



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 16, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, 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 16, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the August 2, 2022 minutes of the Plan and Zoning Commission meeting.

2. 1600 SE Corporate Woods Drive - Baker Group Parking Lot Expansion Site Plan

Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Parking Lot Expansion, subject to a stormwater management easement being recorded.

3. 3700 SE Convenience Boulevard - Exec 1 Maintenance Building Expansion

Consider MOTION to approve the site plan for 3700 SE Convenience Boulevard, Exec 1 Maintenance Building Expansion.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. August 15, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for September 7, 2022

Public Hearing: Set hearing for Wednesday, September 7, 2022 at 6:30 p.m. to consider:

- Request to rezone property owned by DRA Properties, LC from R-1 to M-1.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

1. September 6, 2022 - 5:30 p.m. City Council Representative: Staff

2. Next Plan and Zoning Commission meeting - Wednesday, September 7, 2022 @ 6:30 p.m.

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

August 16, 2022

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 2, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 2, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the August 2, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Ripper to approve the August 2, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 19, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Centennial Ridge Plat 3 Final Plat

Motion to recommend City Council approval of Centennial Ridge Plat 3 Final Plat; and recommend City Council authorization of cost-participation for sidewalk oversizing and truncated domes along NW Reinhart Drive in the amount estimated to be at \$4,327.00.

Item #3. Pheasant Trail Plat 1 Final Plat

Motion to recommend City Council approval of the Pheasant Trail Plat 1 Final Plat.

Item #4. 1505 NE 36th Street - Talons of Tuscany Clubhouse Site Plan

Motion to approve the site plan for 1505 NE 36th Street, Talons of Tuscany Clubhouse.

Motion by R.Weisheit to approve the recommendations for Consent Agenda Items #1 - #4. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Commissioner A.Renaud arrived at 6:33 p.m.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the August 1, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 16, 2022 Plan and Zoning Commission meeting and the July 2022 Building Permit Report.

Commissioner's Reports

G.Hunter congratulated A.Renaud for her reappointment to the Capitol Planning Commission.

MISCELLANEOUS ITEMS

August 15, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:35 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

August 16, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1600 SE Corporate Woods Drive - Baker Group Parking Lot Expansion Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

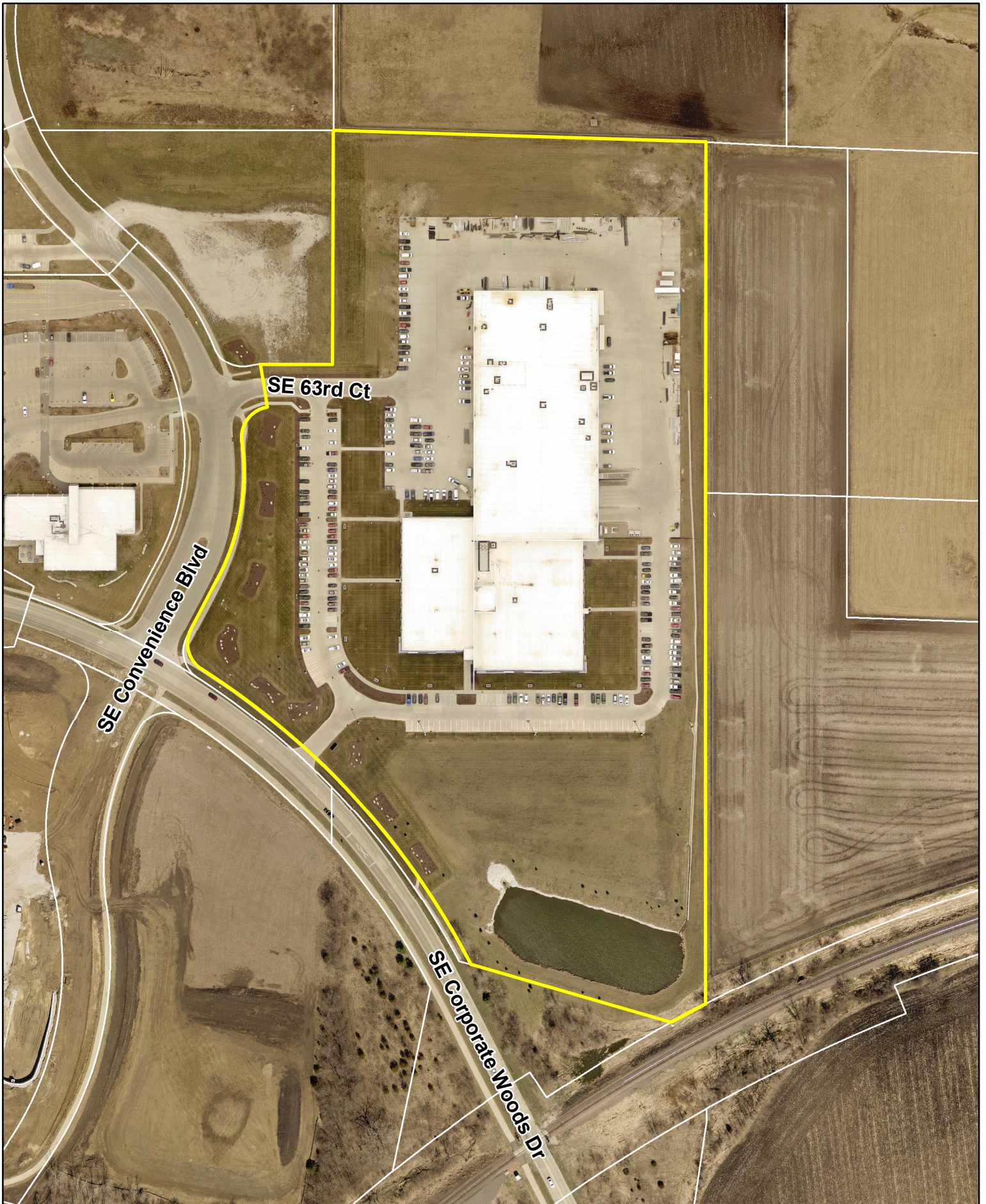
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Parking Lot Expansion, subject to a stormwater management easement being recorded.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Site Plan



N



1 inch = 200 feet

Date: 1/18/2022

1600 SE Corporate Woods Drive



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 16, 2022

Agenda Item: 1600 SE Corporate Woods Drive - Baker Group Parking Lot Expansion Site Plan
Report Date: August 10, 2022
Prepared by: Laura Hutzell *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Baker Group Parking Lot Expansion at 1600 SE Corporate Woods Drive, subject to a stormwater management easement being recorded.

Project Summary:

Baker Group is proposing to construct a three phased, 156,000 square foot parking lot expansion, which includes the construction of a 290-foot by 8-foot high retaining wall at their site located at 1600 Corporate Woods Drive. This site is located on 20.41 acres in the northeast corner of the I-35 and Corporate Woods Drive interchange. The subject site is zoned Corporate Woods Business Park PUD.

Phase I includes a 48-stall parking expansion and the construction of a retaining wall in the northwest corner of the site. Phase II includes extension of the pavement on the north side of the site, and phase III includes a 278-stall parking expansion on the south side of the site. The proposed project will add a total of 326 additional parking spots to the existing 234 spots (572 in total).

Because the proposed parking lot expansion area is greater than 25% of the existing parking lot area on the Baker Group site, the proposed expansion is required to submit a full site plan to be reviewed by the Plan and Zoning Commission.

The proposed landscaping and parking meet City requirements.

**Site Plan Worksheet
1600 SE Corporate Woods Drive**

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 parking lot expansion is designed to complement the existing building and parking areas of Baker Group.

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

The proposed parking lot expansion and additional landscaping will complement the site as and complies with the landscaping and parking lot requirements of the code and Corporate Woods Business Park PUD.

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

The site provides for adequate parking and circulation. The proposed site plan shows 326 additional spaces being constructed during two separate phases of construction. The proposed parking lot expansion will improve parking and circulation conditions across the site.

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

The site has access from SE Corporate Woods Drive and SE Convenience Boulevard and a left-hand turn lane on SE Corporate Woods Drive. Access to the parking lot areas will remain unchanged in this site plan.

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

Parking is located on the northwest, east, south and west sides of the building all meet the requirements of the code and the Corporate Woods Business Park PUD. A combination of trees and shrubs will be added to actively screen the additional parking areas and meet the City's landscaping requirements.

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.**

Existing truck loading docks and truck access are located on the east side of the site. No new truck docking is proposed with this site plan. Grading and additional landscape will further screen the proposed parking areas.

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 are underground.

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

Site lighting will be directed away from adjoining property and downward.

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

Storm water detention for this parcel is provided at the south end of the site and is privately owned and maintained. A stormwater management easement is required.

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 site is connected to an 8" water main and 8" sanitary sewer that both currently exist along SE Convenience Boulevard.

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

The site meets open space requirements.

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

The proposed landscaping conforms to the open space, parking shading, and screening requirements. The overall landscape plan can be found on Sheet L100-L102 of the site plan.

B. Building Design

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

No building improvements or additions are included in this proposed parking lot expansion.

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

A concrete retaining wall is proposed with the Phase 1 portion of construction. However, no building materials are included in this proposed parking lot expansion.

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.**

Existing service areas and mechanical equipment visible from public view have been screened appropriately.

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

No building improvements or additions are included in this proposed parking lot expansion.

C. Signs –

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

No additional ground signage is proposed with this site plan.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks.

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

The site provides for adequate vehicular parking and circulation. The parking lot expansion as proposed will improve circulation and parking conditions on the site.

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

No building improvements or additions are included in this proposed parking lot expansion.

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

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

August 8, 2022

6505 Merle Hay Rd, Suite A
Johnston, IA 50131
Phone: 515-868-8101
E-mail: sgrasso@gtgcompanies.com
GTG C: 210117

City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny IA, 50023-1564

RE: Baker Group Parking Expansion
1600 Corporate Woods Dr, Ankeny IA 50021

Dear Comissioners:

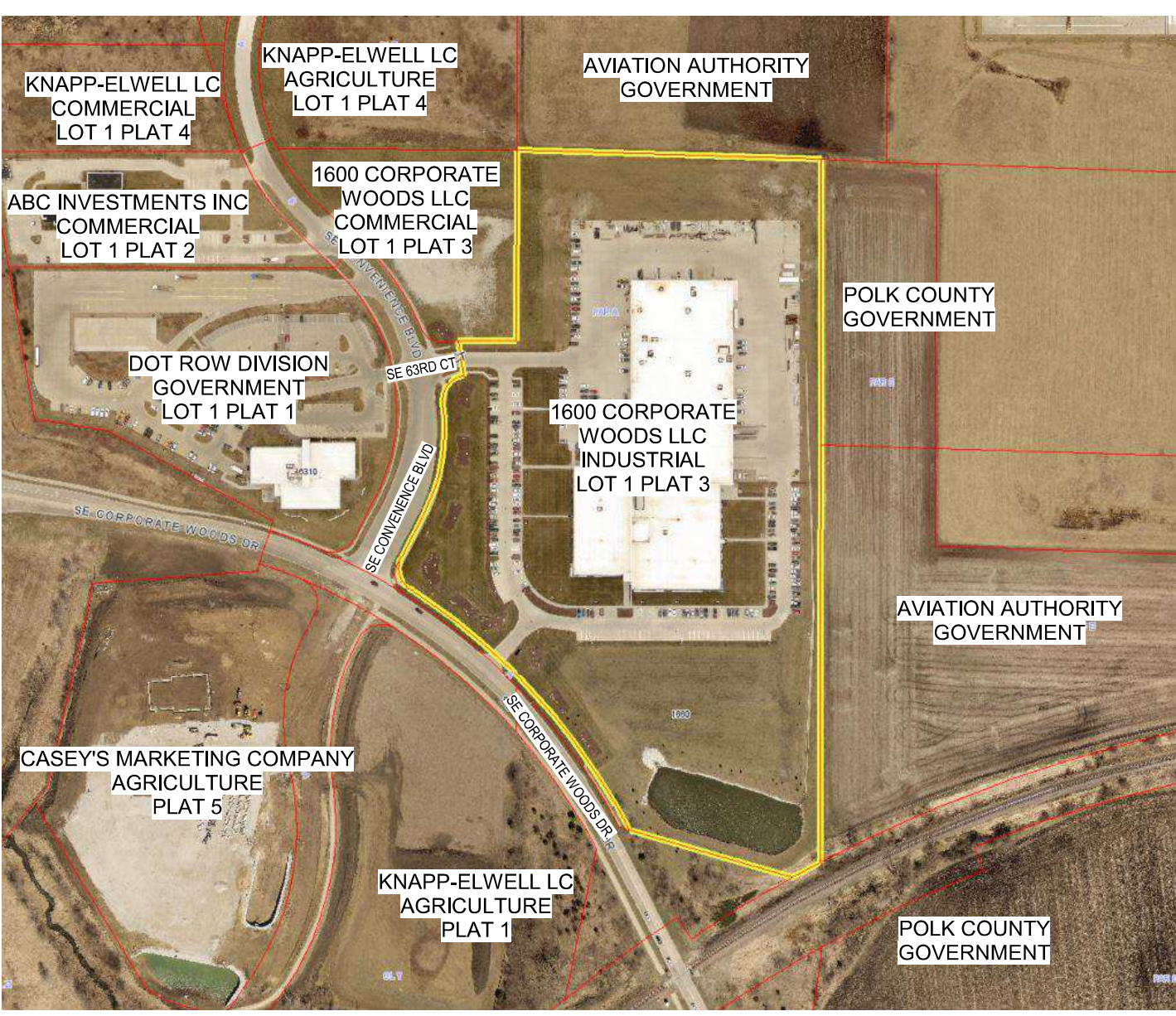
On behalf of 1600 Corporate Woods, LLC, we are pleased to submit for your approval the proposed parking lot expansion at 1600 SE corporate Woods Drive. The project is located on 20.41 acres in the northeast corner of the I-35 Corporate Woods Drive interchange.

We are proposing and additional 156,000 SF of paving in three phases around the existing facilities to meet the current/future needs of the owner and a 290' long by 8' high retaining wall in the north west corner of the property. In total, 326 new parking spaces will be added to the property.

Please accept this submittal for consideration.

GTG Architects, LLC

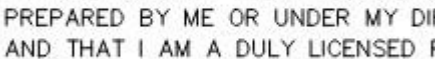
Steven G. Grasso
Architect P.E.



Baker[®]
GROUP

Electrical Design / Builder
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

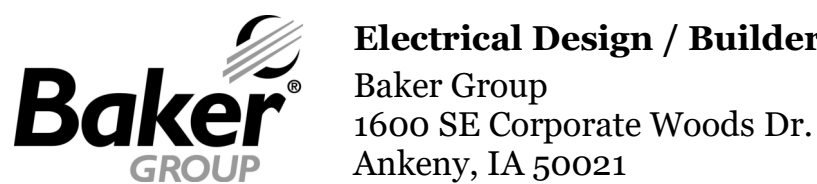
LAND OWNERSHIP 

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	 _____ JARED M. MURRAY, P.E.
	08/09/2022 _____ DATE
	LICENSE NUMBER 23496 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL:
	<u>C100, C101, C102, C103, L100, L101, L102</u> _____ _____

GRAPHIC SYMBOLS

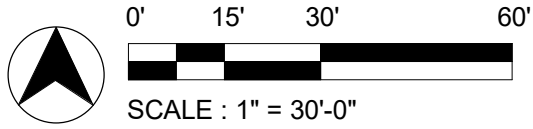
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GTG A Job #	211047
GTG C Job #	210117
Project:	
BAKER GROUP PARKING LOT EXPANSION	

