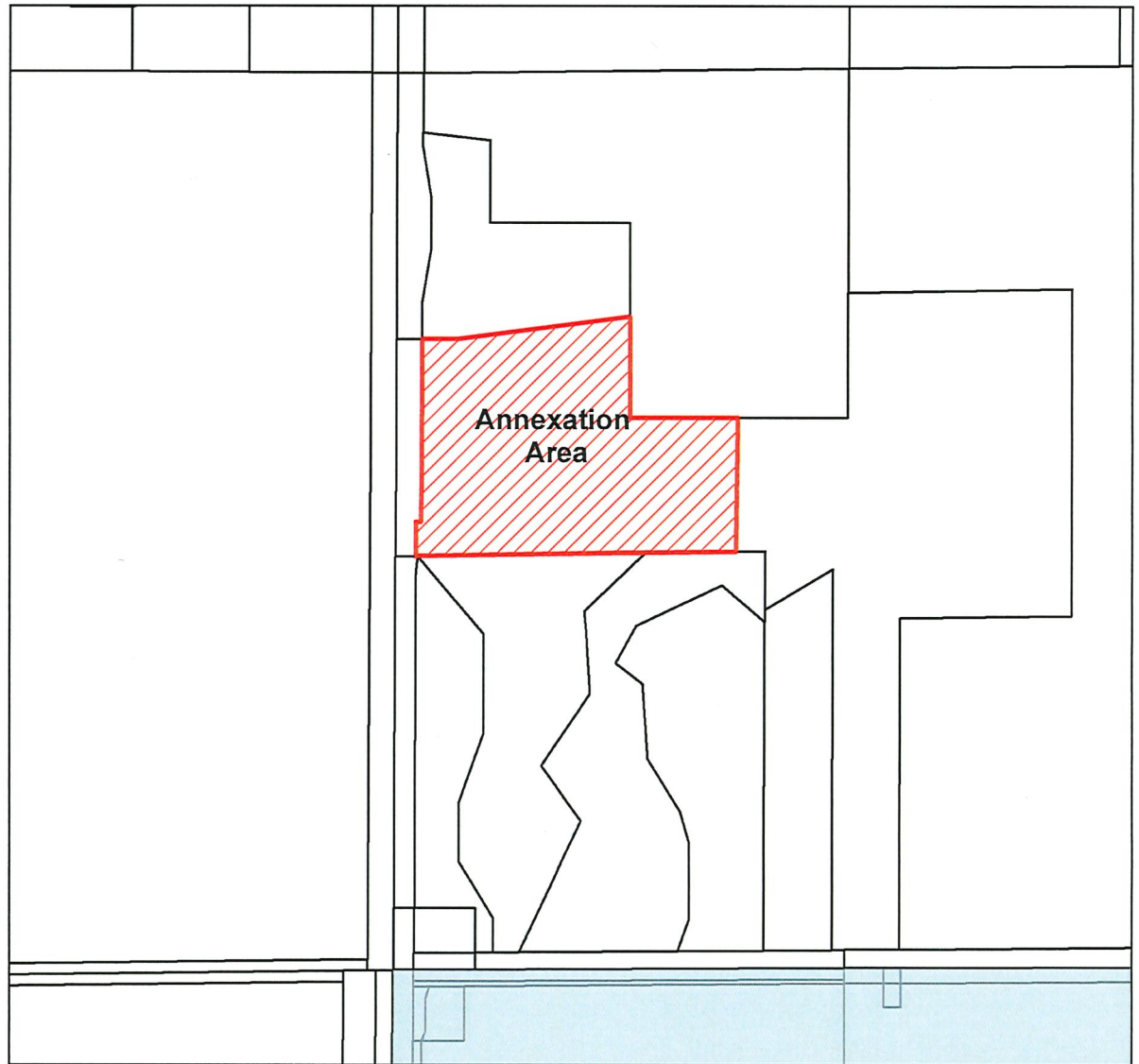
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1219.26 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00" EAST, A DISTANCE OF 183.43 FEET; THENCE N82°24'19" EAST, A DISTANCE OF 502.50 FEET; THENCE S00°00'00" WEST, A DISTANCE OF 298.17 FEET; THENCE N90°00'00" EAST, A DISTANCE OF 315.89 FEET; THENCE S00°40'00" WEST, A DISTANCE OF 391.00 FEET; THENCE S89°00'47" WEST, A DISTANCE OF 993.01 FEET (PREVIOUSLY DESCRIBED AS 993.22 FEET) TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD.

Vicinity Map



LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1219.26 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00" EAST, A DISTANCE OF 183.43 FEET; THENCE N82°24'19" EAST, A DISTANCE OF 502.50 FEET; THENCE S00°00'00" WEST, A DISTANCE OF 298.17 FEET; THENCE N90°00'00" EAST, A DISTANCE OF 315.89 FEET; THENCE S00°40'00" WEST, A DISTANCE OF 391.00 FEET; THENCE S89°00'47" WEST, A DISTANCE OF 993.01 FEET (PREVIOUSLY DESCRIBED AS 993.22 FEET) TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD



1 inch = 500 feet

Annexation Map

Property Owners: Gene C Hildreth Jr.

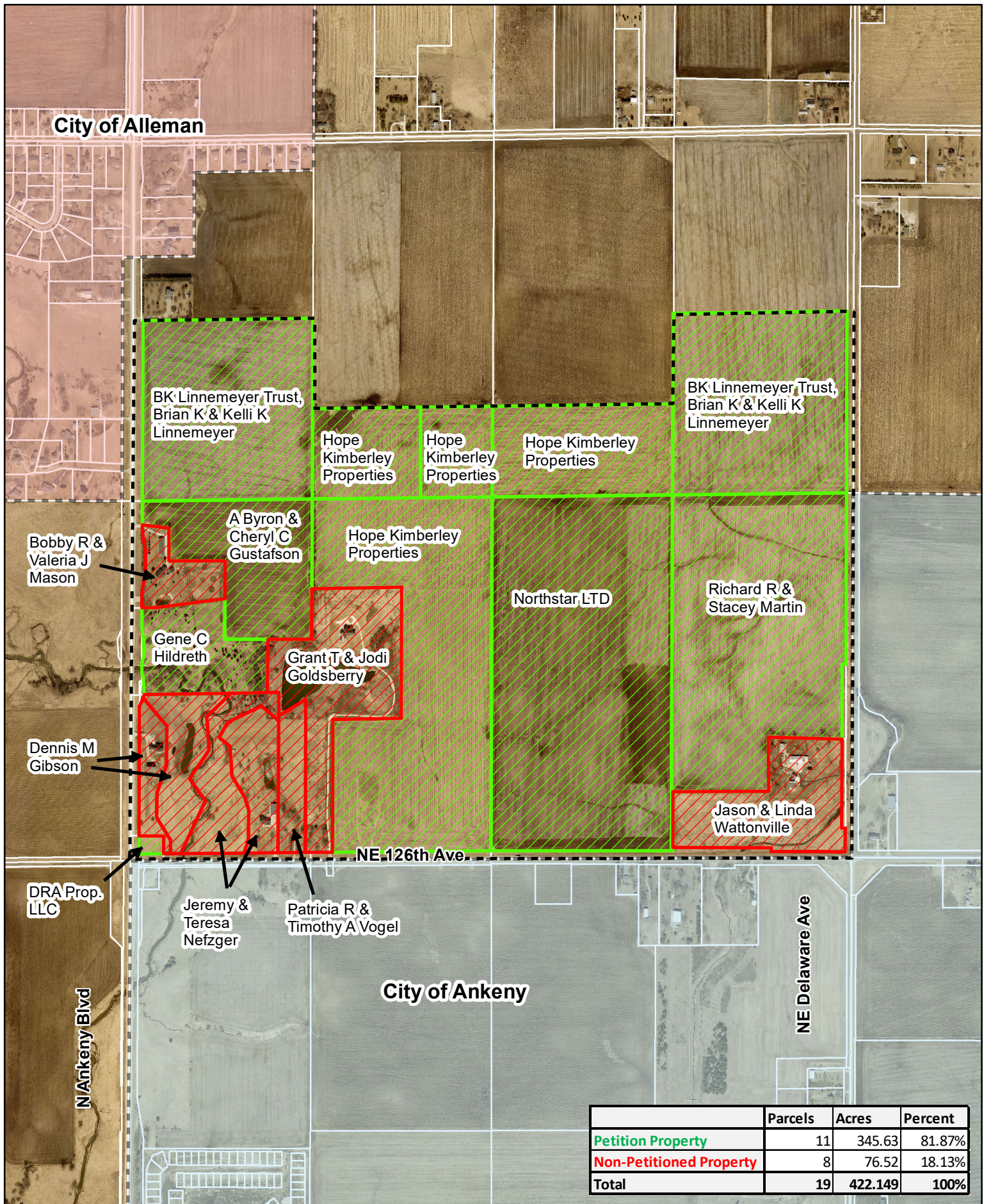
POLK COUNTY DISTRICT/PARCEL NUMBER: 250/00515-001-002