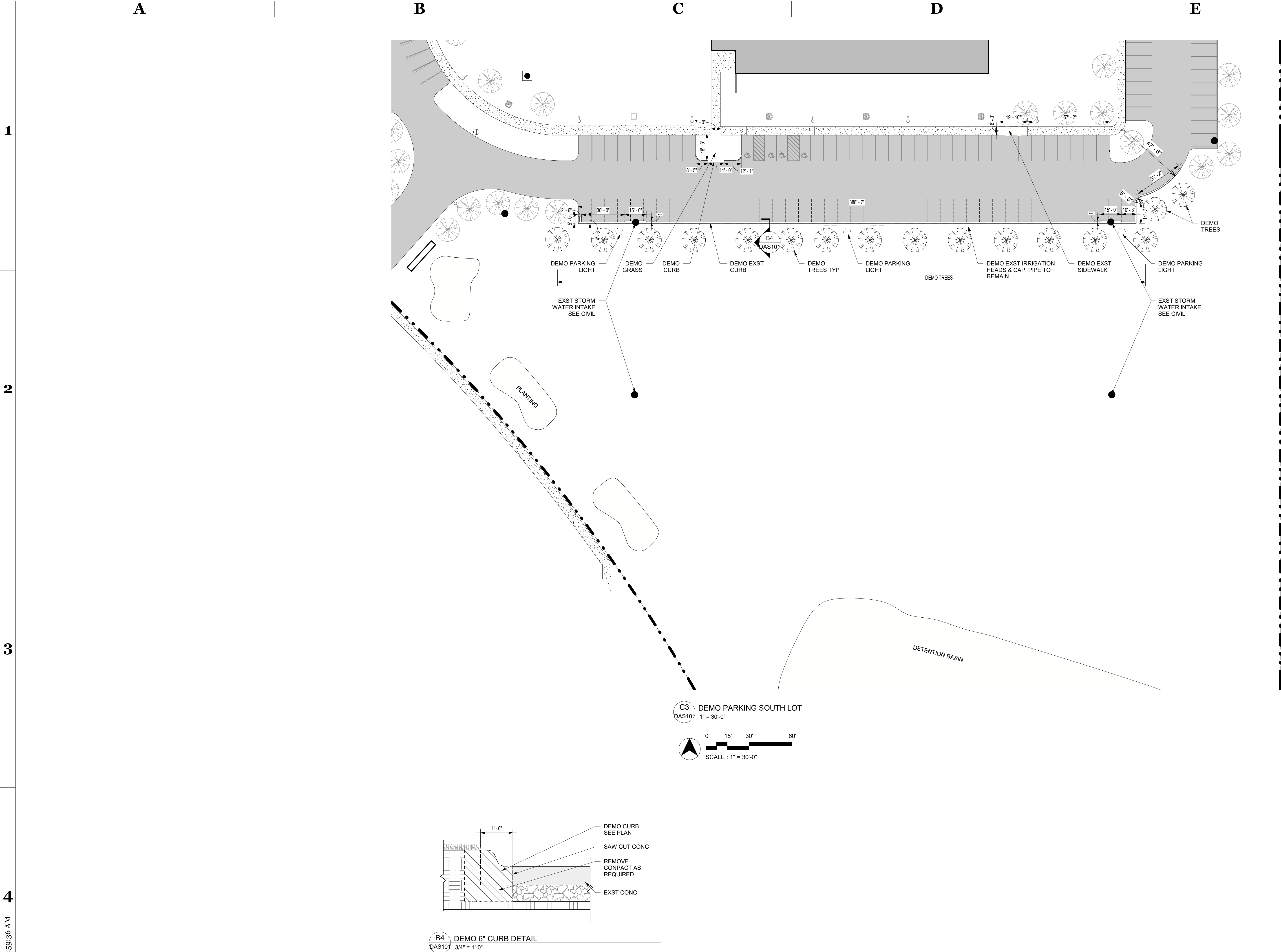
TS



Project Status: FOR CONSTRUCTION
GTG A Job # 211047
GTG C Job # 210117

DAS100





Client
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Project
Baker Group Parking Lot
Expansion
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Civil
Civil Design Advantage LLC
3405 SE Crossroads Dr, Ste G
Grimes, IA 50111

Electrical Design / Builder
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

DRAWING ISSUE SCHEDULE	
Date	Description
12/22/2021	PROGRESS SET
12/30/2021	CITY OF ANKENY PERMIT SET
01/28/2022	CITY OF ANKENY RESPONSE 1
01/31/2022	CITY OF ANKENY RESPONSE 2
08/05/2022	ANKENY PLAN & ZONING SUBMITTAL
08/09/2022	PLAN & ZONING RESUBMITTAL

Project Status: FOR CONSTRUCTION

GTG A Job # 211047

GTG C Job # 210117

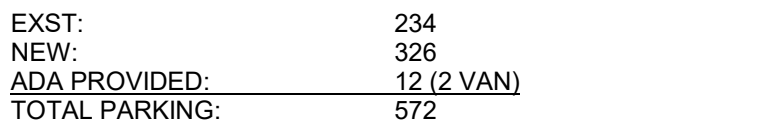
Project:

BAKER GROUP PARKING LOT EXPANSION

**DEMO ARCH SITE
PLAN PHASE 3**

DAS101

AS100



B3 PARKING ARCHITECTURAL SITE PLAN
 AS100 1" = 80'-0"

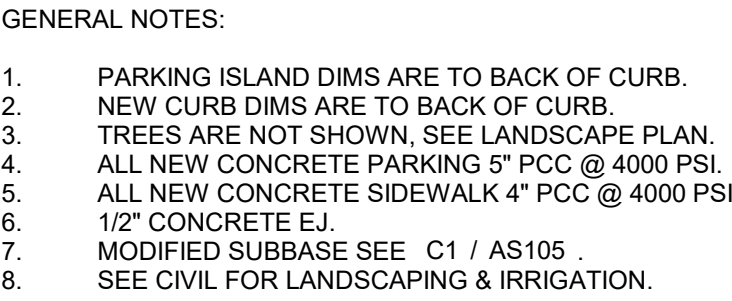
0' 40' 80' 160'

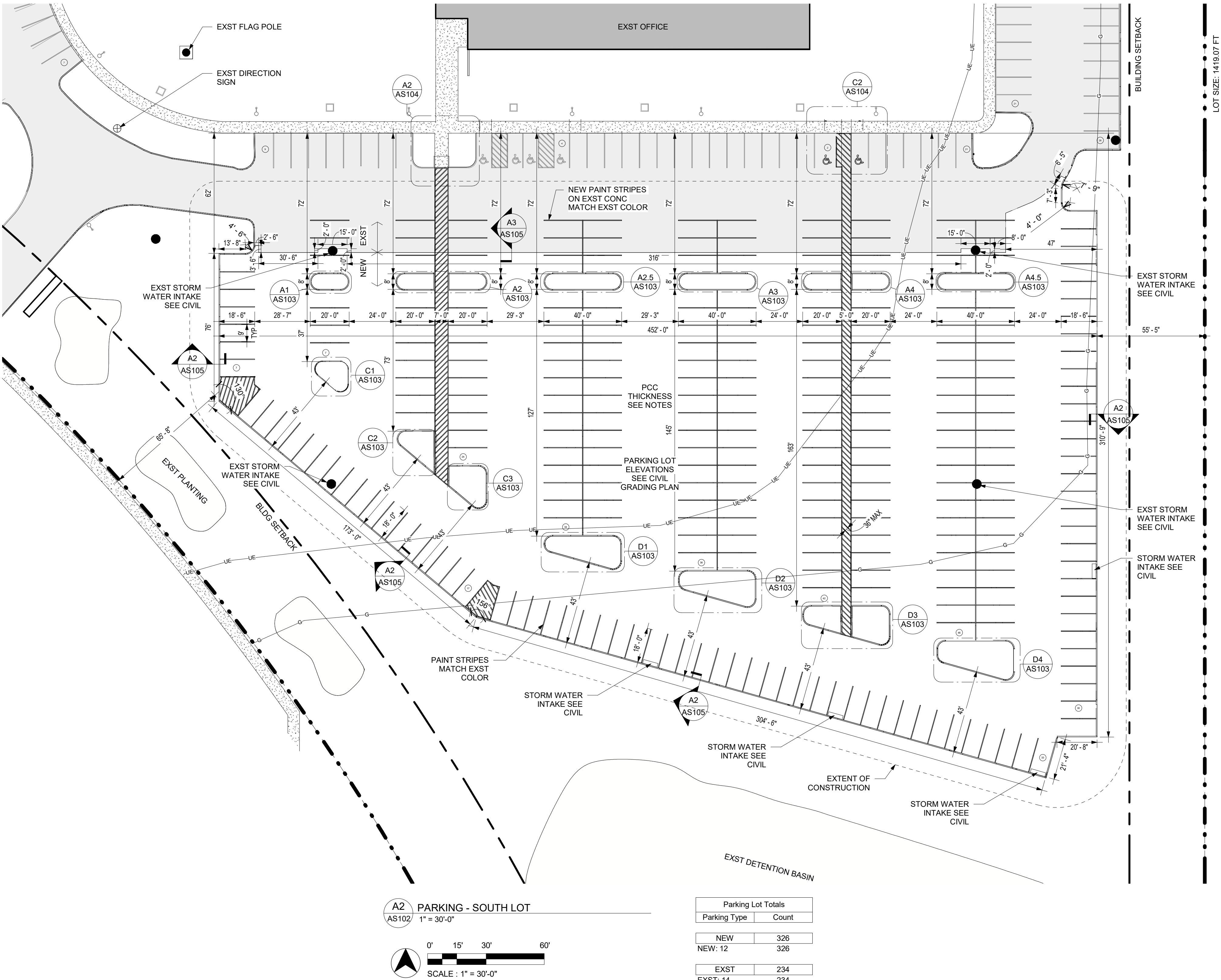
SCALE : 1" = 80'-0"



Project Status:	FOR CONSTRUCTION
GTG A Job #	211047
GTG C Job #	210117
Project:	
BAKER GROUP PARKING LOT EXPANSION	

AS101

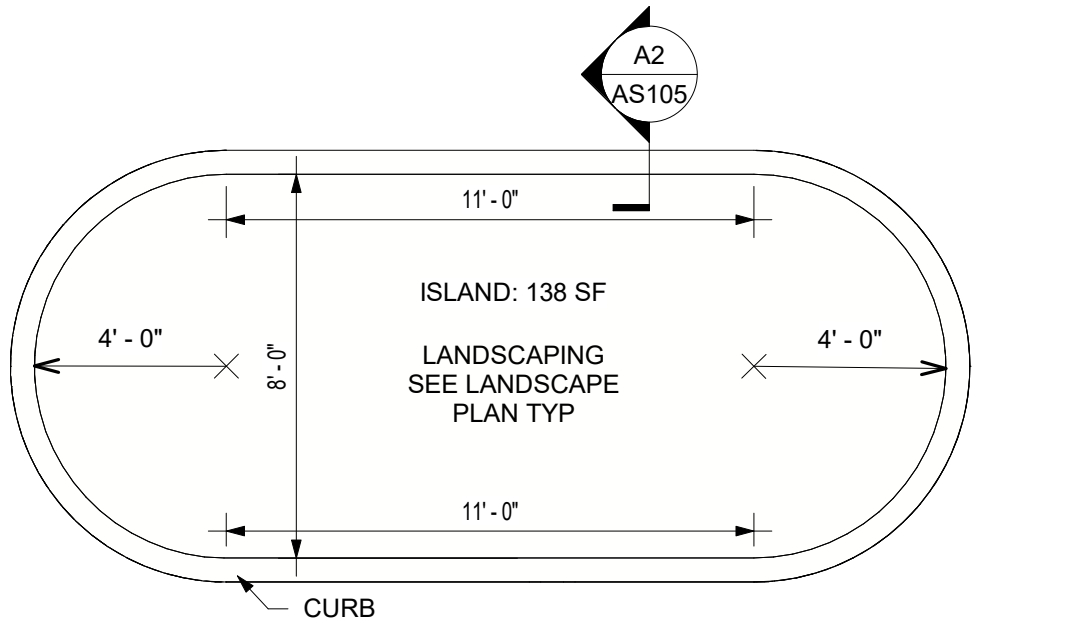




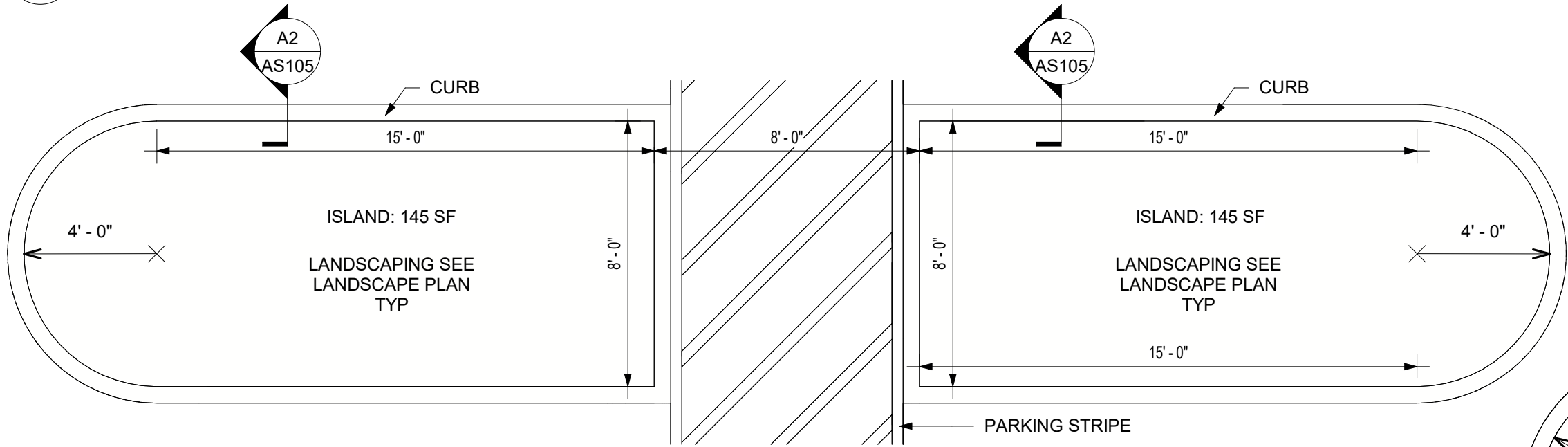
GENERAL NOTES:

1. PARKING ISLAND DIMS ARE TO BACK OF CURB.
2. NEW CURB DIMS ARE TO BACK OF CURB.
3. TREES ARE NOT SHOWN, SEE LANDSCAPE PLAN.
4. ALL NEW CONCRETE PARKING 5" PCC @ 4000 PSI.
5. ALL NEW CONCRETE SIDEWALK 4" PCC @ 4000 PSI.
6. 1/2" CONCRETE EJ.
7. MODIFIED SUBBASE SEE C1 / AS105 .
8. SEE CIVIL FOR LANDSCAPING & IRRIGATION.

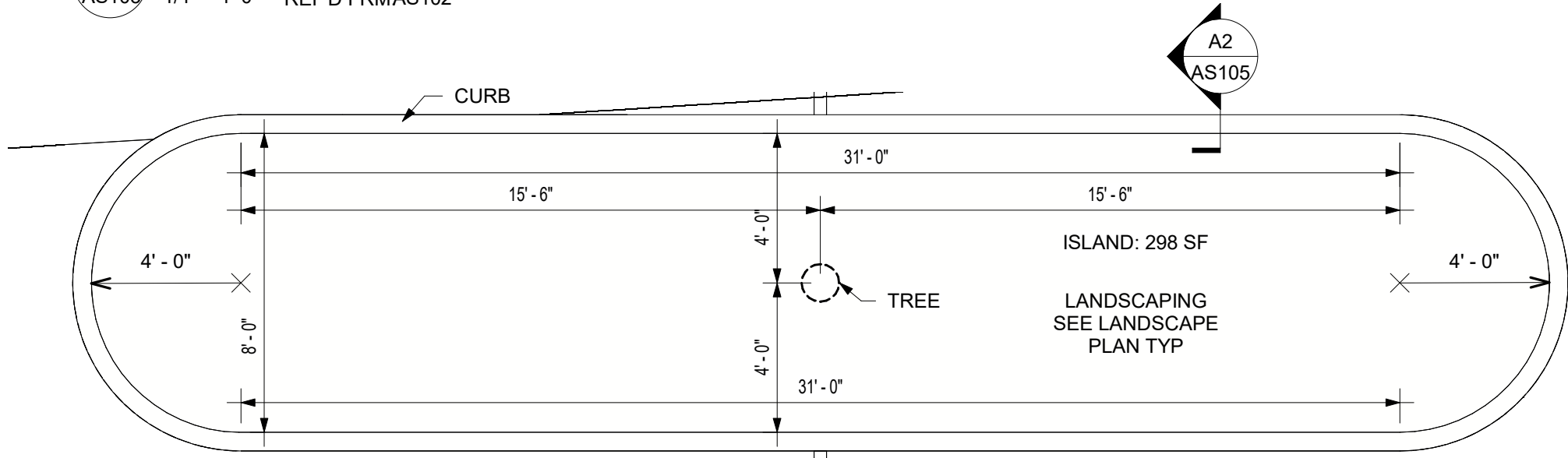
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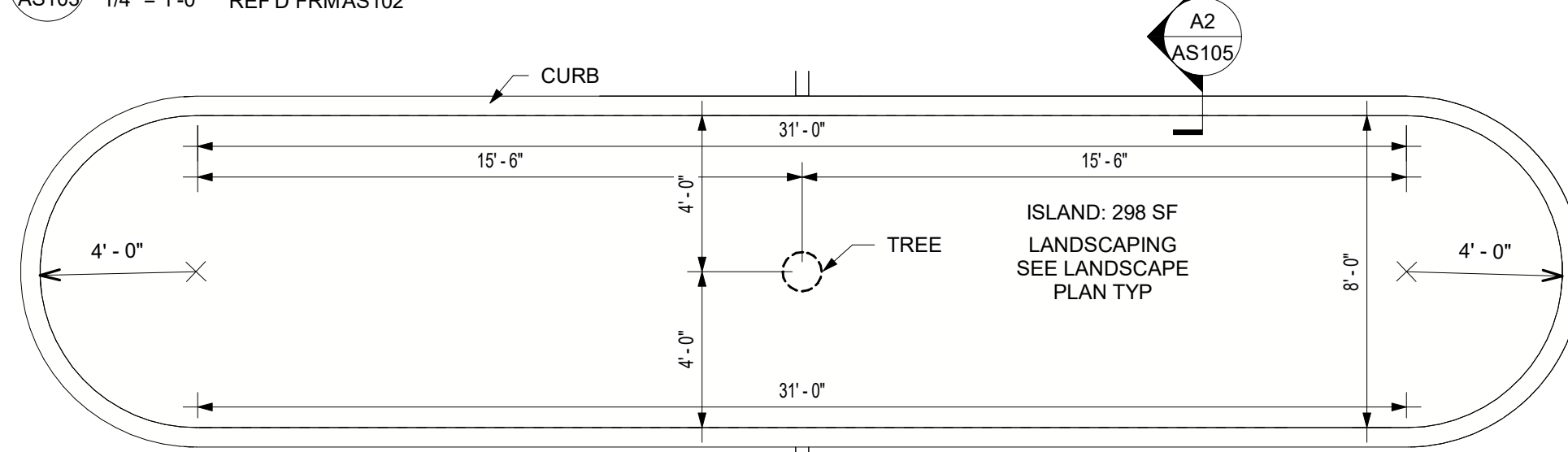
A1 PARKING LOT ISLAND I
AS103 1/4" = 1'-0" REF'D FRMAS102