City of Ankeny

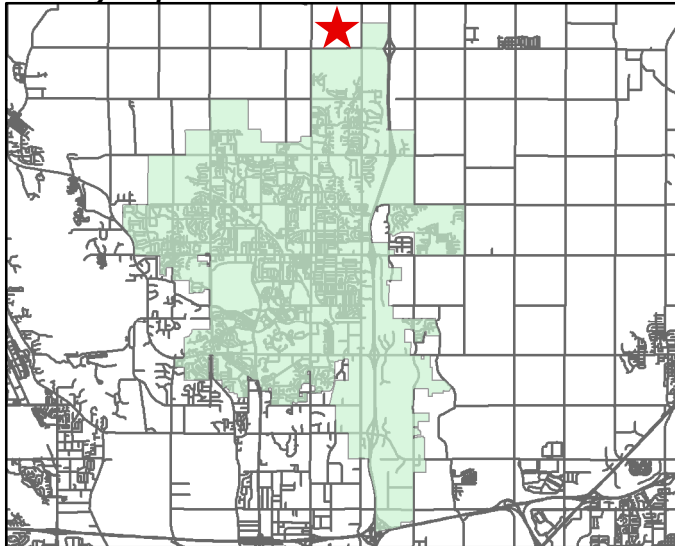
**Hope Kimberley LLC 2.0
Annexation**

Sheet No.
1 of 1

City of Ankeny, Iowa
Planning and Building Department
Drawn By: JH
Checked by:
Date: August 1, 2023

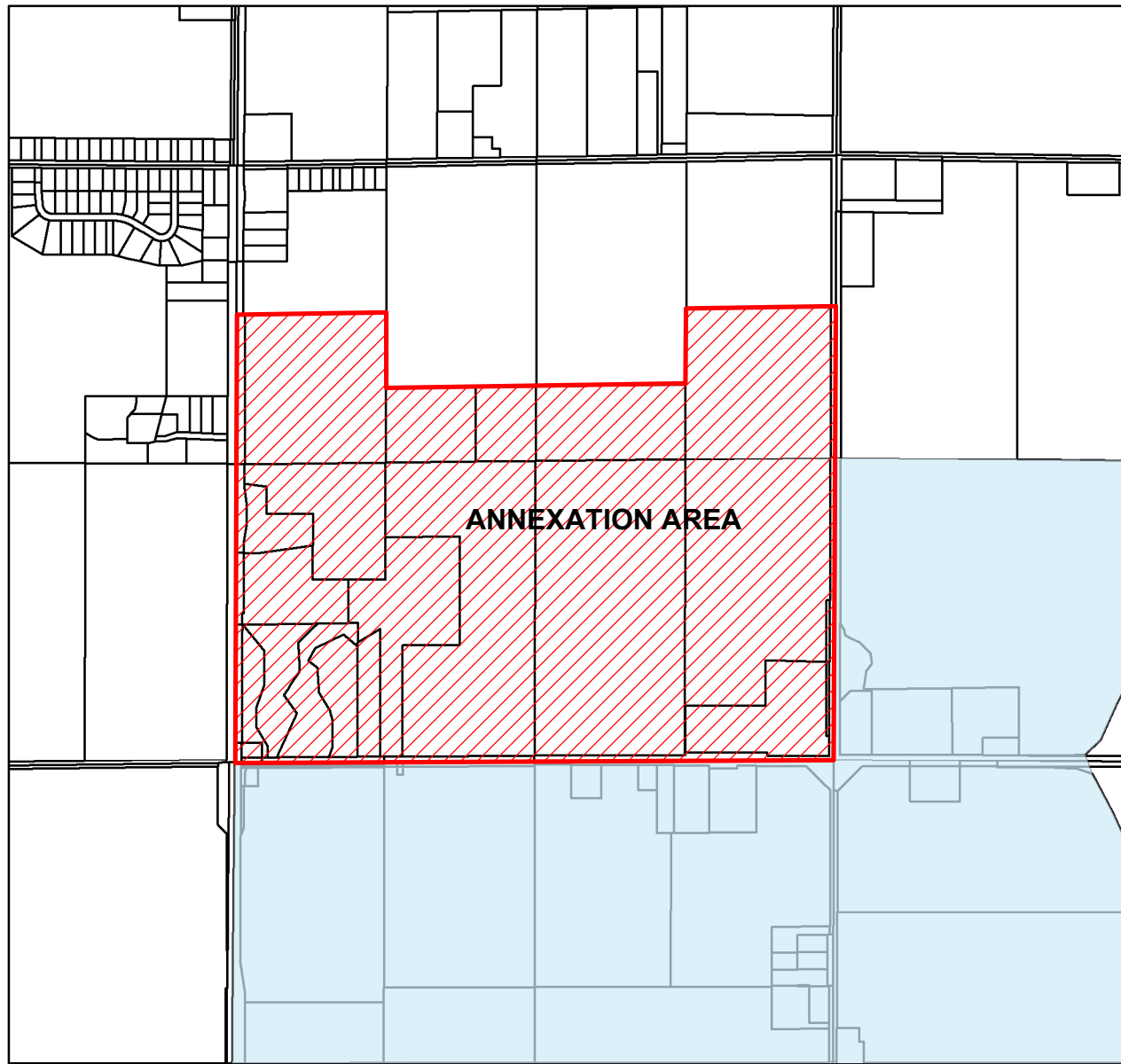


Vicinity Map



LEGAL DESCRIPTION

THE E 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M. POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 864.2 FEET; THENCE N88°17'W, 609.8 FEET; THENCE S0°16'E, 396.4 FEET; THENCE WEST 703 FEET; THENCE S0°34'E, 486 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 1306.2 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART CONVEYED TO POLK COUNTY RECORDED IN BOOK 5809, PAGE 112 AND EXCEPT ESTABLISHED ROAD, AND: THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND; OUTLOT X IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AND; THE S 1/2 OF THE SW 1/4 OF THE NE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND; ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1219.26 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00" EAST, A DISTANCE OF 183.43 FEET; THENCE N82°24'19" EAST, A DISTANCE OF 502.50 FEET; THENCE S00°00'00" WEST, A DISTANCE OF 298.17 FEET; THENCE N90°00'00" EAST, A DISTANCE OF 315.89 FEET; THENCE S00°40'00" WEST, A DISTANCE OF 391.00 FEET; THENCE S89°00'47" WEST, A DISTANCE OF 993.01 FEET (PREVIOUSLY DESCRIBED AS 993.22 FEET) TO THE POINT OF BEGINNING. AND; ONE ACRE IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24, BEING 11 RODS NORTH AND SOUTH AND 14 AND 6/11THS RODS EAST AND WEST, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND; THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., LYING NORTH AND EAST OF A LINE BEGINNING 1,146.74 FEET NORTH AND 75 FEET EAST OF THE SW CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE S83°00'E, 19 FEET; THENCE S00°00'E, 240 FEET; THENCE N90°00'E, 410 FEET; THENCE S00°00'E, 575.53 FEET, THENCE EAST TO THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, ALL NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD. AND; THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND; THE SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND; EXCEPT THE EAST 45 FEET AND THE WEST 25 FEET OF THE EAST 70 FEET OF THE NORTH 650.8 FEET OF THE SOUTH 864.2 FEET - BEGINNING 41.3 FEET NORTH OF THE SOUTHEAST CORNER, THENCE NORTH 822.9 FEET, THENCE WEST 609.8 FEET, THENCE SOUTH 396.4 FEET, THENCE WEST 703 FEET, THENCE SOUTH 406.8 FEET, THENCE EAST 721 FEET, THENCE SOUTH 25 FEET, THENCE EAST 585.9 FEET TO THE POINT OF BEGINNING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND; LOT 4 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AND; LOT 3 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AND; LOT 2 Z IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AND; OUTLOT Z IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AND; LOT 1 IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND; OUTLOT W IN FOUR MILE FOUR, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND; ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1860.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°00'00" EAST, A DISTANCE OF 606.92 FEET; THENCE S90°00'00" EAST, A DISTANCE OF 75.00 FEET; THENCE S83°00'00" EAST, A DISTANCE OF 198.00 FEET; THENCE S00°00'00" WEST, A DISTANCE OF 240.00 FEET; THENCE N90°00'00" EAST, A DISTANCE OF 410.00 FEET; THENCE S00°00'00" EAST, A DISTANCE OF 277.36 FEET; THENCE S82°24'19" WEST, A DISTANCE OF 502.50 FEET; THENCE N89°41'27" WEST, A DISTANCE OF 183.43 FEET TO THE POINT OF BEGINNING. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.



1 inch = 1,500 feet

Annexation Map

Property Owners: Richard R & Stacey Martin, Northstar LTD, Hope Kimberley LLC, Gene C Hildreth Jr, DRA Properties LC, A Byron Gustafson, Linnemeyer Trust, Kelli K & Brian K Linnemeyer, Jason & Linda Wattonville, Grant T & Jodi Goldsberry, Timothy A & Patricia R Vogel, Jeremy & Teresa Nefzger, Dennis M Gibson, Bobby R Mason Jr & Valeria J Mason