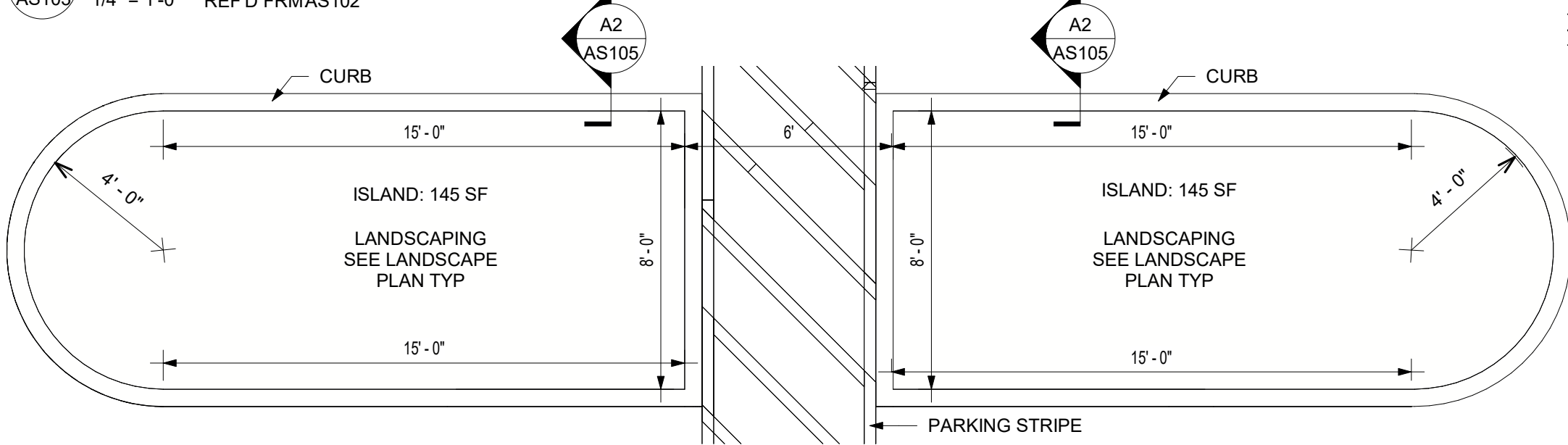
A2 PARKING LOT ISLAND II
AS103 1/4" = 1'-0" REF'D FRMAS102



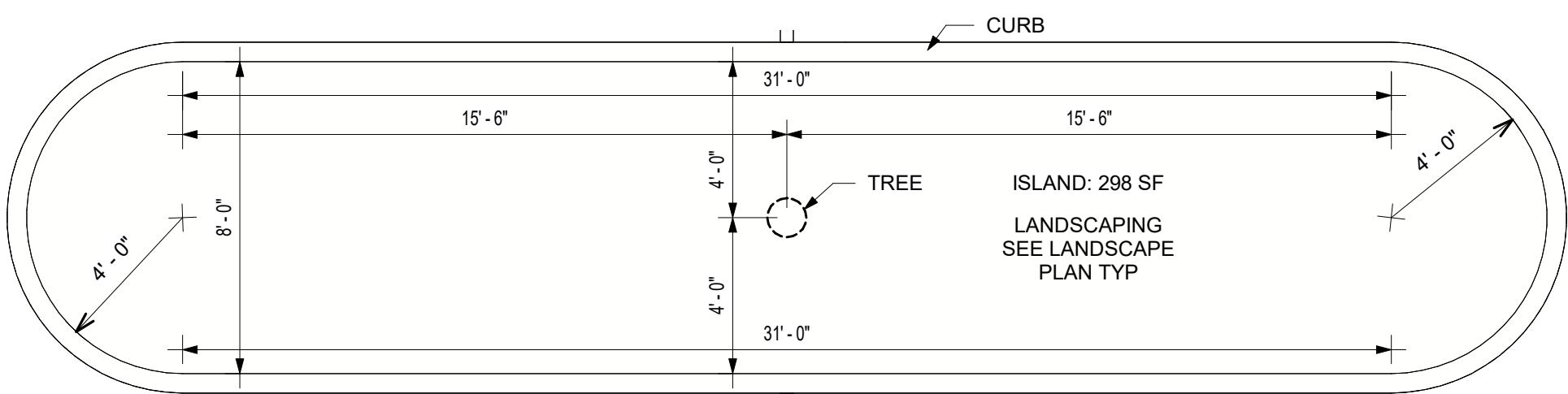
A2.5 PARKING LOT ISLAND III
AS103 1/4" = 1'-0" REF'D FRMAS102



A3 PARKING LOT ISLAND IV
AS103 1/4" = 1'-0" REF'D FRMAS102



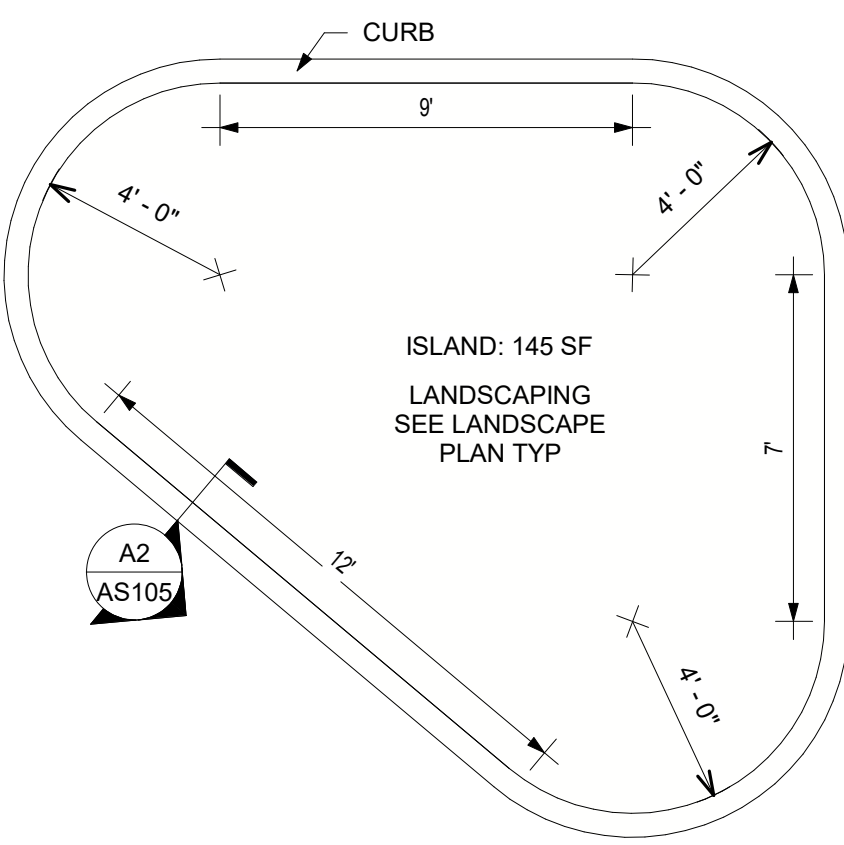
A4 PARKING LOT ISLAND V
AS103 1/4" = 1'-0" REF'D FRMAS102



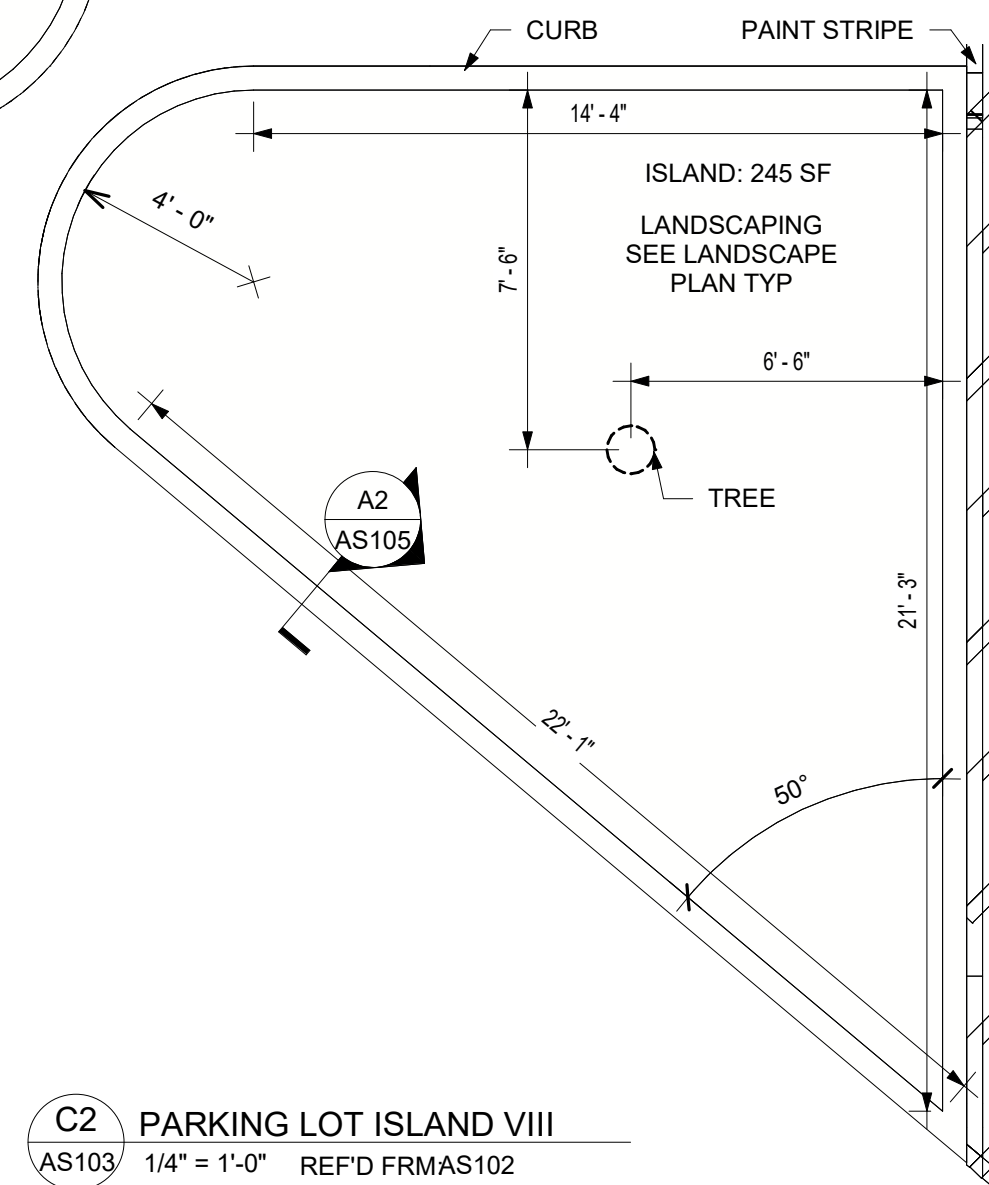
A4.5 PARKING LOT ISLAND VI
AS103 1/4" = 1'-0" REF'D FRMAS102