City of Ankeny

**Hope Kimberley LLC 2.0
Annexation**

City of Ankeny, Iowa
Planning and Building Department

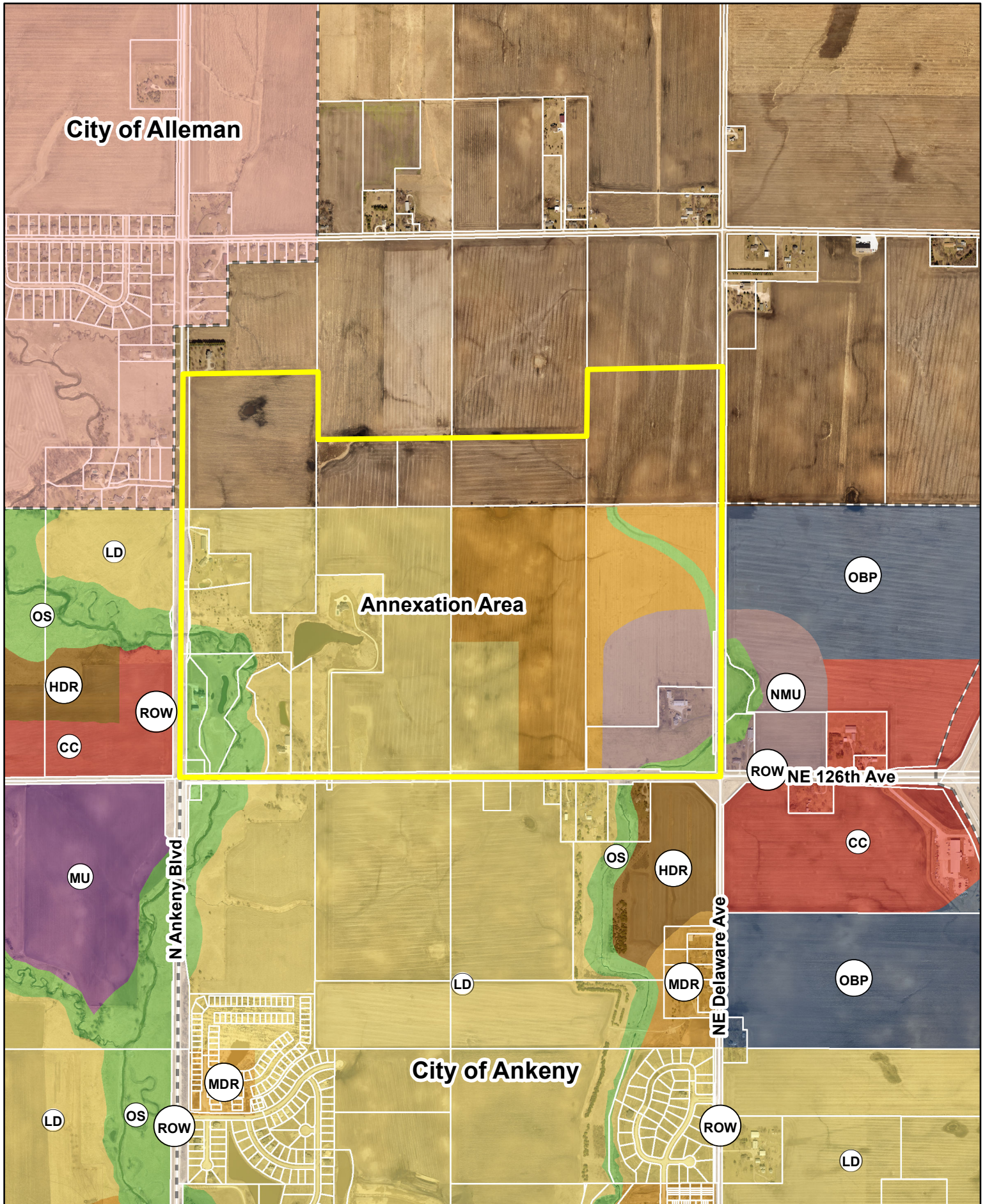
Drawn By: JH

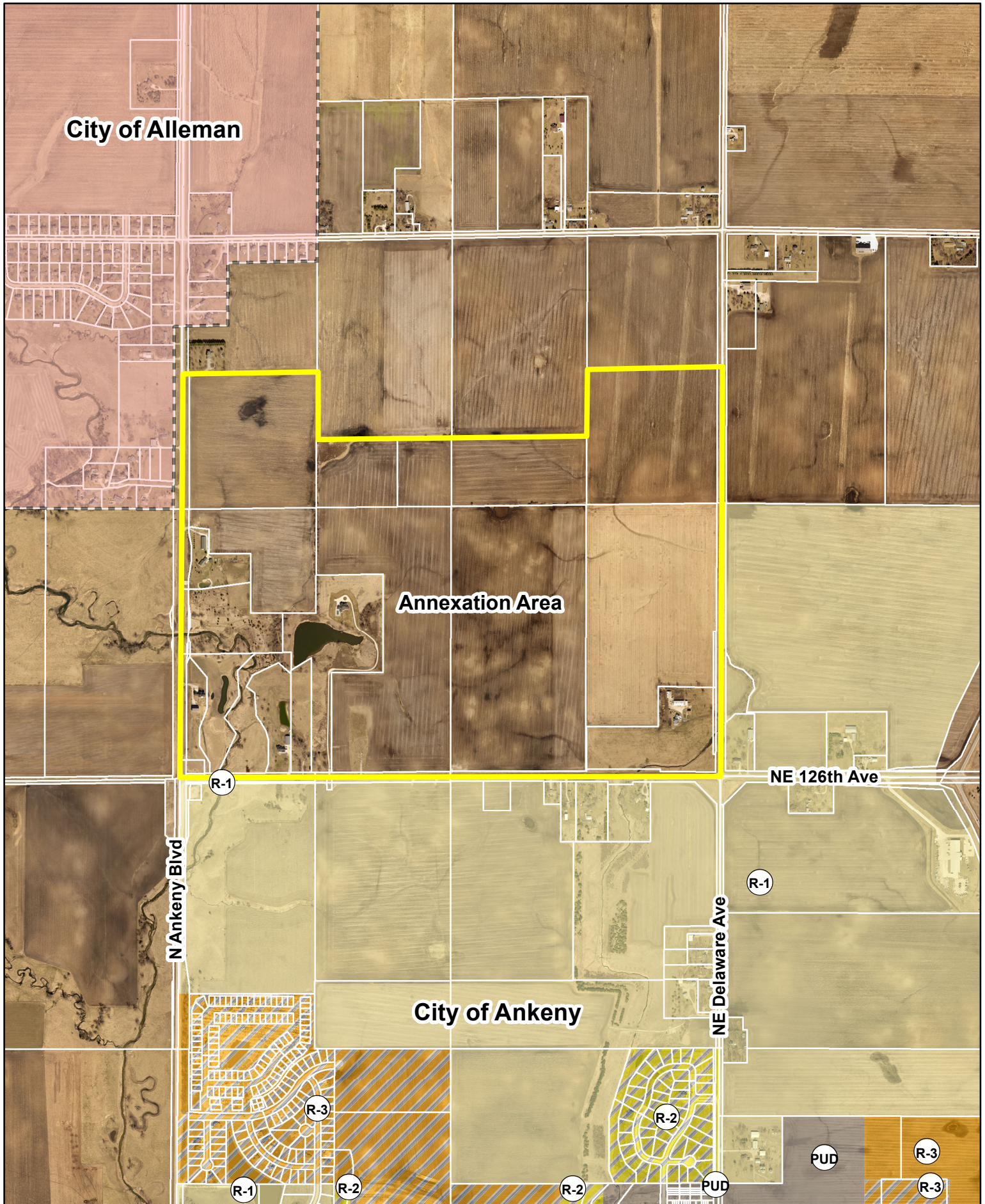
Sheet No.

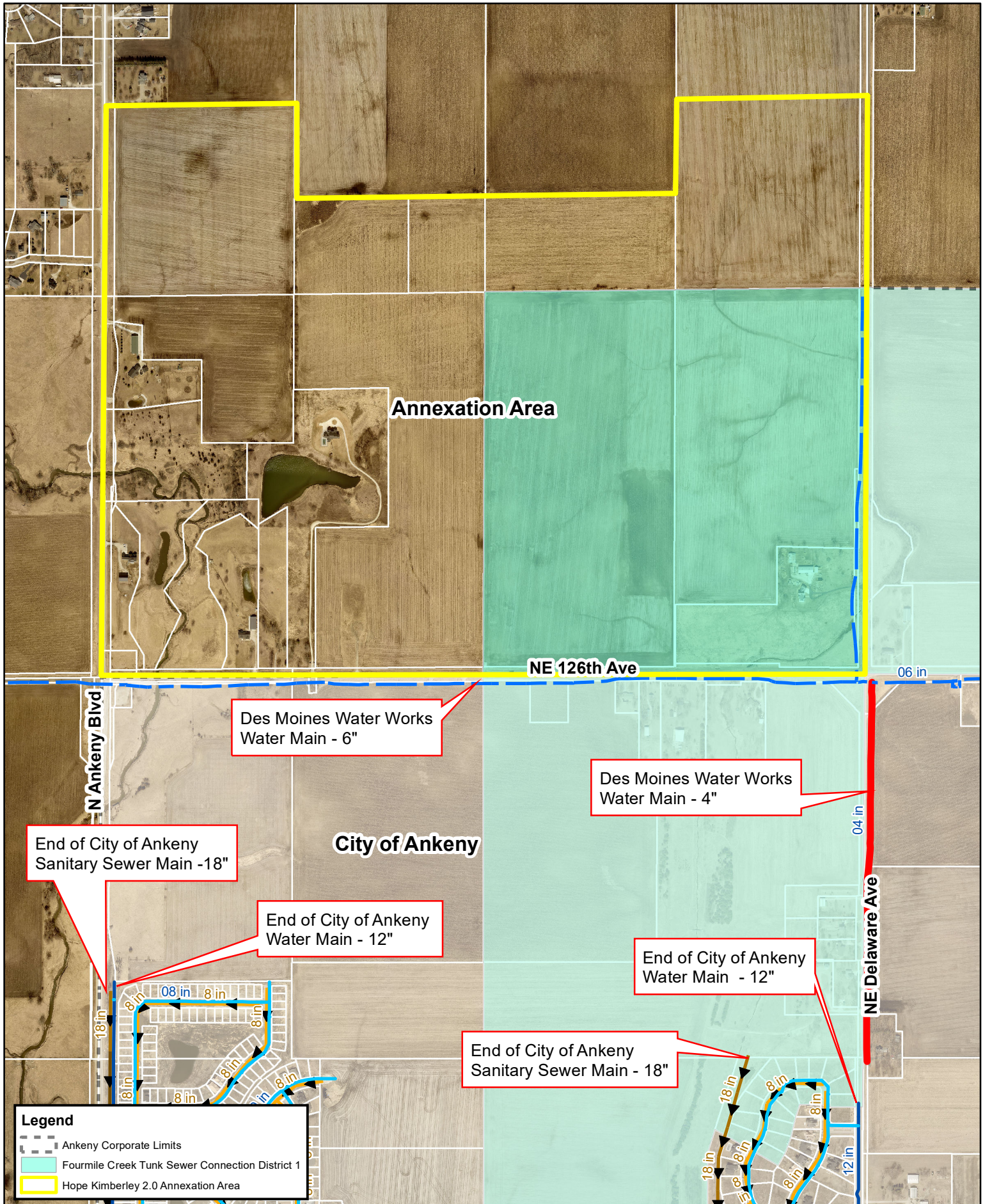
1 of 1

Checked by:

Date: August 1, 2023



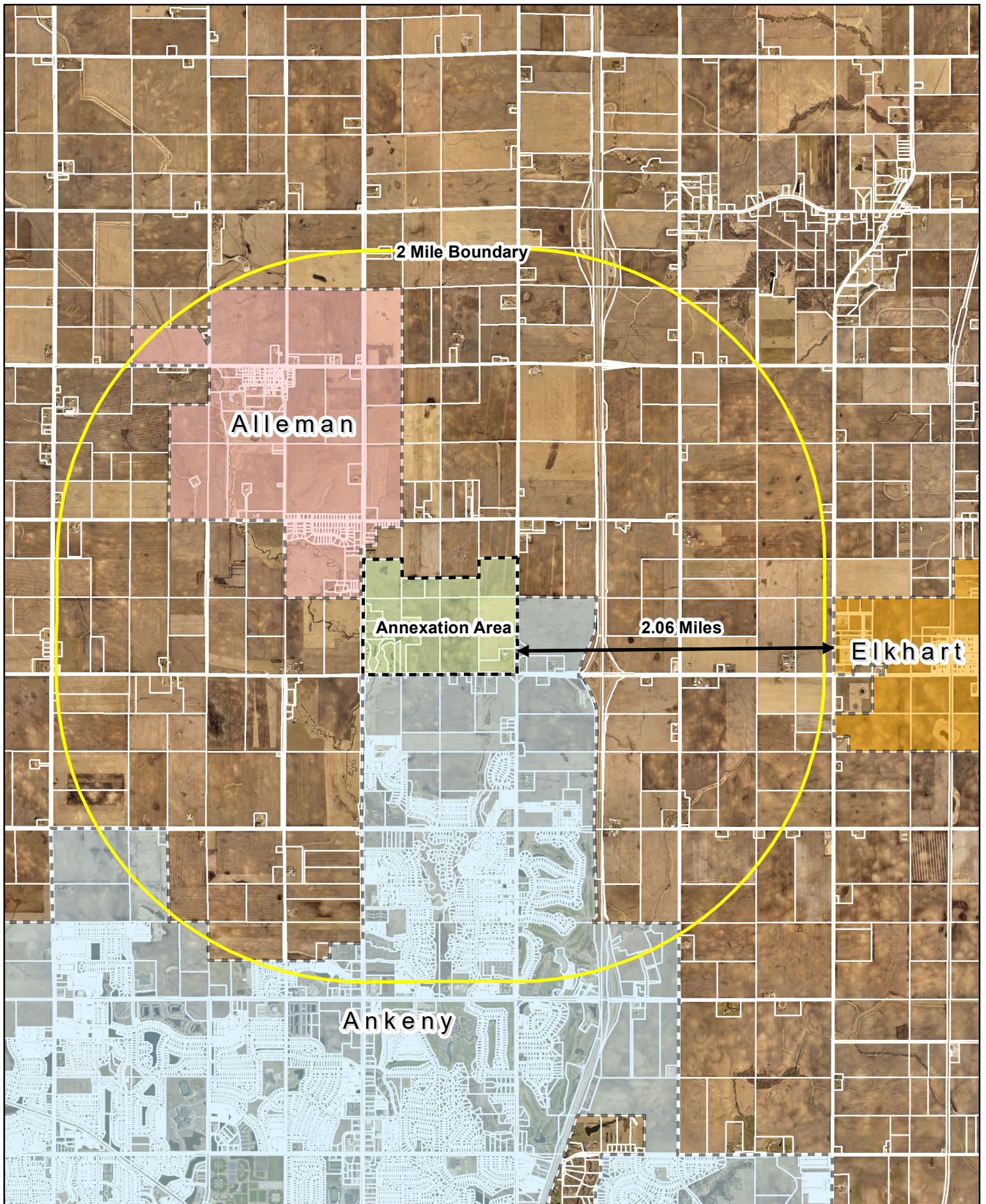


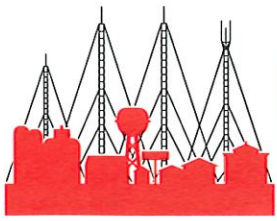


N
 1 inch = 850 feet
 Date: 8/17/2023

**Hope Kimberley 2.0
 80/20 Voluntary Urbanized Annexation
 Utility Map**







city of
ALLEMAN

RECEIVED

AUG 17 2023

CITY OF ANKENY

14000 NE 6th Street, Alleman, IA 50007 | 515.685.3666 | cityofalleman@huxcomm.net

August 14, 2023

Mayor Mark Holm
Members of the City Council
City of Ankeny, IA
410 W. First Street
Ankeny, IA 50023

Subject: Hope Kimberley LLC 2.0 Annexation

Mayor and Council,

In response to the application for annexation of 422.15 acres of land located north of NE 126th Avenue between US Highway 69 (NE 14th Street) and NE Delaware Avenue (NE 22nd Street) that is identified as the "Hope Kimberley LLC 2.0 Annexation", the City of Alleman has no objection. The proposed west and north boundary of the area proposed to be annexed, as well as the north boundary of Ankeny's existing corporate limits east of NE 22nd Street are consistent with the City of Alleman's "Expansion Plan".

It is the goal of the City of Alleman to preserve the NE 134th Avenue corridor as a single jurisdiction street for the implementation of future street improvements and maintenance. Additionally, the City is planning to provide public sewer service to this area and a trunk sewer is proposed within the NE 134th Avenue right of way.

With rapid economic growth anticipated to continue in northern Polk County, to our mutual benefit it will be important there is cooperation between cities in planning our futures.

Sincerely,

Mayor Robert Kramme
City of Alleman, IA

Cc: Alleman City Council
Polk County Board of Supervisors
John Norris, Polk County Administrator
Robert Rice, Polk County Public Works Director

City of Ankeny
Building Permit Report
Month of July 2023

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	July-23		July-22		1/1/2023-7/31/2023		1/1/2022-7/31/2022		7/1/2023-7/31/2023	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	43	\$15,867,494	29	\$10,300,839	285	\$93,511,862	301	\$91,745,722	43	\$15,867,494
New Single Family Attached/Duplex	18	\$4,717,057	36	\$8,529,198	166	\$42,005,235	161	\$37,923,523	18	\$4,717,057
New Multi - Family	0	\$0	0	\$0	1	\$7,270,821	5	\$36,429,842	0	\$0
Total New Residential Permits	61	\$20,584,551	65	\$18,830,037	452	\$142,787,918	467	\$166,099,087	61	\$20,584,551
Additions/Alterations/Other (1)	58	\$381,675	98	\$1,420,726	473	\$5,018,303	557	\$7,256,155	58	\$381,675
Total New Dwelling Units	61		65		502		656		61	
NON-RESIDENTIAL										
New Commercial	4	\$2,881,818	2	\$1,876,058	17	\$39,341,526	23	\$96,295,091	4	\$2,881,818
COM Additions/Alterations/Other	2	\$303,720	12	\$2,992,812	52	\$16,869,324	66	\$13,460,635	2	\$303,720
New Church	0	\$0	0	\$0	0	\$0	1	\$13,679,075	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	1	\$17,000	1	\$5,080	0	\$0
New School	0	\$0	0	\$0	1	\$70,000	1	\$27,196,293	0	\$0
SCH Additions/Alterations/Other	3	\$165,000	0	\$0	5	\$325,913	3	\$40,550	3	\$165,000
Total Non Residential Permits	9	\$3,350,538	14	\$4,868,870	76	\$56,623,763	95	\$150,676,724	9	\$3,350,538
MISC PERMITS (2)	86	\$65,059	83	\$45,608	530	\$534,893	618	\$845,787	86	\$65,059
TOTALS	214	\$24,381,823	260	\$25,165,241	1531	\$204,964,877	1737	\$324,877,753	214	\$24,381,823