B

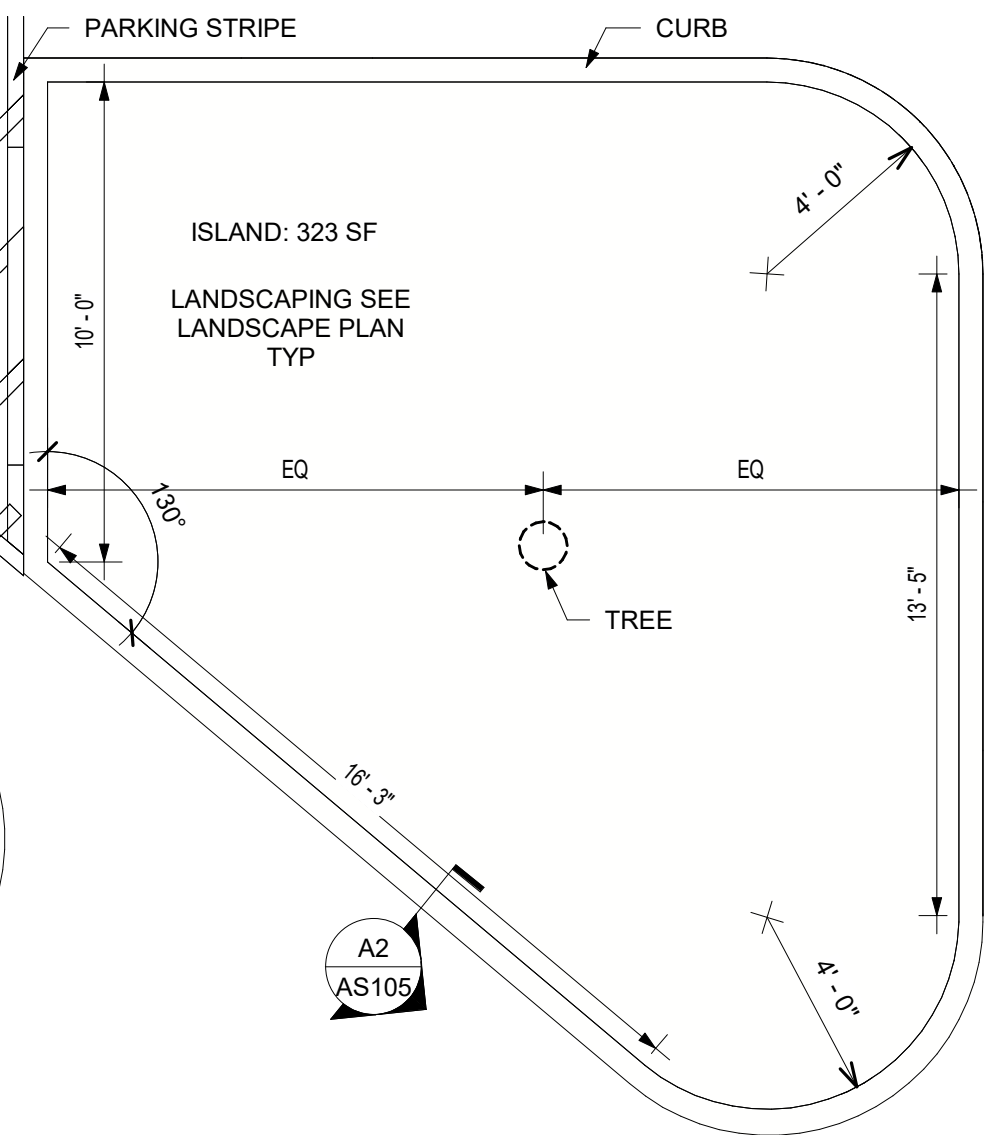
C



C1 PARKING ISLAND VII
AS103 1/4" = 1'-0" REF'D FRMAS102

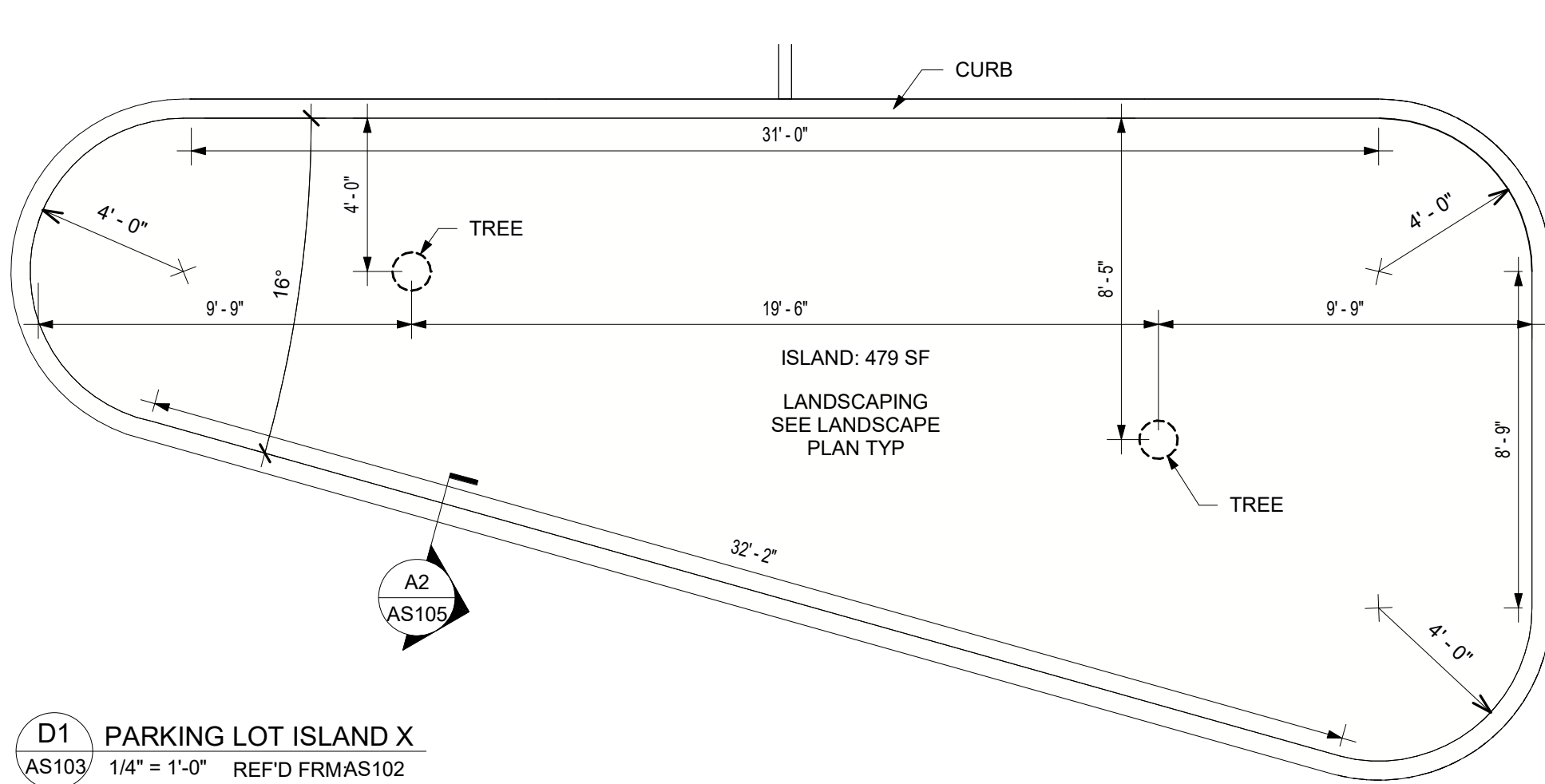


C2 PARKING LOT ISLAND VIII
AS103 1/4" = 1'-0" REF'D FRMAS102

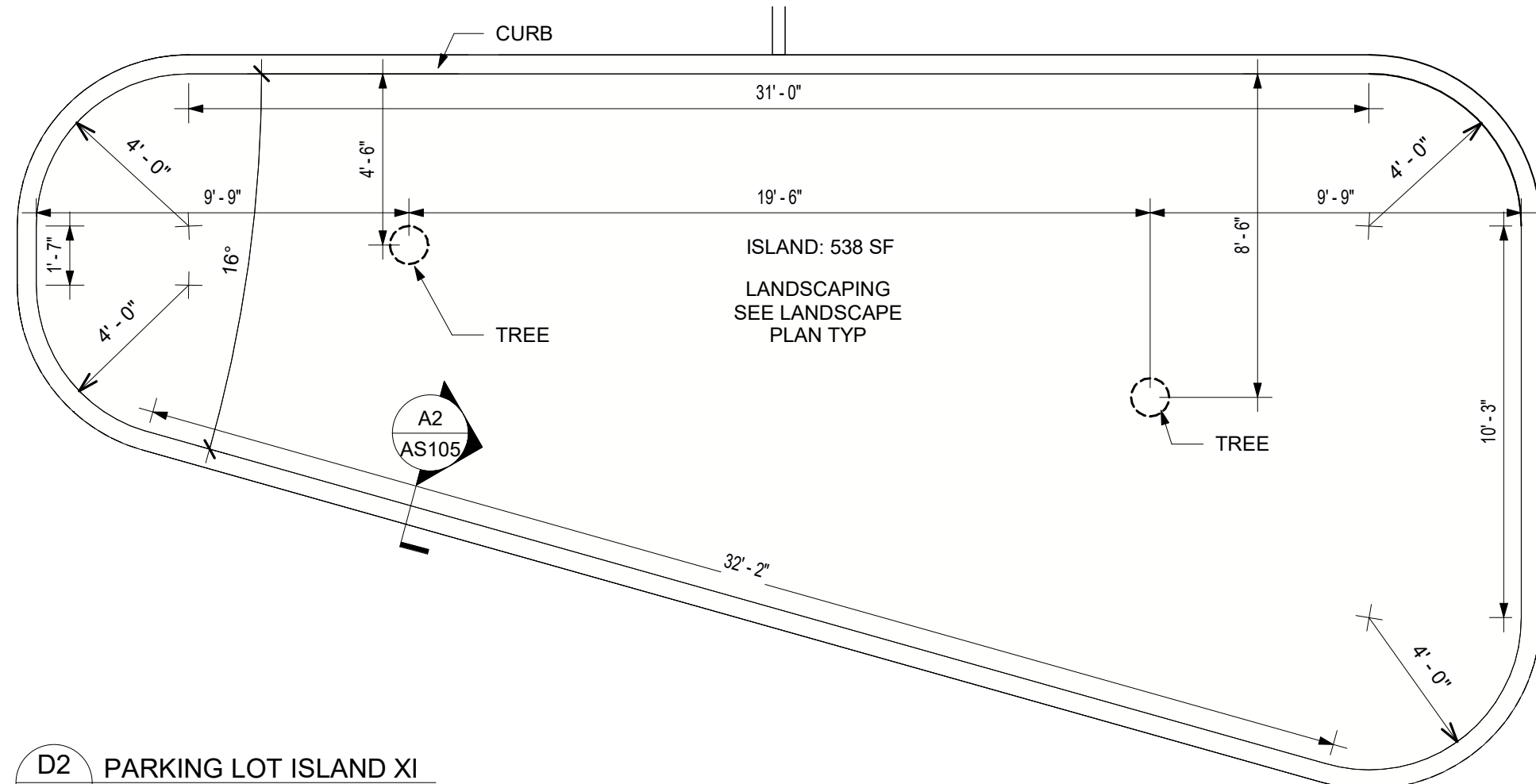


C3 PARKING LOT ISLAND IX
AS103 1/4" = 1'-0" REF'D FRMAS102

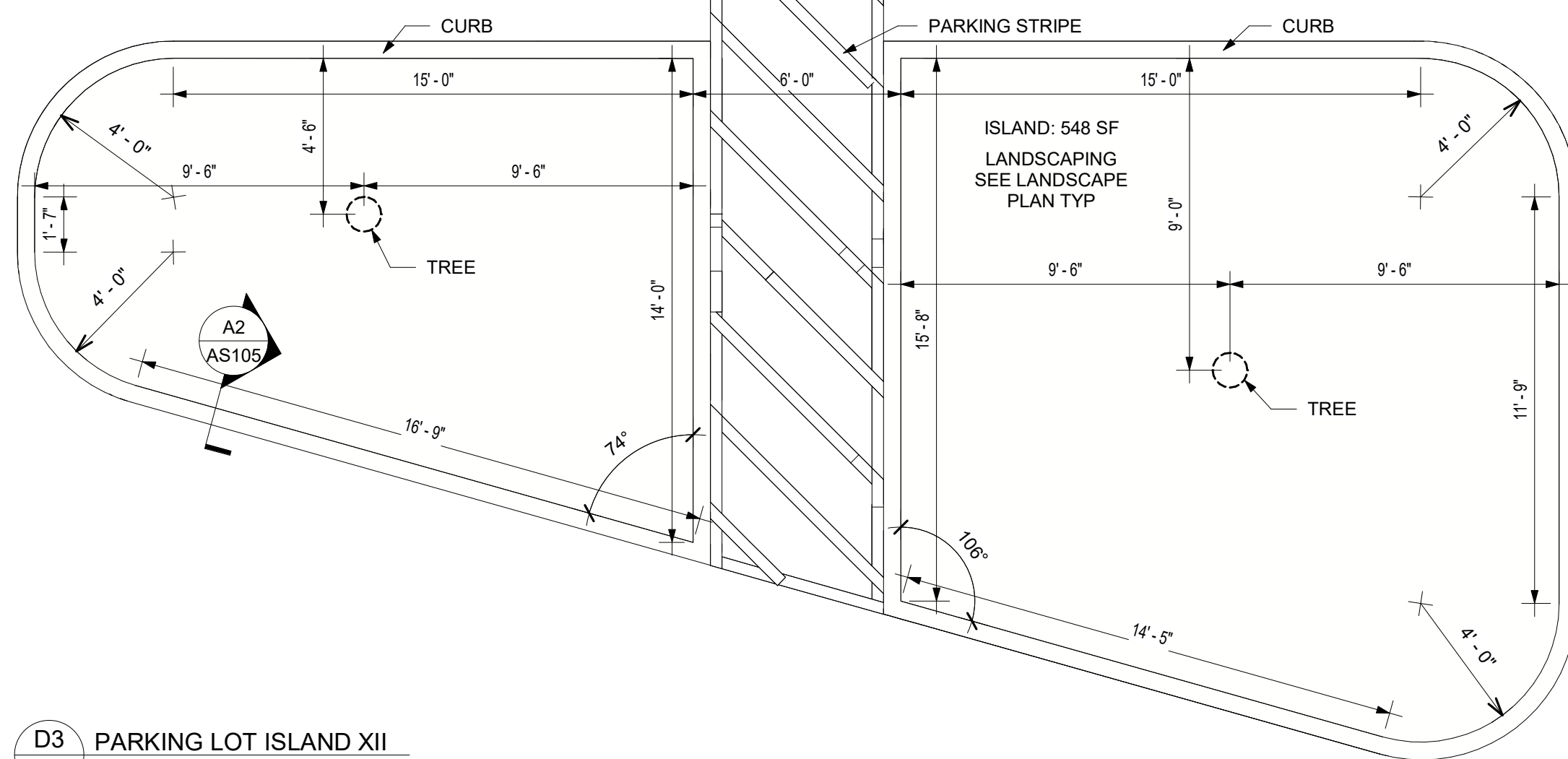
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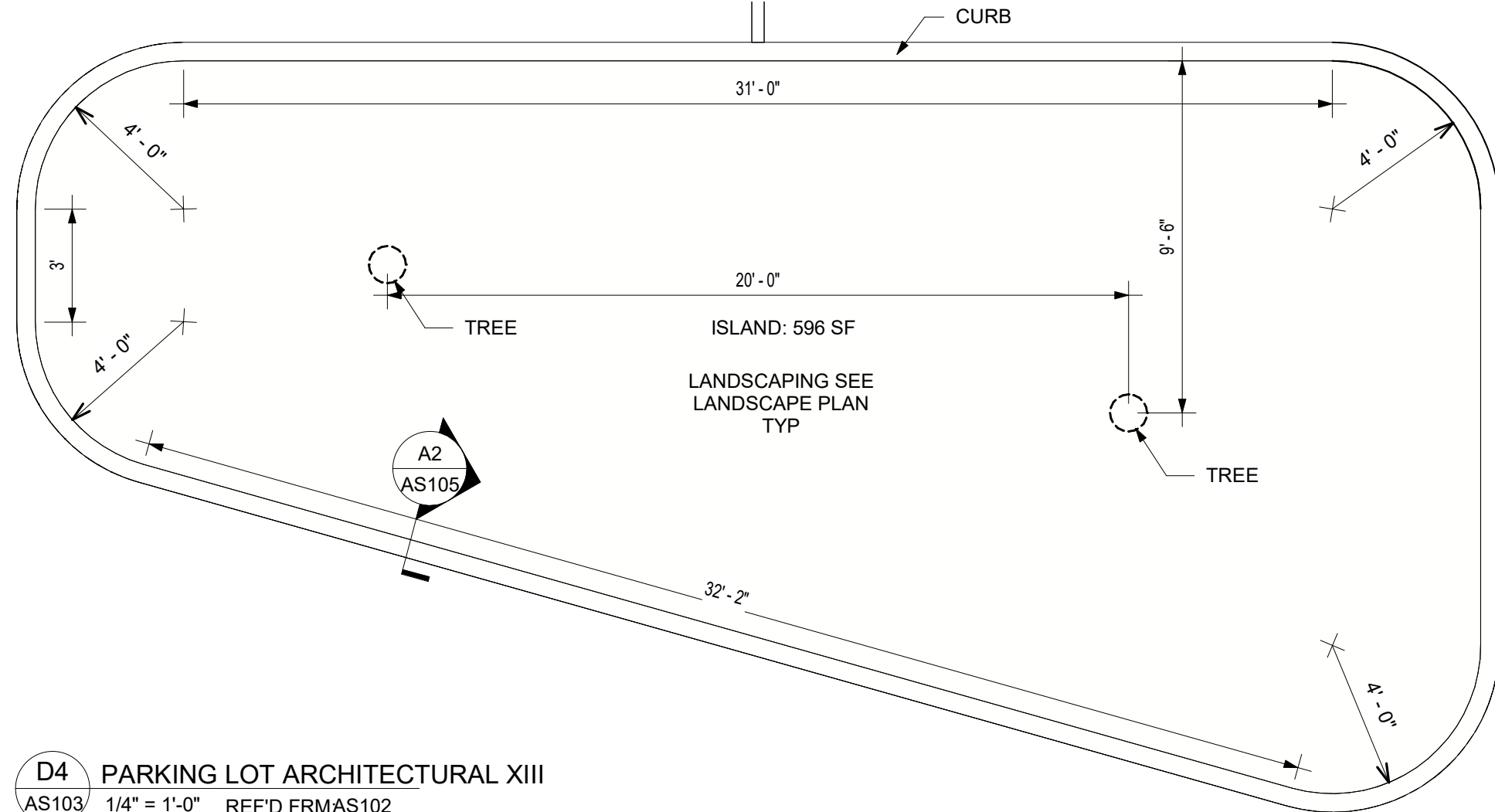
D1 PARKING LOT ISLAND X
AS103 1/4" = 1'-0" REF'D FRMAS102



D2 PARKING LOT ISLAND XI
AS103 1/4" = 1'-0" REF'D FRMAS102



D3 PARKING LOT ISLAND XII
AS103 1/4" = 1'-0" REF'D FRMAS102



D4 PARKING LOT ARCHITECTURAL XIII
AS103 1/4" = 1'-0" REF'D FRMAS102

E



Baker GROUP
Client
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Ankeny, IA 50021

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Expansion
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Electrical Design / Builder
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1600 SE Corporate Woods Dr.
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DRAWING ISSUE SCHEDULE

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08/09/2022	PLAN & ZONING RESUBMITTAL

Project Status: FOR CONSTRUCTION

GTG A Job # 211047

GTG C Job # 210117

Project:
BAKER GROUP PARKING LOT EXPANSION

**PARKING ISLANDS
PLANS**

AS103

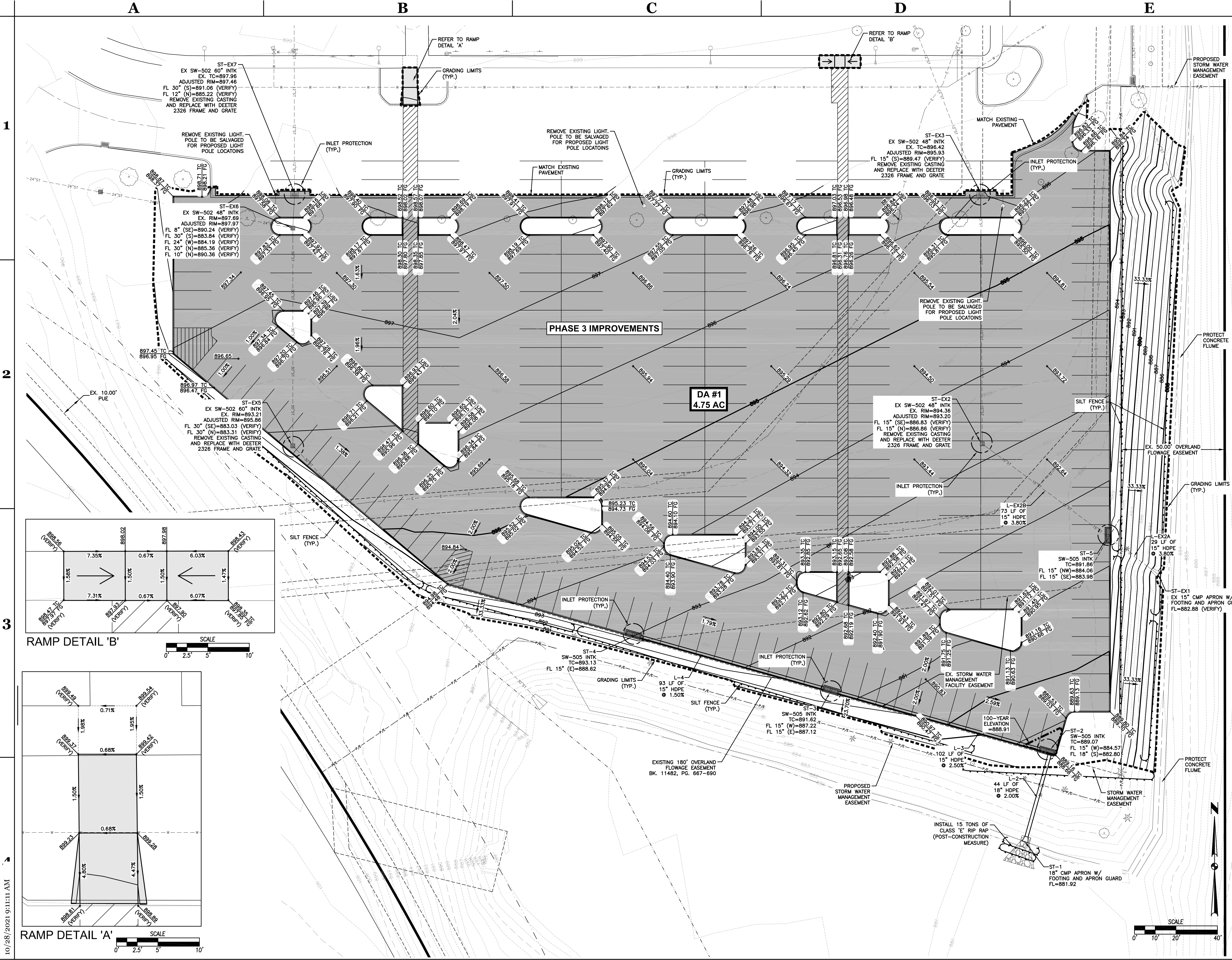


Project:

BAKER GROUP PARKING LOT EXPANSION

AS104

8/9/2022 6:59:32 AM



Client
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Project
Baker Group Parking Lot
Expansion
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Civil
Civil Design Advantage LLC
4121 NW Urbandale Dr.
Urbandale, IA 50322

Electrical Design / Builder
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

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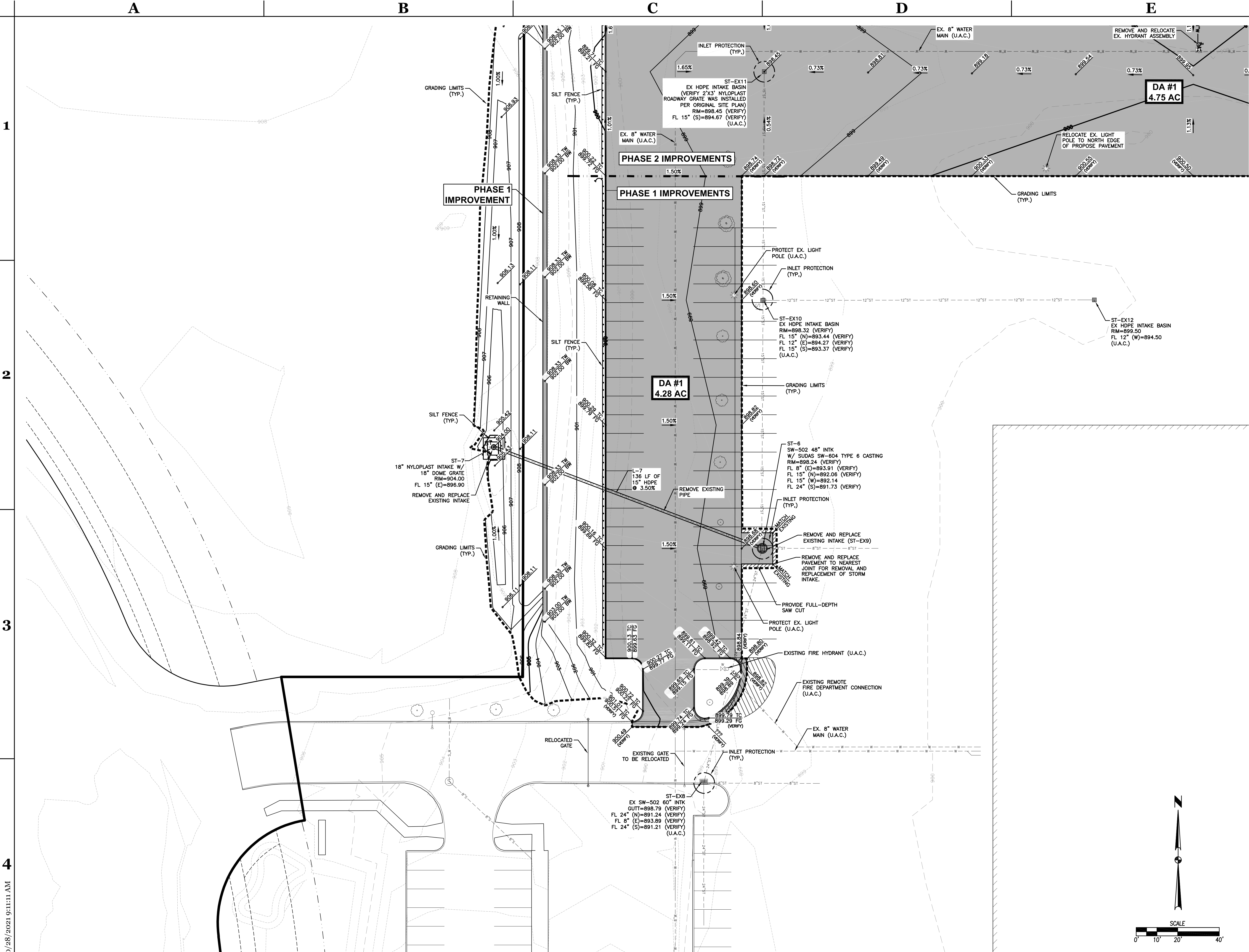
Project Status: FOR CONSTRUCTION
GTG A Job # 211047
GTG C Job # 211047
Project:
BAKER GROUP PARKING LOT EXPANSION

**GRADING AND
UTILITY PLAN**
C100

10/28/2021 9:11:11 AM



C101



Client
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Project
Baker Group Parking Lot
Expansion
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Civil
Civil Design Advantage LLC
4121 NW Urbandale Dr.
Urbandale, IA 50322

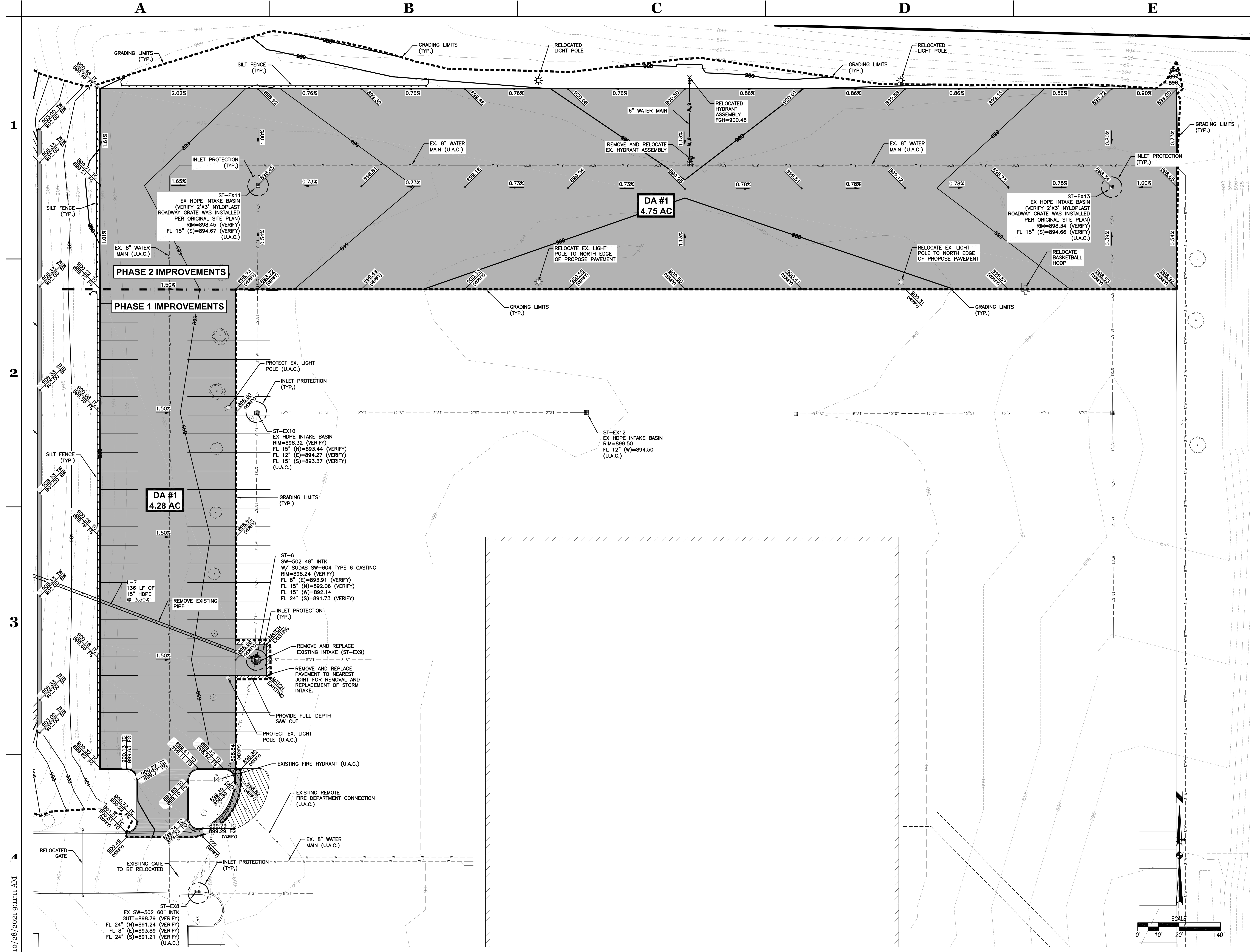
Electrical Design / Builder
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

DRAWING ISSUE SCHEDULE	
Date	Description
12/22/2021	PROGRESS SET
12/30/2021	CITY OF ANKENY PERMIT SET
08/05/2022	ANKENY PLAN & ZONING SUBMITTAL
08/09/2022	PLAN & ZONING RESUBMITTAL

Project Status: FOR CONSTRUCTION
GTG A Job # 211047
GTG C Job # 211047
Project:
BAKER GROUP PARKING LOT EXPANSION

**GRADING AND
UTILITY PLAN**

C102



Baker GROUP
Client
Baker Group
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Project
Baker Group Parking Lot
Expansion
1600 SE Corporate Woods Dr.
Ankeny, IA 50021

Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

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Civil Design Advantage LLC
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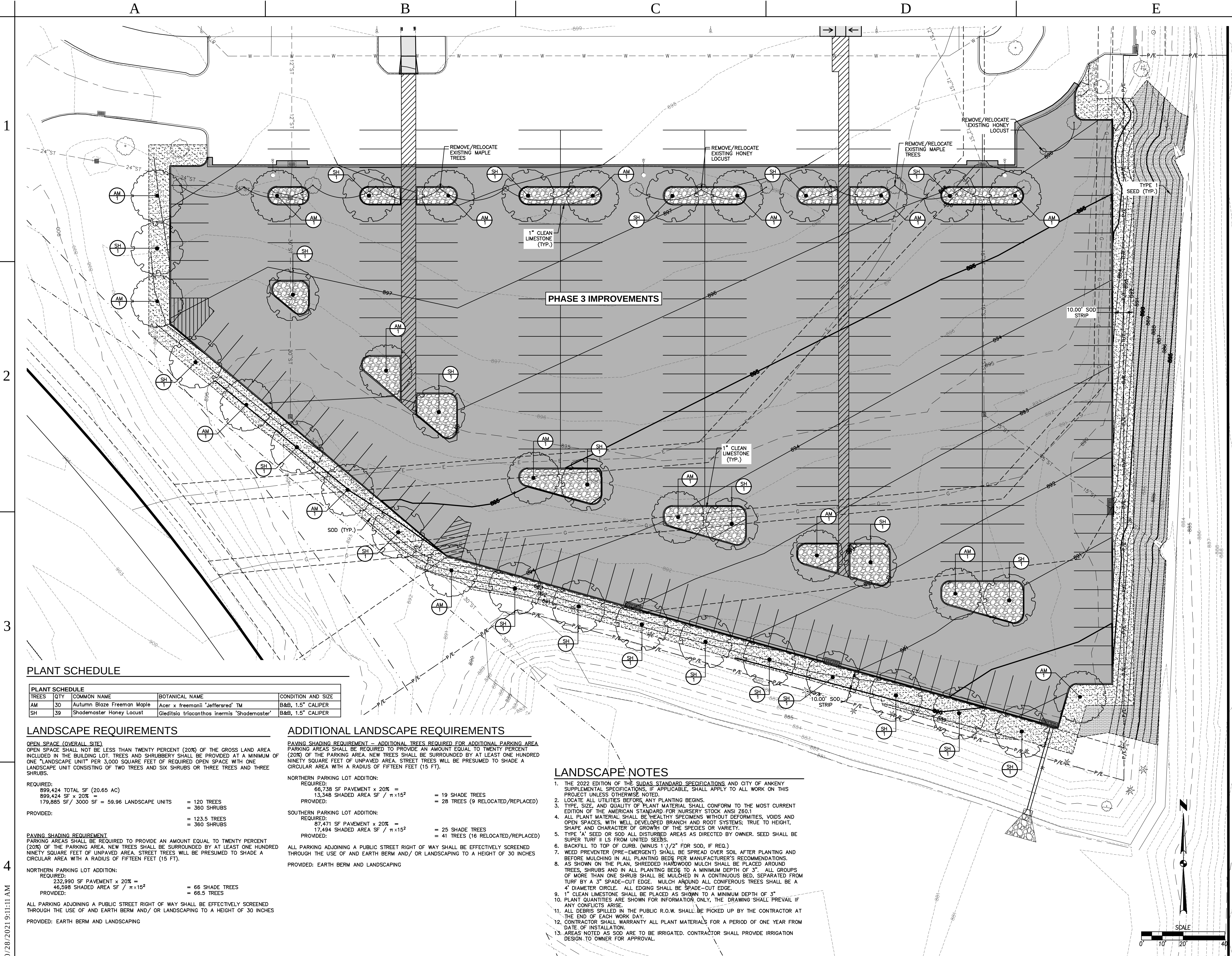
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Project Status: FOR CONSTRUCTION
GTG A Job # 211047
GTG C Job # 211047
Project:
BAKER GROUP PARKING LOT EXPANSION

GRADING AND UTILITY PLAN

C103

10/28/2021 9:11:11 AM



PLANT SCHEDULE

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AM	30	Autumn Blaze Freeman Maple	Acer x freemanii 'Jeffersred' TM	B&B, 1.5" CALIPER
SH	39	Shademaster Honey Locust	Gleditsia triacanthos inermis 'Shademaster'	B&B, 1.5" CALIPER

LANDSCAPE REQUIREMENTS

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

REQUIRED:
899,424 TOTAL SF (20.65 AC)
899,424 SF x 20% = 179,885 SF / 3,000 SF = 59.96 LANDSCAPE UNITS
PROVIDED:
= 120 TREES
= 360 SHRUBS

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

NORTHERN PARKING LOT ADDITION:
REQUIRED:
232,990 SF PAVEMENT x 20% = 46,598 SHADED AREA SF / $\pi \times 15^2$
PROVIDED:
= 66 SHADE TREES
= 66.5 TREES

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

ADDITIONAL LANDSCAPE REQUIREMENTS

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

NORTHERN PARKING LOT ADDITION:
REQUIRED:
66,738 SF PAVEMENT x 20% = 13,348 SHADED AREA SF / $\pi \times 15^2$
PROVIDED:
= 19 SHADE TREES
= 28 TREES (9 RELOCATED/REPLACED)

SOUTHERN PARKING LOT ADDITION:
REQUIRED:
87,471 SF PAVEMENT x 20% = 17,494 SHADED AREA SF / $\pi \times 15^2$
PROVIDED:
= 25 SHADE TREES
= 41 TREES (16 RELOCATED/REPLACED)

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

LANDSCAPE NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE "A" SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
6. BACKFILL TO TOP OF CURB. (MINUS 1-1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. AS SHOWN ON THE PLAN, SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 4" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
9. 1" CLEAN LIMESTONE SHALL BE PLACED AS SHOWN TO A MINIMUM DEPTH OF 3"
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. AREAS NOTED AS SOD ARE TO BE IRRIGATED. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.