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from July 2023

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	7/3/2023	\$365,778	23-3659-NEW	1206 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/3/2023	\$454,887	23-3658-NEW	1210 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/6/2023	\$418,294	23-3784-NEW	2515 SW Vintage Pkwy	Radius Services LLC	Radius Services LLC
Single Family Detached	New Building	7/7/2023	\$285,526	23-3899-NEW	3202 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/7/2023	\$292,319	23-3900-NEW	3206 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/7/2023	\$298,704	23-3901-NEW	3210 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/7/2023	\$305,315	23-3927-NEW	4211 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$418,572	23-3965-NEW	5510 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$384,513	23-3963-NEW	5514 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$327,477	23-3970-NEW	5517 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$325,557	23-3961-NEW	5518 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$377,520	23-3969-NEW	5521 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$332,140	23-3966-NEW	5525 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/11/2023	\$213,944	23-3660-NEW	2705 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/11/2023	\$239,593	23-3858-NEW	4311 NW 13th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/12/2023	\$426,806	23-4004-NEW	305 SW 16th St	Ironcrest Homes	Ironcrest Homes
Single Family Detached	New Building	7/12/2023	\$276,099	23-3902-NEW	3214 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$275,806	23-3903-NEW	3218 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$286,618	23-3904-NEW	3304 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$267,538	23-3905-NEW	3312 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$352,700	23-3802-NEW	2707 NW Cedarwood St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	7/13/2023	\$388,198	23-3592-NEW	5808 NE Terrace Ridge Dr	Harvest Ridge Builders	Clarity Construction Inc
Single Family Detached	New Building	7/13/2023	\$377,930	23-4089-NEW	1330 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$411,135	23-4088-NEW	1326 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$350,512	23-4086-NEW	1322 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$331,242	23-4104-NEW	5603 NE Geneva Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$350,512	23-4103-NEW	5607 NE Geneva Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/19/2023	\$442,446	23-4194-NEW	3512 NW 27th St	Creative Building Ventures Inc	Creative Building Ventures Inc
Single Family Detached	New Building	7/19/2023	\$422,727	23-4162-NEW	603 NE Oak Ridge Dr	Genesis Homes Inc	Genesis Homes Inc
Single Family Detached	New Building	7/19/2023	\$386,116	23-4186-NEW	4121 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	7/20/2023	\$292,734	23-4305-NEW	2713 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/20/2023	\$395,741	23-4262-NEW	4212 NE 8th St	Anis Hambasic	Anis Hambasic
Single Family Detached	New Building	7/24/2023	\$355,192	23-3949-NEW	4305 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/24/2023	\$273,640	23-4377-NEW	4411 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	7/25/2023	\$276,691	23-1769-NEW	4713 NW 10th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	7/26/2023	\$606,029	23-3733-NEW	1010 NE 59th Ct	Dreamscape Homebuilders	DreamScape Homebuilders
Single Family Detached	New Building	7/27/2023	\$292,734	23-4091-NEW	2717 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/27/2023	\$292,734	23-4090-NEW	2709 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/27/2023	\$451,817	23-4340-NEW	412 SW 18th St	Ironcrest Homes	Ironcrest Homes
Single Family Detached	New Building	7/27/2023	\$616,842	23-2766-NEW	1701 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	7/28/2023	\$543,101	23-3986-NEW	503 SW Magazine Rd	Black Birch Homes & Design	Black Birch Homes & Design
Single Family Detached	New Building	7/28/2023	\$662,401	23-3279-NEW	3204 NE Avery Dr	Samuel Pickard	Samuel Pickard
Single Family Detached	New Building	7/31/2023	\$421,315	23-4404-NEW	6111 NE Briarwood Dr	Kimberley Development Corp	Kimberley Development Corp

Single Family Attached	New Building	7/7/2023	\$207,448	23-3830-NEW	1221 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/11/2023	\$207,448	23-3337-NEW	1225 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/11/2023	\$207,448	23-3829-NEW	1237 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/7/2023	\$207,448	23-3942-NEW	1241 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/19/2023	\$326,442	23-4107-NEW	4220 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$326,442	23-4263-NEW	4224 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$321,305	23-4182-NEW	4204 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$320,803	23-4362-NEW	4208 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$321,870	23-4363-NEW	4212 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$323,942	23-4364-NEW	4216 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/21/2023	\$252,632	23-4306-NEW	1313 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4309-NEW	1317 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4313-NEW	1321 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4312-NEW	1329 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4307-NEW	1333 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4308-NEW	1337 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$281,232	23-4310-NEW	1341 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$281,232	23-4311-NEW	1345 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Detached	Building Alteration	7/3/2023	\$29,800	23-3926-ALT	1514 NE Michael Dr	Debra Al Hasani	Joe Williams
Single Family Detached	Gazebo	7/3/2023	\$3,840	23-4003-GAZ	2304 SW 17th St	Handler Nathan	Handler Nathan
Single Family Detached	Building Alteration	7/3/2023	\$600	23-4006-ALT	313 SE 4th St	Servpro of Des Moines NW	Matthew S Schafer
Single Family Detached	Porch	7/5/2023	\$4,320	23-2470-PRCH	902 NE Chambers Pkwy	Rench Services LLC	Rench Services LLC
Single Family Detached	Pergola	7/6/2023	\$2,100	23-3543-PERG	2820 SW Country Ln	Todd Emehiser	Custom Edge Construction LLC
Single Family Detached	Porch	7/6/2023	\$4,320	23-4060-PRCH	719 NE Michael Ct	Jesse M Miller	Jesse M Miller
Single Family Detached	Porch	7/6/2023	\$1,680	23-4067-PRCH	2716 SW 17th St	Lejla Kajtazovic	Lejla Kajtazovic
Single Family Detached	Building Alteration	7/10/2023	\$37,170	23-4112-ALT	1521 SW Westview Dr	CCS Homes	CCS Homes
Single Family Detached	Building Alteration	7/12/2023	\$28,350	23-4192-ALT	1315 NE Cold Harbor Dr	Reiter Construction	Reiter Construction
Single Family Detached	Pergola	7/13/2023	\$4,000	23-4229-PERG	2506 NW School St	Superior Siding & Windows	Superior Siding & Windows
Single Family Detached	Building Alteration	7/13/2023	\$21,042	23-4241-ALT	3307 NW Greenwood St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	7/14/2023	\$3,500	23-3619-ALT	901 NE 15th St	Dane Nolte	Dane Nolte
Single Family Detached	Building Alteration	7/14/2023	\$4,725	23-4292-ALT	117 NW Countrywood Ln	Daniel Brown	Daniel Brown
Single Family Detached	Building Alteration	7/17/2023	\$20,034	23-4296-ALT	3825 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	Solar	7/18/2023	\$3,000	23-4336-SOL	721 SE Kensington Rd	SolarTech of Iowa	SolarTech of Iowa
Single Family Attached	Porch	7/18/2023	\$2,640	23-4361-PRCH	3017 NW Westwood St	The HomeLife Brothers	The HomeLife Brothers
Single Family Detached	Porch	7/21/2023	\$4,080	23-4231-PRCH	518 NE 42nd Ct	Next Level Builders Inc	Next Level Builders Inc
Single Family Detached	Solar	7/25/2023	\$36,396	23-4464-SOL	903 NW Cypress Ave	Purelight Power	Purelight Power
Single Family Detached	Porch	7/26/2023	\$6,384	23-4503-PRCH	5110 NW 5th St	Kampen Contracting	Kampen Contracting
Single Family Detached	Building Addition	7/27/2023	\$28,118	23-4436-ADD	1015 SW 46th St	Midwest Construction	Midwest Construction
Single Family Detached	Gazebo	7/27/2023	\$9,000	23-4452-GAZ	1510 NW Boulder Point Pl	Pinnacle One LLC	Pinnacle One LLC
Single Family Detached	Building Alteration	7/28/2023	\$21,546	23-4537-ALT	2416 NW Applewood St	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Alteration	7/28/2023	\$26,460	23-4538-ALT	3238 NW 27th Cir	3 Sons Construction	3 Sons Construction
Single Family Detached	Pergola	7/28/2023	\$3,525	23-4544-PERG	2805 SW Village Cir	Christopher P Bishop	Christopher P Bishop
Single Family Detached	Building Alteration	7/31/2023	\$2,174	23-4577-ALT	3110 SE Honeysuckle Ct	Ryan R Robida	Read Plumbing LLC.
Single Family Detached	Shed	7/6/2023	\$3,200	23-4061-SHD	438 SW Westview Dr	Gary D Davis	Gary D Davis
Single Family Detached	Shed (slab only)	7/6/2023	\$600	23-4068-SHD	3230 NW 27th Cir	Alvarez Construction	Alvarez Construction

Single Family Detached	Shed	7/10/2023	\$13,000	23-3810-SHD	1721 NE Frisk Dr	Bueltel Matthew	Bueltel Matthew
Single Family Detached	Shed	7/11/2023	\$1,600	23-2962-SHD	915 NW Ridgeline Ct	Benny Gardiner	Benny Gardiner
Single Family Detached	Shed	7/11/2023	\$2,400	23-4143-SHD	1615 NW 30th Ct	Cole Schinkel	Cole Schinkel
Single Family Detached	Shed	7/11/2023	\$2,800	23-4152-SHD	5310 NW 17th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/12/2023	\$1,600	23-4191-SHD	3302 SW Court Ave	John W Bontrager	Gold Dome Builders
Single Family Detached	Shed	7/14/2023	\$2,400	23-4240-SHD	4203 NW 8th Ct	DLR Construction	DLR Construction
Single Family Detached	Shed	7/17/2023	\$1,600	23-4205-SHD	321 SE Peterson Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/26/2023	\$2,800	23-4473-SHD	3230 NW 27th Cir	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/27/2023	\$2,880	23-4459-SHD	1510 NW Boulder Point Pl	Pinnacle One LLC	Pinnacle One LLC
Single Family Detached	Swimming Pool	7/3/2023		23-3070-POOL	2105 NW 29th Ct	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Swimming Pool	7/5/2023		23-3122-POOL	649 SW Kenworthy Dr	Hiscox Erin	Hiscox Erin
Single Family Detached	Swimming Pool	7/7/2023		23-3015-POOL	1210 NE 53rd Ct	Beemer Landscaping	Beemer Landscaping
Single Family Detached	Swimming Pool	7/11/2023		23-4144-POOL	1710 NW Reinhart Dr	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Swimming Pool	7/19/2023		23-4370-POOL	210 SE East Lawn Dr	Josie Dickerson	Josie Dickerson
Single Family Detached	Deck	7/5/2023	\$2,592	23-3335-DECK	1915 NE Cameron Dr	Dona Camp	Dona Camp
Single Family Detached	Deck	7/6/2023	\$900	23-3554-DECK	2820 SW Country Ln	Alan Emehiser Todd	Custom Edge Construction LLC
Single Family Detached	Deck	7/6/2023	\$3,888	23-4029-DECK	1923 SW 17th St	Essence Construction llc	Essence Construction llc
Single Family Detached	Deck	7/10/2023	\$1,920	23-3860-DECK	4207 NW 8th Ct	Adam Wolfe	Adam Wolfe
Single Family Attached	Deck	7/11/2023	\$1,200	23-4109-DECK	2120 NW 44th St	Salazar Builders	Salazar Builders
Single Family Detached	Deck	7/12/2023	\$3,204	23-4142-DECK	4413 NE 16th St	Khashi Reyes	Khashi Reyes
Single Family Detached	Deck	7/12/2023	\$1,200	23-4171-DECK	4313 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Deck	7/12/2023	\$1,200	23-4172-DECK	4309 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Deck	7/12/2023	\$4,356	23-4190-DECK	433 SE Orchid St	Deck & Drive Solutions	Deck & Drive Solutions
Single Family Detached	Deck	7/13/2023	\$2,592	23-4228-DECK	2506 NW School St	Superior Siding & Window	Superior Siding & Windows
Single Family Detached	Deck	7/14/2023	\$2,748	23-4239-DECK	4203 NW 8th Ct	DLR Construction	DLR Construction
Single Family Detached	Deck	7/18/2023	\$3,648	23-4338-DECK	4307 SW Bluegrass Dr	S Reed Sirina	S Reed Sirina
Single Family Detached	Deck	7/18/2023	\$4,224	23-4354-DECK	1906 NW 3rd St	Diane Robinson	David Soukup
Single Family Detached	Deck	7/19/2023	\$768	23-4372-DECK	210 SE East Lawn Dr	Josie Dickerson	Josie Dickerson
Single Family Detached	Deck	7/21/2023	\$1,872	23-4408-DECK	3149 NW 27th Cir	Mapes Construction Company	Mapes Construction Company
Single Family Detached	Deck	7/31/2023	\$960	23-3522-DECK	3609 SW Edgewood Ln	Vishal Patel	Vishal Patel
Single Family Attached	Deck	7/31/2023	\$720	23-4569-DECK	2926 NW 44th St	David Shaw	David Shaw
Industrial	New Building	7/6/2023	\$2,000,000	23-2900-NEW	1505 S Ankeny Blvd	Bauer Design Build	Bauer Design Build
Retail	New Building	7/6/2023	\$300,000	23-3777-NEW	965 SE Corporate Woods Dr	Hansen Company	Hansen Company Inc
Government	New Building	7/18/2023	\$280,000	23-4093-NEW	1500 SW Des Moines St	Romtec Inc	Burkett Construction, LLC
Office	Building Shell	7/20/2023	\$301,818	23-2966-SHELL	4325 SE Delaware Ave	Nova Group Inc.	Blanton Construction
Other	Solar	7/7/2023	\$103,720	23-3996-SOL	700 SE Oralabor Rd	Stratton Caiti	Tri City Electric Co
Office	Building Alteration	7/20/2023	\$200,000	23-0976-ALT	1510 N Ankeny Blvd Ste 101	Burkett Construction, LLC	Burkett Construction, LLC
School	Building Alteration	7/6/2023	\$60,000	23-3848-ALT	1155 SW Cherry St	HPC, L.L.C.	HPC, L.L.C.
School	Building Alteration	7/6/2023	\$60,000	23-3849-ALT	105 NW Pleasant St	HPC, L.L.C.	HPC, L.L.C.
School	Building Alteration	7/6/2023	\$45,000	23-3850-ALT	1010 NW Prairie Ridge Dr	HPC, L.L.C.	HPC, L.L.C.
Single Family Detached	Fence/Wall	7/5/2023		23-2840-FNCE	719 NE Pearl Dr	Keast Home Exteriors	Keast Home Exteriors
Single Family Detached	Fence/Wall	7/5/2023		23-3944-FNCE	3149 NW 27th Cir	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Attached	Fence/Wall	7/5/2023	23-3945-FNCE	2062 SW 35th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/6/2023	23-2520-FNCE	2525 SW 23rd St	ETCH Outdoor Living	Midwest Fencing
Single Family Detached	Fence/Wall	7/6/2023	23-3071-FNCE	2105 NW 29th Ct	ETCH Outdoor Living	Midwest Fencing
Single Family Detached	Fence/Wall	7/6/2023	23-3980-FNCE	2405 NW Woodbury Dr	Paul Sullivan Matthew	Paul Sullivan Matthew
Single Family Detached	Fence/Wall	7/6/2023	23-4064-FNCE	1706 NW Spruce Dr	Chris Hatfield	Chris Hatfield
Single Family Detached	Fence/Wall	7/7/2023	23-3876-FNCE	1408 NW 29th St	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	7/7/2023	23-3877-FNCE	1201 NW Benjamin Dr	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	7/7/2023	23-3958-FNCE	3207 NE 11th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/7/2023	23-3993-FNCE	3819 NW Applewood Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/7/2023	23-3995-FNCE	506 NE Georgetown Blvd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/7/2023	23-4019-FNCE	817 SE Richland Cir	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/7/2023	23-4096-FNCE	3607 NW Reinhart Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/10/2023	23-4083-FNCE	1503 NW Driftwood Dr	Stallworth Tina	Stallworth Tina
Single Family Detached	Fence/Wall	7/10/2023	23-4094-FNCE	1707 NW Abbie Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/10/2023	23-4098-FNCE	3011 NW Beechwood Ct	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Fence/Wall	7/11/2023	23-2831-FNCE	5310 NW 17th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	7/11/2023	23-3051-FNCE	5424 NW 13th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	7/11/2023	23-4105-FNCE	2807 NW 41st St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	7/12/2023	23-4114-FNCE	623 NE Pearl Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/12/2023	23-4184-FNCE	1710 SW Prairie Trail Pkwy	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/12/2023	23-4185-FNCE	706 NW School St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/13/2023	23-4178-FNCE	4029 NE 6th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/14/2023	23-4141-FNCE	2408 NW Woodbury Dr	Platinum Fence	Platinum Fence
Single Family Detached	Fence/Wall	7/17/2023	23-2234-FNCE	5403 NW 13th St	Dylan Courtney	Dylan Courtney
Single Family Detached	Fence/Wall	7/17/2023	23-4291-FNCE	709 NE 9th St	Daniel Hartman	Daniel Hartman
Single Family Detached	Fence/Wall	7/18/2023	23-3695-FNCE	3116 NW 25th St	Green Damien	Green Damien
Single Family Detached	Fence/Wall	7/18/2023	23-3912-FNCE	1706 SW Franklin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/18/2023	23-4297-FNCE	2101 NW 31st St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/18/2023	23-4304-FNCE	626 NE Whitetail Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/18/2023	23-4356-FNCE	4311 NW Arlan Dr	Doug Wicks	Jose Salazor
Single Family Detached	Fence/Wall	7/18/2023	23-4359-FNCE	502 NW Horizon Ct	Travis Prill	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/19/2023	23-4179-FNCE	2303 NW 31st St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/19/2023	23-4341-FNCE	2516 NW Reinhart Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/20/2023	23-4387-FNCE	3802 SW Bluegrass Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/20/2023	23-4407-FNCE	4301 NW 5th St	John Benson	John Benson
Single Family Detached	Fence/Wall	7/21/2023	23-4401-FNCE	913 NE 28th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/21/2023	23-4431-FNCE	109 NE Harvest Ridge Ln	Brian Zimmerman	Fence Pro
Single Family Detached	Fence/Wall	7/21/2023	23-4443-FNCE	109 SW School St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	7/24/2023	23-4429-FNCE	2823 NW 23rd ST	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	7/24/2023	23-4450-FNCE	1226 NW Reinhart Dr	Bowler Andrew	Bowler Andrew
Single Family Detached	Fence/Wall	7/26/2023	23-4321-FNCE	3316 NE 5th Ln	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	7/26/2023	23-4513-FNCE	438 SE Willow Run Ln	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/26/2023	23-4514-FNCE	817 SE Bel-Aire Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/26/2023	23-4524-FNCE	4504 NE Sienna Ct	Todd M Rinehart	Midwest Fence
Single Family Detached	Fence/Wall	7/27/2023	23-4546-FNCE	3810 SW Stonehaven Ln	Shena Crawford	Shena Crawford
Single Family Detached	Fence/Wall	7/28/2023	23-4507-FNCE	3011 SW Applewood St	Middleton Ashley	Middleton Ashley
Single Family Detached	Fence/Wall	7/31/2023	23-4371-FNCE	1714 NW 31st St	Falcão Hugo	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/31/2023	23-4567-FNCE	3306 NW Westwood St	Jennie S Garsaynee	Prince Gaye