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Grimes, IA 50111

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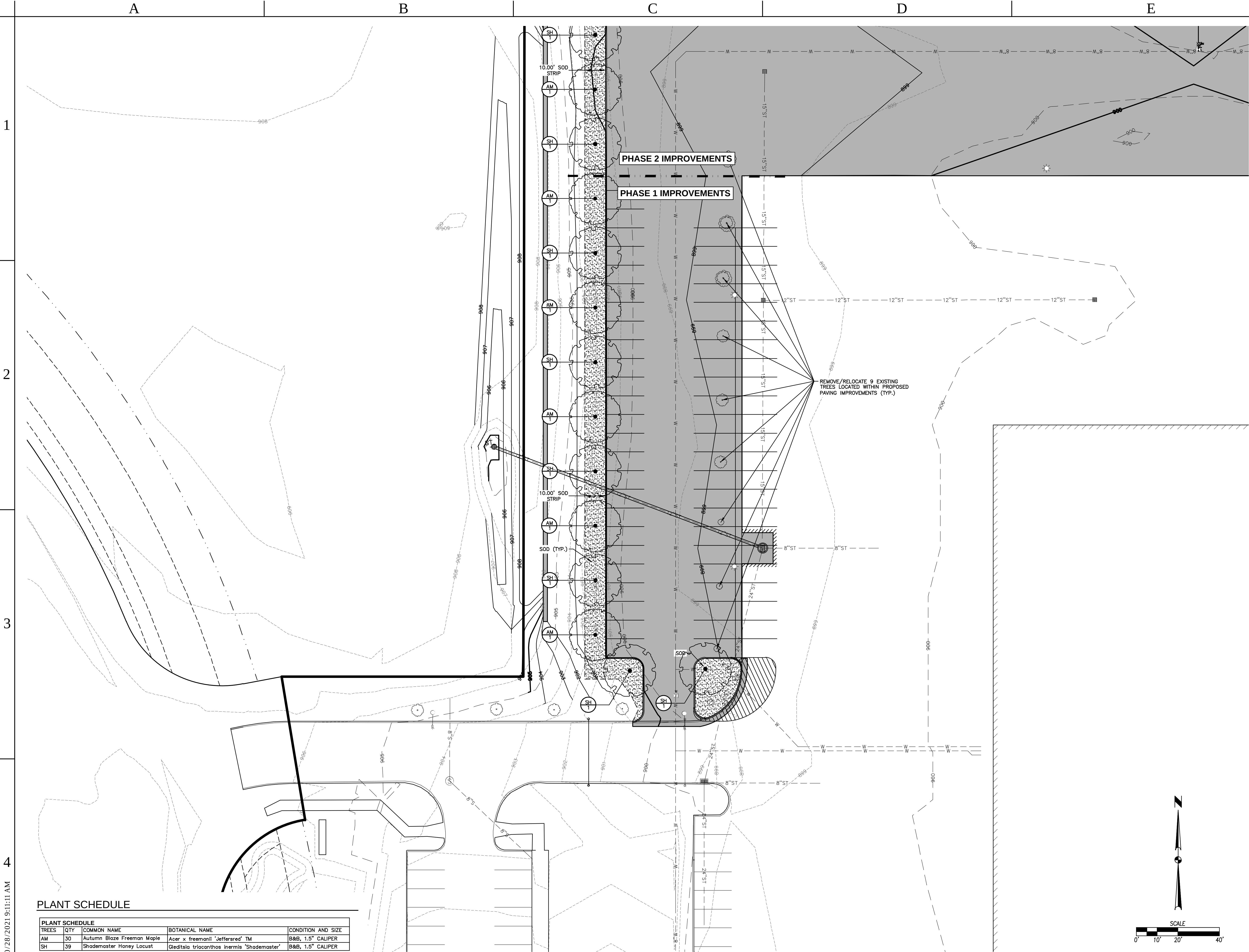
GTG A Job # 211047

GTG C Job # 211047

Project:
BAKER GROUP PARKING LOT EXPANSION

LANDSCAPE
PLAN

L100



10/28/2021 9:11:11 AM

PLANT SCHEDULE

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
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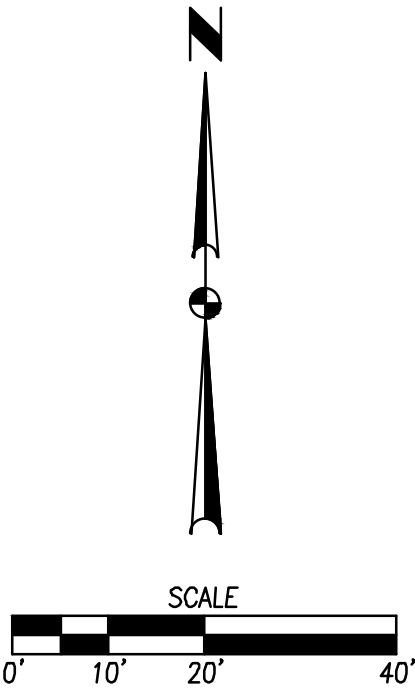
GTG A Job # 211047

GTG C Job # 211047

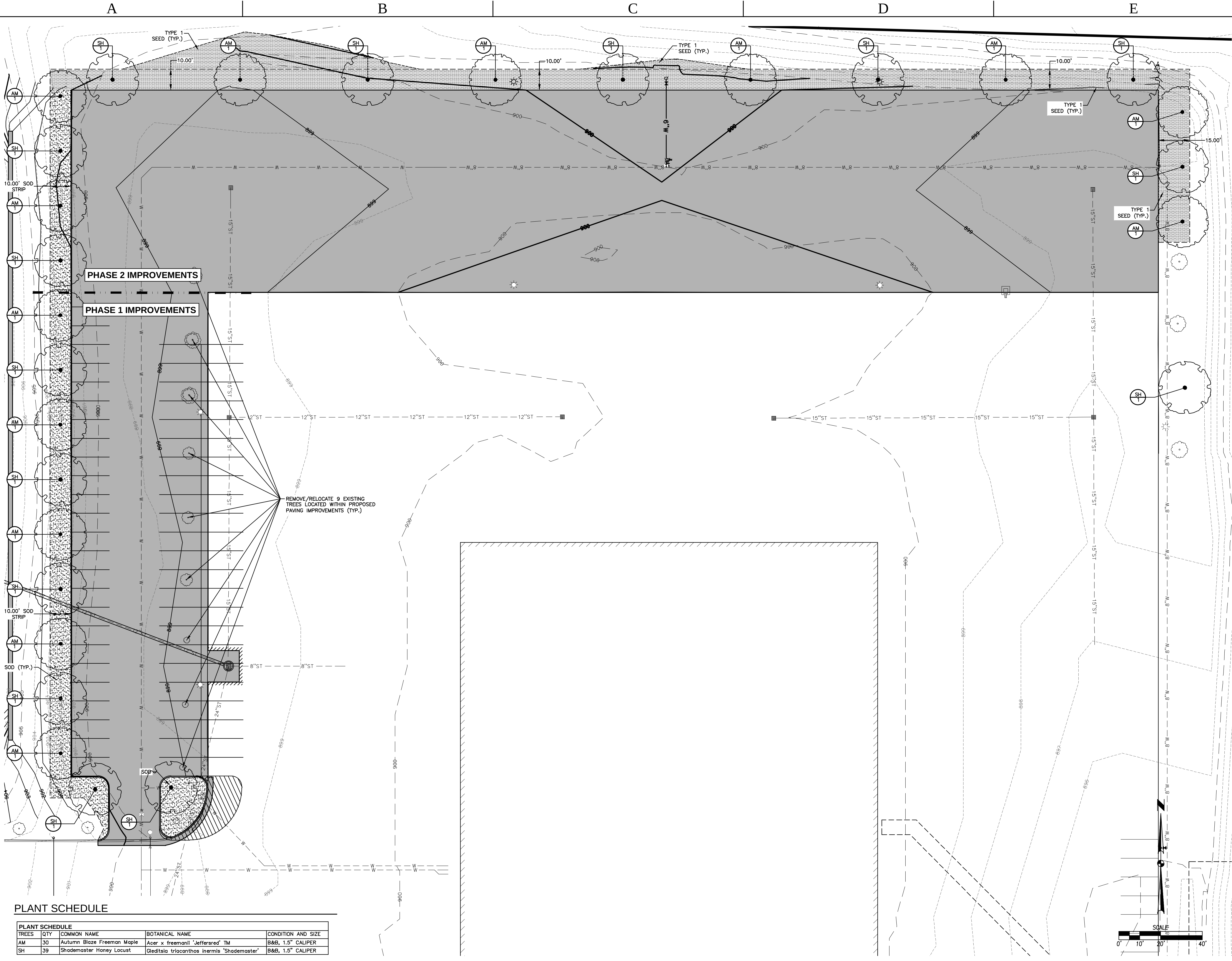
Project:
BAKER GROUP PARKING LOT EXPANSION

LANDSCAPE
PLAN

L101



10/26/2021 9:11:11 AM



PLANT SCHEDULE

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AM	30	Autumn Blaze Freeman Maple	Acer x freemanii 'Jeffersred' TM	B&B, 1.5" CALIPER
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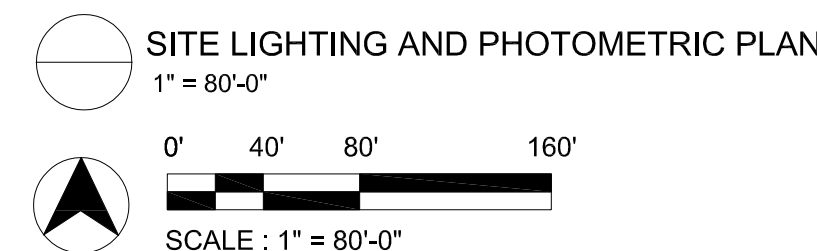
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BAKER GROUP PARKING LOT EXPANSION

LANDSCAPE
PLAN

L102



- PROPERTY LINE SOUTH ILLUMINANCE (FC):
- AVERAGE=0.02
 - MAXIMUM=0.1
 - MINIMUM=0.0
 - AVG/MIN=N.A.
 - MAX/MIN=N.A.

ES100



PLAN AND ZONING COMMISSION

August 16, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

3700 SE Convenience Boulevard - Exec 1 Maintenance Building Expansion

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

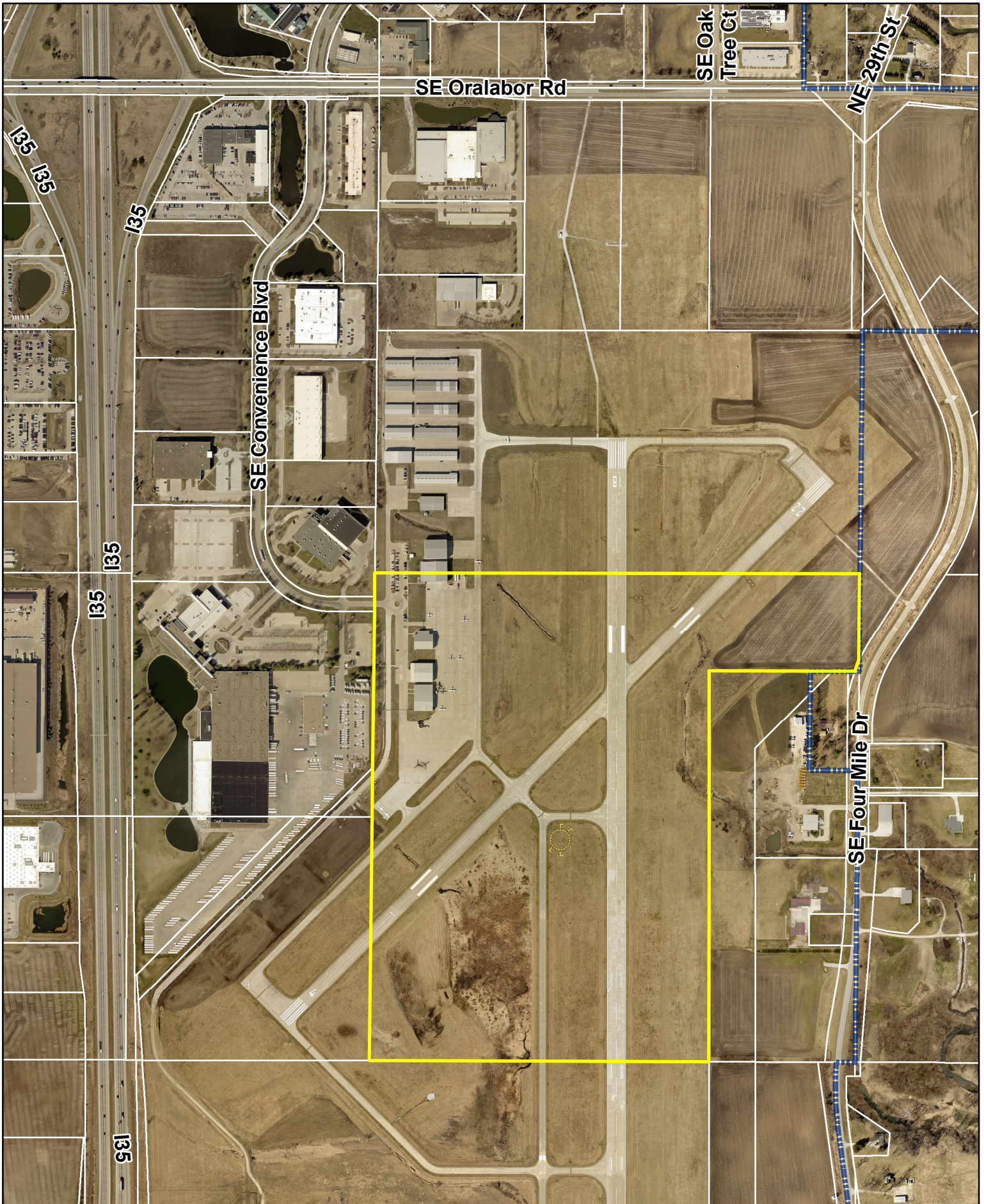
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 3700 SE Convenience Boulevard, Exec 1 Maintenance Building Expansion.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Site Plan
	Elevations



1 inch = 667 feet
Date: 8/11/2022

**3700 SE Convenience Boulevard
Exec 1 Maintenance Building Expansion**



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 16, 2022

Agenda Item: 3700 SE Convenience Blvd. – Exec 1 Maintenance Building Expansion

Report Date: August 11, 2022

Prepared by: Ryan Kirschman *ESC*
Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3700 SE Convenience Boulevard, Exec 1 Maintenance Building Expansion.

Project Summary:

The applicant, Charlie Dunn, is proposing a 6,500 sq. ft. expansion to the current Exec 1 Maintenance Building located at 3700 SE Convenience Blvd. The approximate new building footprint for the hangar would be 153' x 100' including the new 65' addition. The hangar will maintain the current use with Exec 1, as a maintenance hangar.

The exterior of the proposed building will be comprised entirely of either non-combustible steel or metal and the addition will include a 52' wide bi-fold door on the Airport side for aircraft access in addition to the existing door, and a door to access the hangar on the back side of the building along the access road. The proposed building materials are similar to the existing hangars located on the site.

Landscaping is not included with these plans, as FAA regulations suggest limiting landscaping to avoid attracting wildlife. The storm water on the site will be addressed with a curb concrete flume between the buildings currently on the site, the flume will have a 0.5% slope and will be adequate to prevent the existing hangar from water issues. Vehicle parking stalls are already on the site, with two being removed for deliveries and trash pickup. Additionally, the hangar is located on a limited access road.

Site Plan Worksheet

3700 SE Convenience Blvd. – Exec 1 Maintenance Building Expansion

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 site is located at the Ankeny Regional Airport, is currently an aircraft hangar, and is consistent with the surrounding hangars.

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

The project is at an existing hangar which is accessed by SE Convenience Boulevard and the hangar is not adjacent to any public streetscape.

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

The site will maintain adequate parking stalls while removing two to allow for deliveries and trash service to the hangar and access from SE Convenience Boulevard.

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

The site will be accessed by the existing drive, SE Convenience Boulevard. The hangar is for private use and it is not anticipated to significantly impact the traffic patterns in the area.

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 is not included in the site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

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

The project will not be visible from public ways, therefore, no screening is required.

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.**

Any site lighting will be directed away from adjoining property and downward.

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

Storm water on the site will be addressed with a curb concrete flume between the buildings currently on the site, the flume will have a 0.5% slope and will be adequate to prevent the existing hangar from water issues.

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 site will continue to utilize current connections on the site

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

The overall airport layout provides for adequate open space.

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 is not included in the site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

B. Building Design

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

The building will maintain the existing look that conforms to the existing architecture of adjacent hangars.

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

The building addition will be constructed with a non-combustible steel beam.

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

The trash containers will be kept inside the hangar and are the responsibility of the lessee to dispose of.

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

The proposed hangar addition is consistent with the current hangar architecture and surrounding hangars at the Ankeny Regional Airport.

C. Signs

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

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

D. Factors for Evaluation

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

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

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

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

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

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

The site layout is consistent with the airport layout plan.

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

The proposed expansion conforms with the surrounding architecture at the Ankeny Regional Airport.

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

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



August 2, 2022

Planning and Zoning Commission & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: ANKENY AIRPORT HANGAR DEVELOPMENT
EXEC 1 MAINTENANCE BUILDING EXPANSION
ANKENY MUNICIPAL AIRPORT
S&A Project No. 122.0739.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Charlie Dunn of Jensen Builders Ltd, as Applicant, we are proposing to construct a 65' deep by 100' hangar building extension to the existing Exec-1 Hangar at the Ankeny Regional Airport. The steel framed metal building will be white with gray trim and will include a 52' wide bi-fold door on the Airport side for aircraft access and a 10' overhead garage door for vehicle access on the back side of the building along the Airport access road. Existing vehicle parking stalls area already provided on the west side of the building in the existing parking lot. The building will utilize the existing utility services of the existing building.

We respectfully request the City's approval of the above mentioned project. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Justin F. Strom'.

Justin F. Strom

Enclosure

cc: Charlie Dunn, Jensen Builders Ltd. (w/enclosures emailed)
file (electronic)

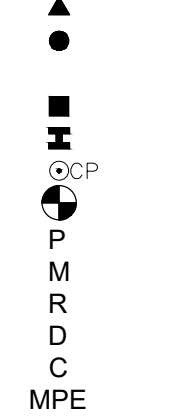
D:\projects\2022\122.0739\122.0739_UTILITY\122.0739_UTILITY.dwg, JUSTIN STROM, PROJECT INFORMATION, 20220801, 1:456 PXL, AND FULL BLEED D (14.00 X 22.00 INCHES)

LEGEND

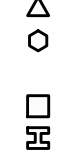
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



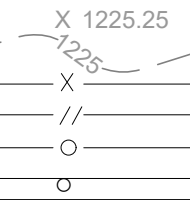
SET



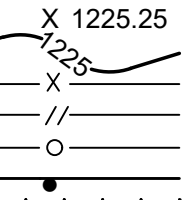
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



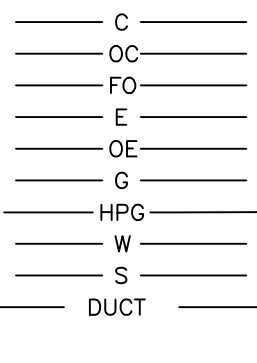
Deciduous Tree \ Shrub



Coniferous Tree \ Shrub

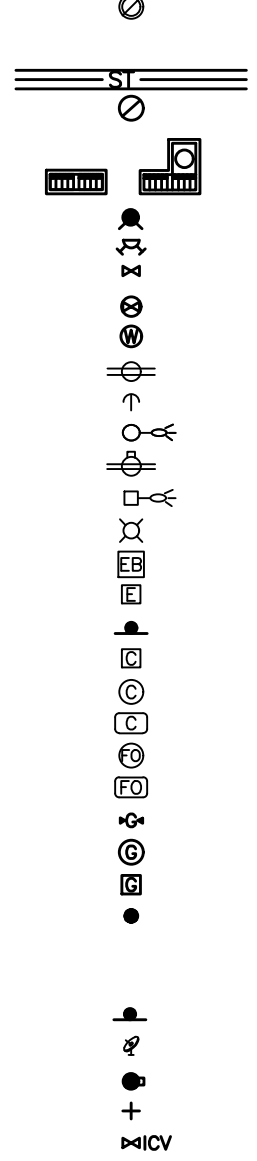


Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/D



(*) Denotes the survey quality service level for utilities

Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve



UTILITY QUALITY SERVICE LEVELS

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

UTILITY WARNING

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

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2022 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND ANKENY REGIONAL AIRPORT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

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

PROPERTY DESCRIPTION

SW 1/4 OF SECTION 31, TOWNSHIP 30N, RANGE 23W

PROPERTY ADDRESS

3700 SE CONVENIENCE BLVD, ANKENY, IA 50021

ZONING

ANKENY MUNICIPAL AIRPORT
U-1 CONSERVATION AND PUBLIC UTILITY DISTRICT

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552204358.