Single Family Detached	Fence/Wall	7/31/2023	23-4583-FNCE	3308 NW 17th St	Thelen Kevin	Thelen Kevin
Retail	Sign	7/3/2023	\$2,822 23-3068-SIGNP	965 SE Corporate Woods Dr	Nagle Signs	Nagle Signs
Multi-Family	Sign	7/3/2023	\$19,646 23-3909-SIGNP	5605 NE Delaware Ave	Lisa Hanrahan	Iowa Sign Company
Mixed Use	Sign	7/5/2023	\$1,500 23-2720-SIGNP	1625 S Ankeny Blvd	Wilfredo Melgar	Wilfredo Melgar
Office	Sign	7/10/2023	\$5,000 23-1823-SIGNP	617 SW 3rd St Unit 108	Tri City Sign	Tri City Sign
Office	Sign	7/10/2023	\$2,500 23-1825-SIGNP	617 SW 3rd St Unit 108	Tri City Sign	Tri City Sign
Office	Sign	7/10/2023	\$2,500 23-1826-SIGNP	617 SW 3rd St Unit 108	Tri City Sign	Tri City Sign
Other	Sign	7/10/2023	\$1,200 23-3396-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,200 23-3488-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,200 23-3489-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,500 23-3491-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,500 23-3492-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Retail	Sign	7/11/2023	\$250 23-4101-SIGNP	423 S Ankeny Blvd	Dawn M Elwell	Dawn M Elwell
Retail	Sign	7/11/2023	\$250 23-4102-SIGNP	423 S Ankeny Blvd	Dawn M Elwell	Dawn M Elwell
Other	Sign	7/12/2023	\$3,500 23-3874-SIGNP	2310 SE Delaware Ave Ste H	First Class Signs	First Class Signs
Multi-Family	Sign	7/13/2023	\$3,856 23-4058-SIGNP	1205 SW Merchant St	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	7/17/2023	\$667 23-3914-SIGNP	2575 N Ankeny Blvd Ste 203	Signarama Ankeny	Signarama - Ankeny
Retail	Sign	7/27/2023	\$2,984 23-4080-SIGNP	410 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Retail	Sign	7/27/2023	\$2,984 23-4081-SIGNP	410 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Restaurant	Sign	7/27/2023	\$10,000 23-4095-SIGNP	2005 S Ankeny Blvd Ste 800	Chesnut Signs	Chesnut Signs
Other	Canopy/Tent	7/5/2023	23-2884-TENT	3700 SE Convenience Blvd	Legacy Financial Group	Legacy Financial Group
Other	Canopy/Tent	7/6/2023	23-3959-TENT	1500 SW Main St	The District Association	The District Association
Other	Canopy/Tent	7/6/2023	23-3960-TENT	1500 SW Main St	The District Association	The District Association
Single Family Detached	Drive Approach	7/6/2023	23-4014-RSTRM	710 NW Boulder Point Cir	Ryan Ferris	Ferris Construction LLC
Restaurant	Drive Approach	7/13/2023	23-4238-RSTRM	710 SW 3rd St	Karns Concrete	Karns Concrete
Single Family Detached	Drive Approach	7/21/2023	23-4445-RSTRM	3302 SW Timber Green Rd	Ben Silvers	Ben Silvers
Single Family Detached	Drive Approach	7/21/2023	23-4444-RSTRM	1409 NW Cedarwood Dr	GLC Construction LLC	GLC Construction LLC
Single Family Detached	Drive Approach	7/27/2023	23-4504-RSTRM	501 NE Robert Dr	Colin Concrete Enterprise	Colin Concrete Enterprise
Single Family Detached	Drive Approach	7/28/2023	23-4571-RSTRM	3212 SW Timberline Dr	I-80 Concrete	I-80 Concrete
Hospital	Drive Approach	7/28/2023	23-4561-RSTRM	909 SW Oralabor Rd	M Brayton Chad	Speck USA
Single Family Detached	Sidewalk	7/5/2023	23-1828-RSWRP	8850 NW 16th St	Premier Crete Inc.	Premier Crete Inc
Single Family Detached	Sidewalk	7/18/2023	23-3994-RSWRP	824 NW 21st Ct	Asap Construction	Asap Construction
Other	Sidewalk	7/24/2023	23-4403-RSWRP	2002 SW 35th St	I-80 Concrete	I-80 Concrete
Single Family Detached	Sidewalk	7/28/2023	23-4540-RSWRP	3405 NE Trilein Dr	Briarwood Country Club	Iowa Contracting Inc
Single Family Detached	Demolition	7/14/2023	23-4226-DEMO	4825 NW Irvinedale Dr	DeCarlo Demolition Company	DeCarlo Demolition Company
Single Family Detached	Demolition	7/20/2023	23-4374-DEMO	9855 NE Frisk Dr	DeCarlo Demolition Company	DeCarlo Demolition Company