G1-GAS MAIN UE1-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY MICKELL IMERMAN 515-242-4289 MICKELL.IMERMAN@MIDAMERICAN.COM
W1-WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER 515-963-3424 SBUCKNER@ANKENYIOWA.GOV
SANITARY SEWER	ANKENY, CITY OF ROGER MCFARLAND 515-965-6483 RMCFARLAND@ANKENYIOWA.GOV
STORM	ANKENY, CITY OF JARED BRIGHT 515-963-3534 JBRIGHT@ANKENYIOWA.GOV
CO1-COMMUNICATION	CENTURY LINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER MAP	CONSOLIDATED COMMUNICATIONS JUSTIN GREV 507-386-3606 JUSTIN.GREV@CONSOLIDATED.COM
CLEAR PER MAP	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
NO RESPONSE	MEDIACOM KEVIN COLLINS 515-246-6668 KCOLLINS1@MEDIACOMCC.COM
FO1-FIBER OPTIC	WINDSTREAM COMMUNICATIONS LOCATE DESK 800-289-1901 LOCATE.DESK@WINDSTREAM.COM
AIRPORT ELEC/WATER/SAN/STORM	MCCLURE ENGINEERING JAY PUDENZ 515-964-1229

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

CP100	N=7526128.17 E=18540461.86 Z=896.92 SET CUT "X" AT EDGE OF TAXIWAY LOCATED AT RUNWAY LIGHT EAST OF IOWA AVIATION HERITAGE MUSEUM HANGAR (AS SHOWN ON SURVEY)
CP101	N=7526521.48 E=18540461.09 Z=897.83 SET CUT "X" AT EDGE OF TAXIWAY LOCATED AT RUNWAY LIGHT EAST OF MAIN ENTRANCE (AS SHOWN ON SURVEY)
CP102	N=7526328.11 E=18539997.23 Z=901.13 FOUND CUT "X" AT WEST BACK OF CURB OF PARKING LOT LOCATED BETWEEN EXEC. 1 AVIATION BUILDING 3702. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JUNE 21, 2022



EXEC 1 MAINTENANCE BUILDING EXPANSION

PROJECT INFORMATION

3700 SE CONVENIENCE BLVD, ANKENY, IA

SNYDER & ASSOCIATES, INC. |

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



Project No: 122.0739

Sheet C101

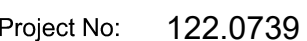
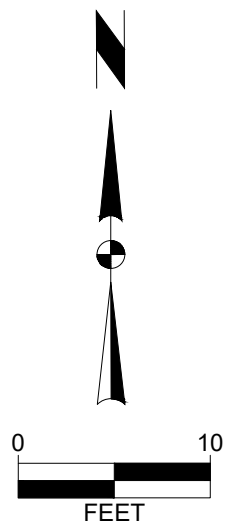
Sheet C101



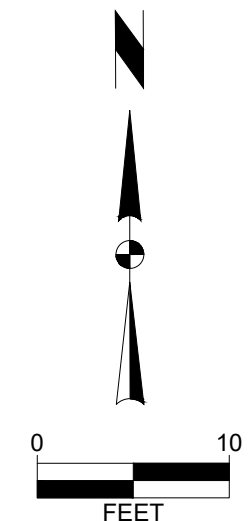
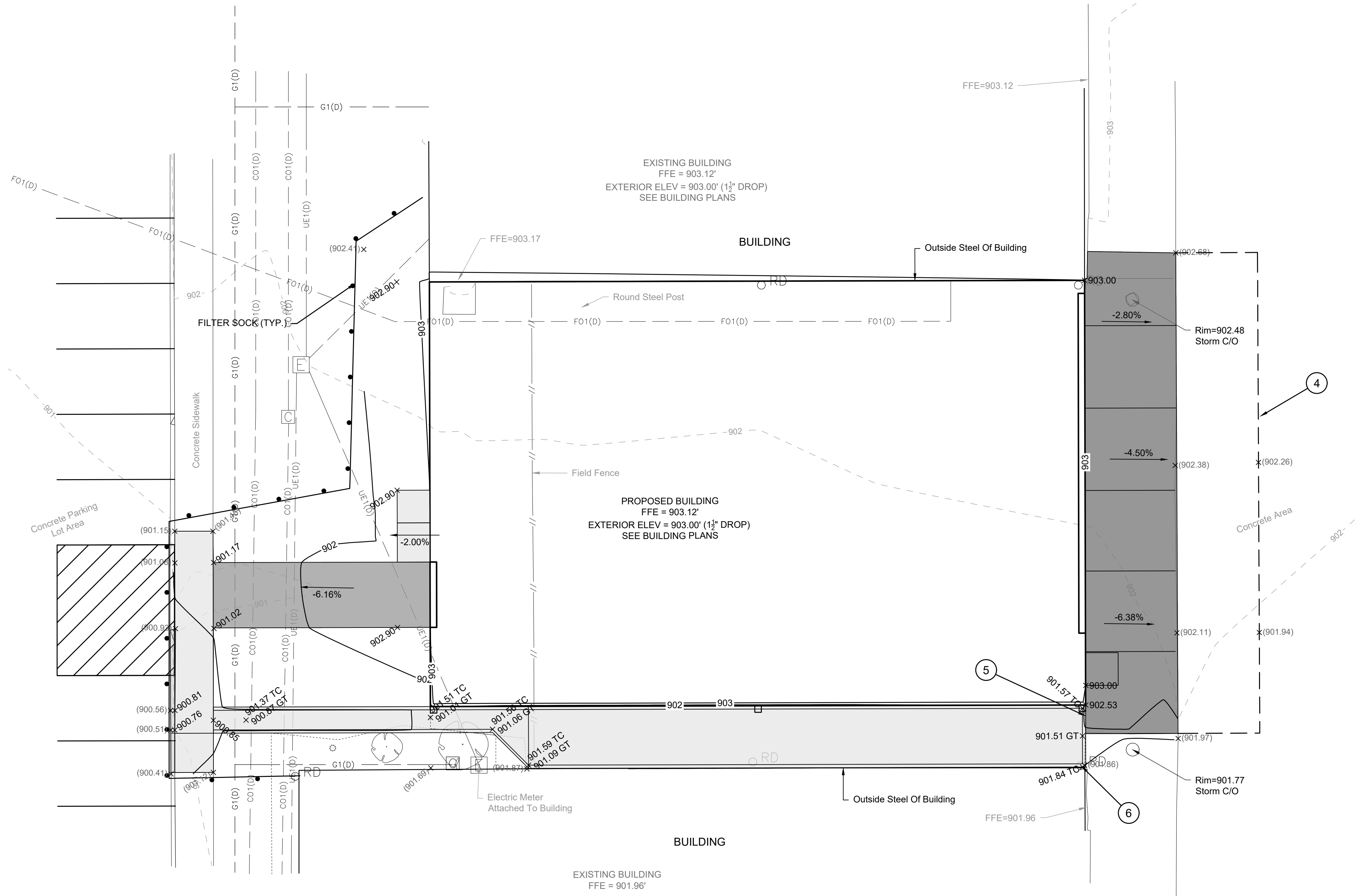
DIMENSION PLAN CONSTRUCTION NOTES

LEGEND

5" PCC



V:\Projects\2022\122.0739\OTICADD\SP02 122.0739 GRADING AND EROSION CONTROL PLAN 2022\801.457 PM AND FULL BLEED D (34.00 X 22.00 INCHES)



EXEC 1 MAINTENANCE BUILDING EXPANSION

GRADING AND EROSION CONTROL PLAN 3700 SE CONVENIENCE BLVD, ANKENY, IA

SNYDER & ASSOCIATES, INC.

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



Project No: 122.0739

Sheet C300

Sheet C300

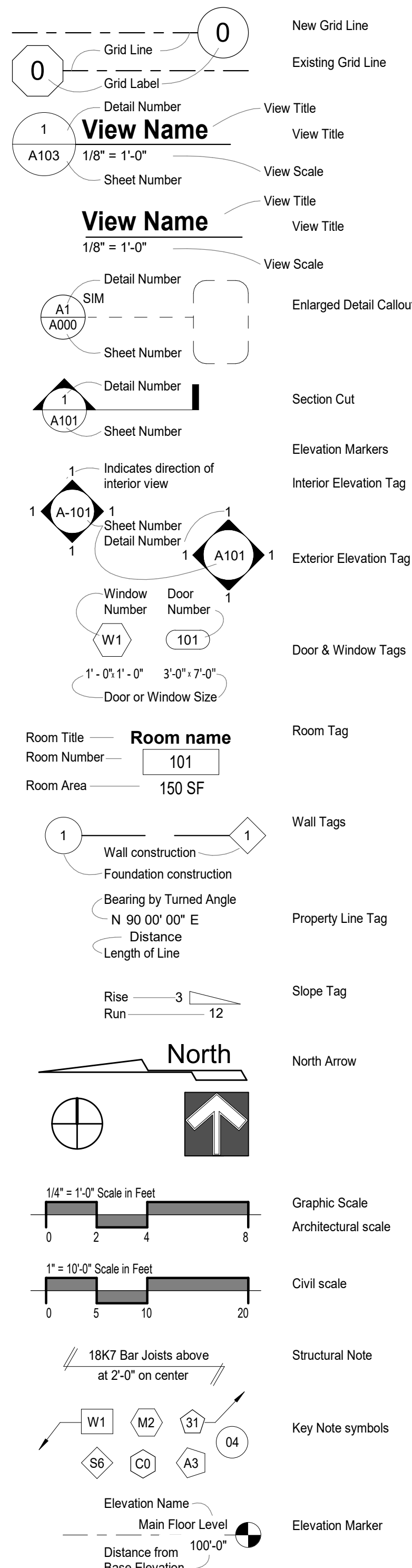
Project No: 122.0739

Sheet C300

Exec 1 Aviation Hangar Addition Ankeny Airport

Ankeny, Iowa 50023

Symbols Legend

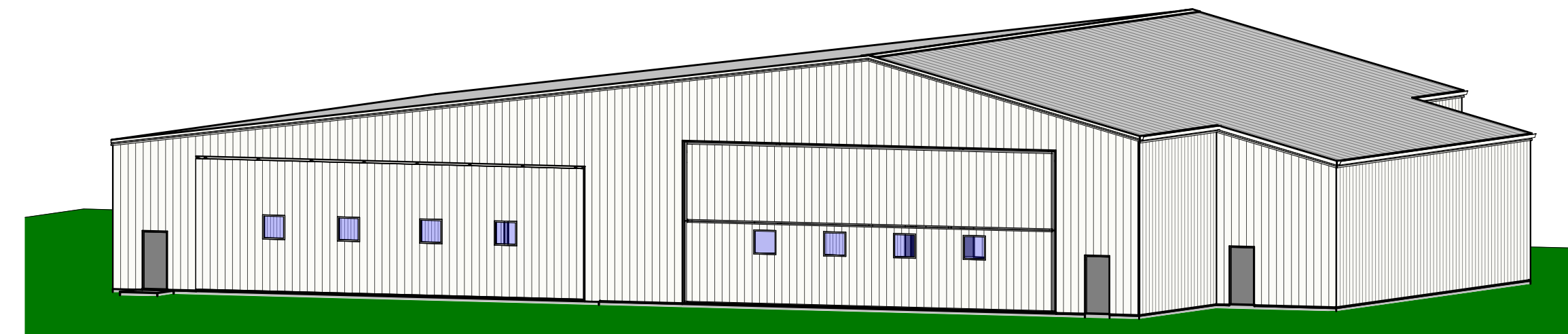


Abbreviations List

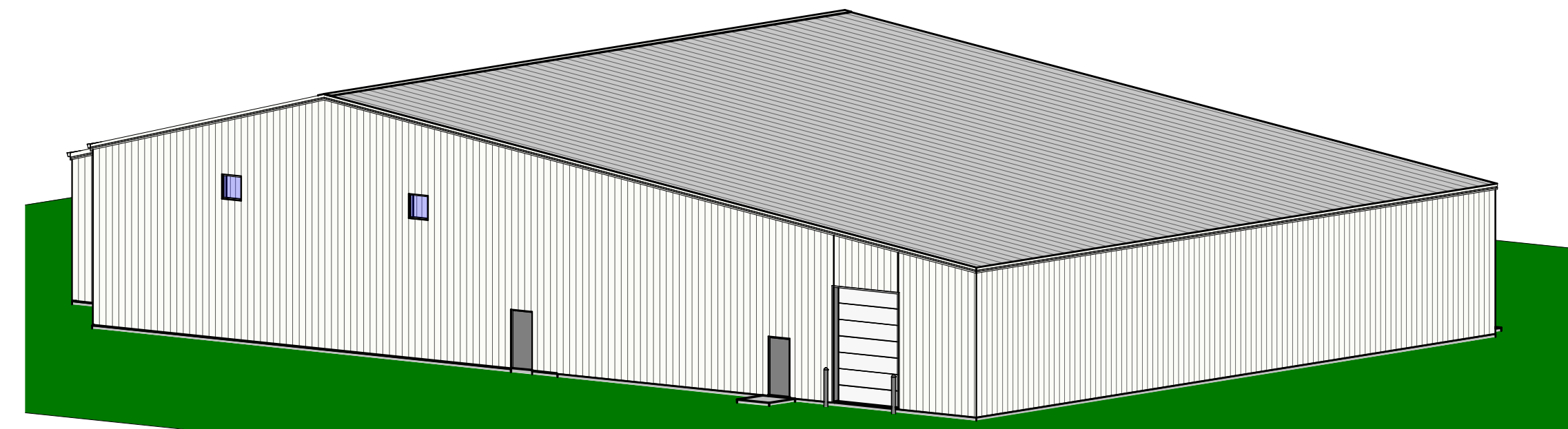
&	AND	EL	ELEVATION	JC	JANITOR'S CLOSET	S	SOUTH
@	AT	ELEC	ELECTRICAL	JST	JOIST	SA	SUPPLY AIR
AB	ANCHOR BOLT	ELEV	ELEVATOR	JT	JOINT	SC	SOLID CORE
AC	AIR CONDITIONING	EMER	EMERGENCY	K		SCHED	SCHEDULE
ACC	ACCESSIBLE	ENCL	ENCLOSURE	KIT	KITCHEN	SD	STORM DRAIN
ACT	ACOUSTIC CEILING TILE	ENG	ENGINEER	KO	KNOCK OUT	SEC	SECTION
ADJ	ADJACENT	EP	ELECTRICAL PANEL	L		SF	SQUARE FEET/FOOT
AFF	ABOVE FINISHED FLOOR	EPDM	ETHYLENE PROPYLENE	LAM	LAMINATE	SH	SPRINKLE FEED
AGGR	AGGREGATE	EQ	DIENE M-CLASS	LAV	LAVATORY	SHR	SHOWER
ALT	ALTERNATE	EQ	EQUAL	LB	POUNDS	SHT	SHEET
ALUM	ALUMINUM	EQUIP	EQUIPMENT	LT	LIGHT	SIM	SIMILAR
ANOD	ANODIZED	EXH	EXHAUST	M		SM	SURFACE MOUNTED
APPROX	APPROXIMATE	EXIST	EXISTING	MAS	MASONRY	SP	STANDPIPE
ARCH	ARCHITECTURAL	EXP	EXPANSION	MAX	MAXIMUM	SPEC	SPECIFICATION
ASPH	ASPHALT	EXPS	EXPOSED	MECH	MECHANICAL	SPKR	SPEAKER
ATTN	ATTENTION	EXT	EXTERIOR	MED	MEDIUM	SQ	SQUARE
AUTO	AUTOMATIC	FA	FIRE ALARM	MFR	MANUFACTURER	SS	STAINLESS STEEL
AV	AUDIOVISUAL	FB	FACE BRICK	MH	HAND HOLE	STC	SOUND TRANSMISSION
B		FD	FLOOR DRAIN	MIN	MINIMUM		COEFFICIENT
BD	BOARD	FD	FLOOR DRAIN	MIS	MISCELLANEOUS	STL	STEEL
BIT	BITUMINOUS	FD	FLOOR DRAIN	MOC	MASONRY OPENING	STOR	STORAGE
BLDG	BUILDING	FDC	FIRE DEPARTMENT CONNECTION	MTD	MOUNTED	STRG	STRINGER
BLKG	BLOCKING	FE	FIRE EXTINGUISHER	MTG	MOUNTING	STRUCT	STRUCTURAL
BM	BEAM	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	SUSP	SUSPENDED
BO	BOTTOM OF	FF&E	FURNITURE, FIXTURES AND EQUIPMENT	N	NORTH	SYM	SYMMETRICAL
BOT	BOTTOM	FHC	FIRE HOSE CABINET	NA	NOT APPLICABLE	SYS	SYSTEM
BRG	BEARING	FIN	FINISH	NIC	NOT IN CONTRACT	T	TREAD
BRK	BRICK	FXT	FIXTURE	NO	NUMBER	T&B	TOP AND BOTTOM
BRKT	BRACKET	FLASH	FLASHING	NOM	NOMINAL	T&G	TONGUE AND GROOVE
BSMNT	BASEMENT	FLR	FLOOR	NTS	NOT TO SCALE	TB	TOWEL BAR
C		FLUOR	FLUORESCENT	O		TBD	TO BE DETERMINED
CAB	CHANNEL	FND	FOUNDATION	OA	OUTSIDE AIR	TEL	TELEPHONE/TELECOM
CB	CEMENT BOARD	FO	FACE OF	OC	ON CENTER	TEMP	TEMPERED TEMPORARY TEMPERATURE
CC	CENTER TO CENTER	FP	FIRE PROTECTION	OD	OUTSIDE DIAMETER	THK	THICKNESS
CCTV	CLOSED CIRCUIT TELEVISION	FR	FIRE RESISTANT	OD	OVERFLOW DRAIN	THRU	THROUGH
CEM	CEMENT	FRC	FIBER REINFORCED CONCRETE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	T&BD	TACK BOARD
CER	CERAMIC	FRT	FIRE RETARDANT TREATED	OFOI	OWNER FURNISHED, OWNER INSTALLED	TLT	TOILET
CG	CORNER GUARD	FT	FEET/FOOT	OH	OVERHEAD	TO	TOP OF
CJ	CAST IRON	FTG	FOOTING	OPG	OPENING	T&B	TOP OF BEAM
CJ	CAST-IN-PLACE	FURN	FURNITURE	OPG	OPENING	TOC	TOP OF CONCRETE
CL	CONTROL JOINT	FURR	FURRING	OPP	OPPOSITE	TOS	TOP OF STEEL
CL	CENTERLINE	FURR	FURRING	ORD	OVERFLOW ROOF DRAIN	TS	TUBE STEEL
CLG	CEILING	FWC	FABRIC WALL COVERING	P		TV	TELEVISION
CLR	CLEAR	FWP	FABRIC WRAPPED PANEL	PAV	PAVING	TYP	TYPICAL
CNTR	COUNTER	G	GAUGE	PBD	PARTICLE BOARD	U	
CO	CLEANOUT	GA	GALVANIZED	PC	PRECAST	UNFIN	UNFINISHED
COL	COLUMN	GB	GRAB BAR	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	GC	GENERAL CONTRACT	PERIM	PERIMETER	UON	UNLESS OTHERWISE NOTED
CONV	CONDITION	GEN	GENERAL	PERP	PERPENDICULAR	URNL	URNAL
CONN	CONNECTION	GFRG	GLASS FIBER REINFORCED CONCRETE	PL	PLATE	V	
CONST	CONSTRUCTION	GL	GLASS	PLAM	PLASTIC LAMINATE	VAC	VENTILATION AND AIR CONDITIONING
CONT	CONTINUOUS	GLAZ	GLAZING	PLAS	PLASTER	VAR	VARIABLE
CONTR	CONTRACTOR	GRAN	GRANULAR	PLF	POUNDS PER LINEAR FOOT	VCT	VINYL COMPOSITION TILE
COORD	COORDINATE	GRD	GROUND	PLYWD	PLYWOOD	VERT	VERTICAL
CORR	CORRIDOR	GSM	GALVANIZED SHEET METAL	PNT	PAINT	VEST	VESTIBULE
CPT	CARPET	GV	GAS VALVE	POL	POLISHED	VIF	VERIFY IN FIELD
CT	CERAMIC TILE	GWB	GYPSON WALL BOARD	PR	PAIR	VP	VISION PANEL
CTR	CENTER	GYP	GYPSON	PREFAB	PREFABRICATED	VR	VAPOR RETARDER
CW	COLD WATER	H		PROJ	PROJECT	VT	VINYL TILE
D		HB	HOSE BIBB	PSF	POUNDS PER SQUARE FOOT	VWC	VINYL WALL COVERING
DBL	DOUBLE	HC	HANDICAPPED	PT	PRESSURE TREATED	W	
DEG	DEGREE	HDWD	HARDWOOD	PTD	PAINTED	W	WEST
DEMO	DEMOLISH	HDWR	HARDWARE	PVC	POLYVINYL CHLORIDE	W	WITH
DEPT	DEPARTMENT	HGT	HEIGHT	QT	QUARRY TILE	W/O	WITHOUT
DF	DRINKING FOUNTAIN	HNDRL	HANDRAIL	QTY	QUANTITY	WC	WATER CLOSET
DIA	DIAMETER	HO	HOLD OPEN	R		WD	WOOD
DIFF	DIFFUSER	HORIZ	HORIZONTAL	RA	RETURN AIR	WM	WINDOW
DIM	DIMENSION	HR	HOUR	RAD	RADIUS	WM	WIRE MESH
DISP	DISPENSER	HRC	HOSE REEL CABINET	RB	RESILIENT BASE	WP	WATERPROOF/WATERPROOFING
DIV	DIVISION	HTG	HEATING	RBR	RUBBER	WPM	WATERPROOF MEMBRANE
DMPF	DAMP PROOFING	HTV	HEATING VENTILATION AND AIR CONDITIONING	RCP	REFLECTED CEILING PLAN	WS	WEATHER-STRIPPING
DN	DOWN	HVAC	HEATING VENTILATION AND AIR CONDITIONING	RD	ROOF DRAIN	WSCOT	WAINSCOT
DO	DOOR OPENING	HW	HOT WATER	REC	RECOMMENDED	WT	WEIGHT
DR	DOOR	I		REF	REFERENCE	WWF	WELDED WIRE FABRIC
DRN	DRAIN	ID	INSIDE DIAMETER	REFR	REFRIGERATOR	WWM	WELDED WIRE MESH
DS	DOWN SPOUT	IN	INCHES	REG	REGISTER		
DTL	DETAIL	INCL	INCLUDED/INCLUDING	REINF	REINFORCED		
DW	DISHWASHER	INFO	INFORMATION	REM	REMOVABLE		
DWG	DRAWING	INSUL	INSULATION	REQ	REQUIRE/REQUIRED		
DWR	DRAWER	INT	INTERIOR	RESIL	RESILIENT		
E		INTERM	INTERMEDIATE	REV	REVISION/REVISED		
CMU	CONCRETE MASONRY UNIT	INV	INVERT	RM	ROOM		
E	EAST	J		RO	ROUGH OPENING		
EA	EACH	JAN	JANITOR	S			
EB	EXPANSION BOLT						
EJ	EXPANSION JOINT						

Materials Legend

	Earth
	Earth - Undisturbed
	Gravel
	Sand
	Brick
	Masonry
	Concrete
	Steel
	Aluminum
	Wood - Finish
	Wood - Framing
	Plywood
	Insulation - Rigid
	Insulation - Cellulose
	Insulation - Batt
	Gypsum
	Shingles
	EIFS Finish



3D Perspective NE Corner



3D Perspective SW Corner

Drawing Index

GENERAL
G100 Cover Sheet

STRUCTURAL
S101 Structural Floor Plan

ARCHITECTURAL
A101 Main Floor Level Plan
A201 Exterior Elevations and Roof Plan
A401 Door & Finish Schedules

Jensen Builders and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of this bid that they have a thorough understanding of the project and of the Owner/Landlord's and Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all materials, construction, installation, but not limited to, General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges the means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

**Exec 1 Aviation Hangar Addition
Ankeny Airport
Ankeny, Iowa 50023**



JENSEN BUILDERS, LTD.
Design-Build General Contractor

**1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146**

**2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100**

www.jensenbuilders.com

#	DATE	DESCRIPTION
	07-09-2020	Preliminary 1
	09-18-2020	Preliminary 2
	09-21-2020	Preliminary 3
	09-24-2020	Preliminary 4
	03-09-2021	Preliminary 5
	04-28-2021	Preliminary 6
	05-26-2022	Preliminary 7

PROJECT NO:	22-114
DRAWN BY:	CEB
CHECKED BY:	Checker
CHECKED BY:	
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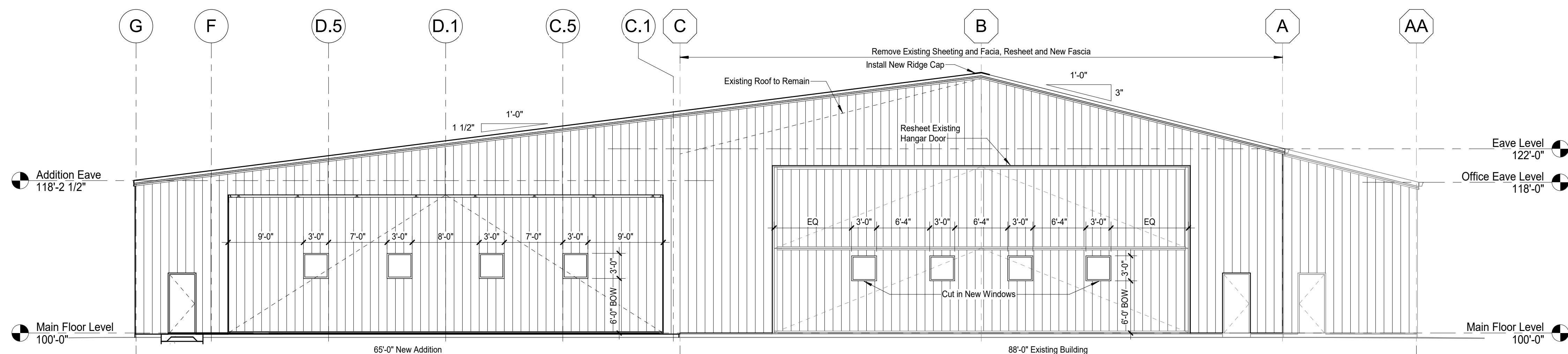
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G100

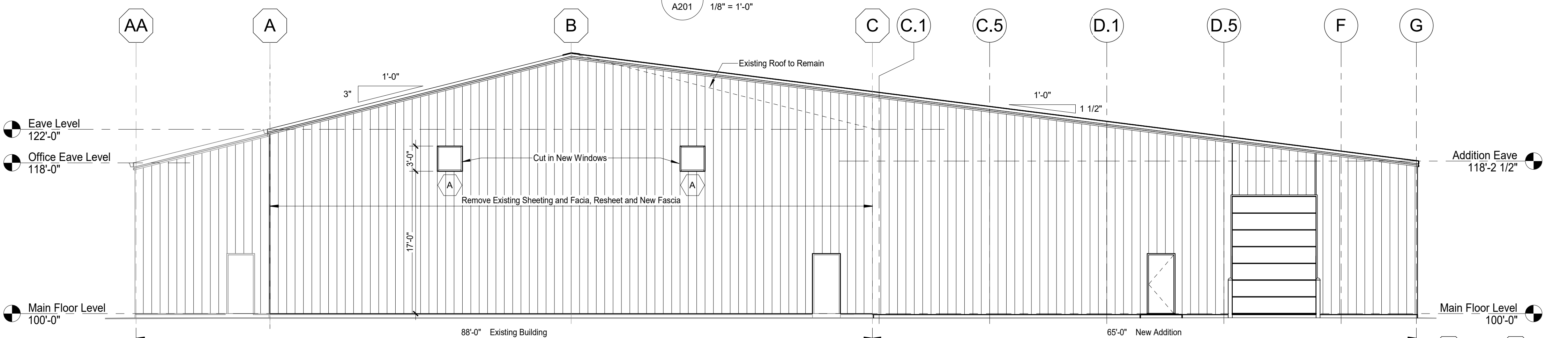
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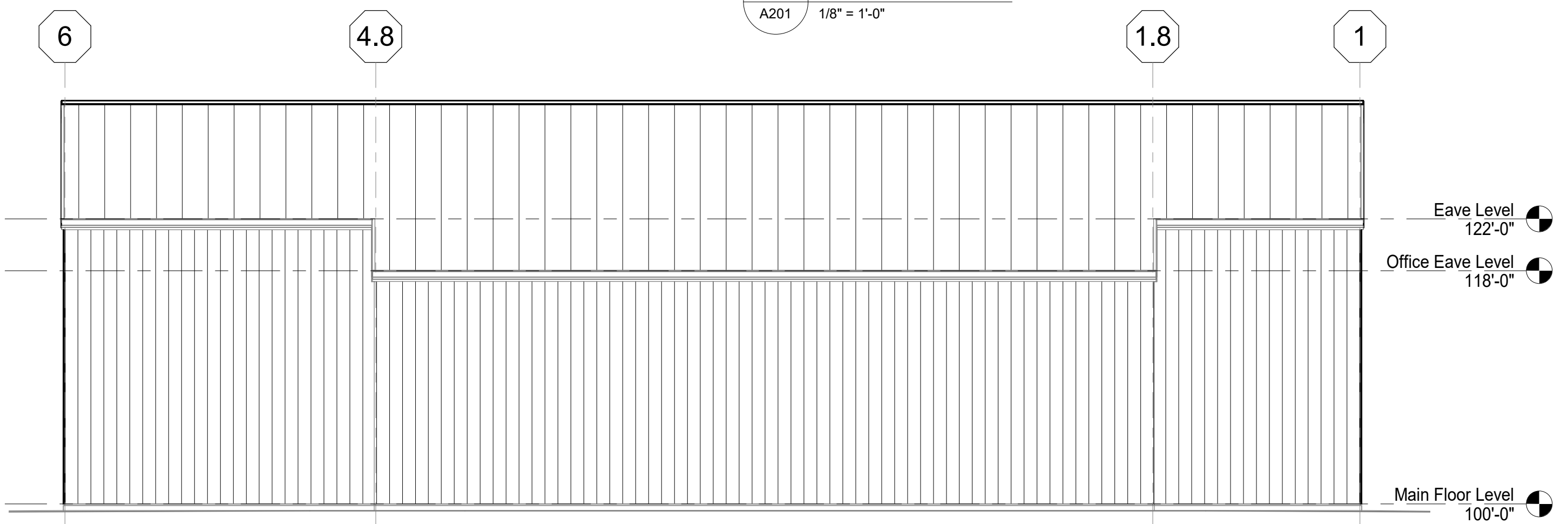
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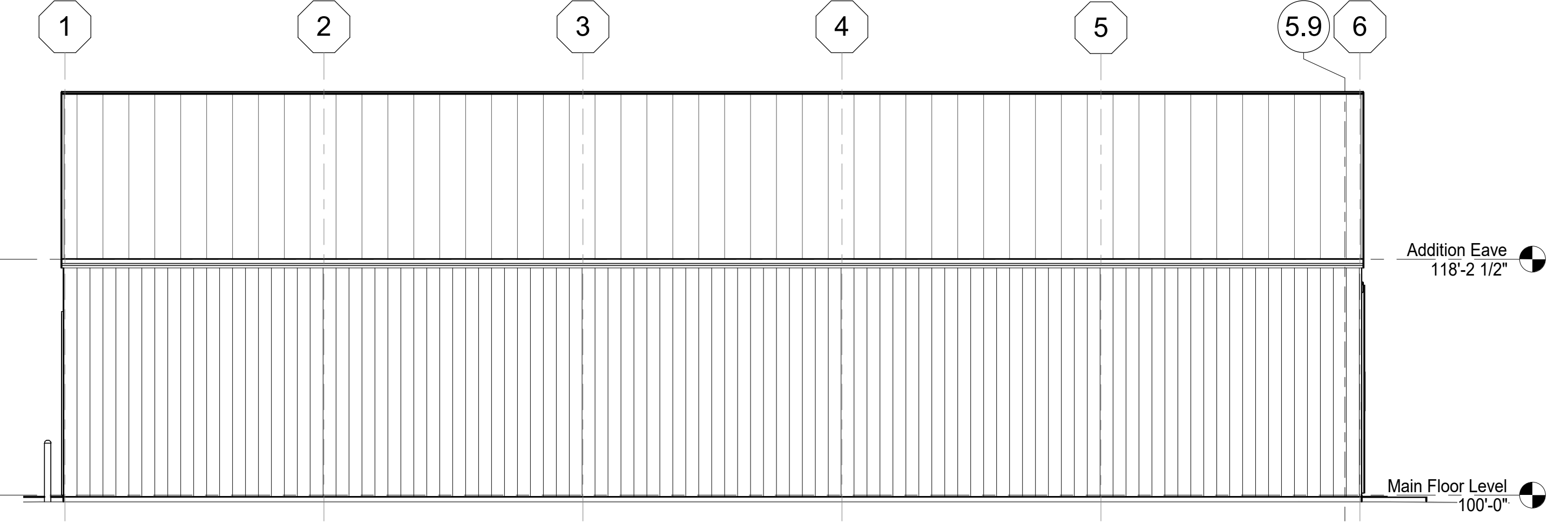
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A201 1/8" = 1'-0"



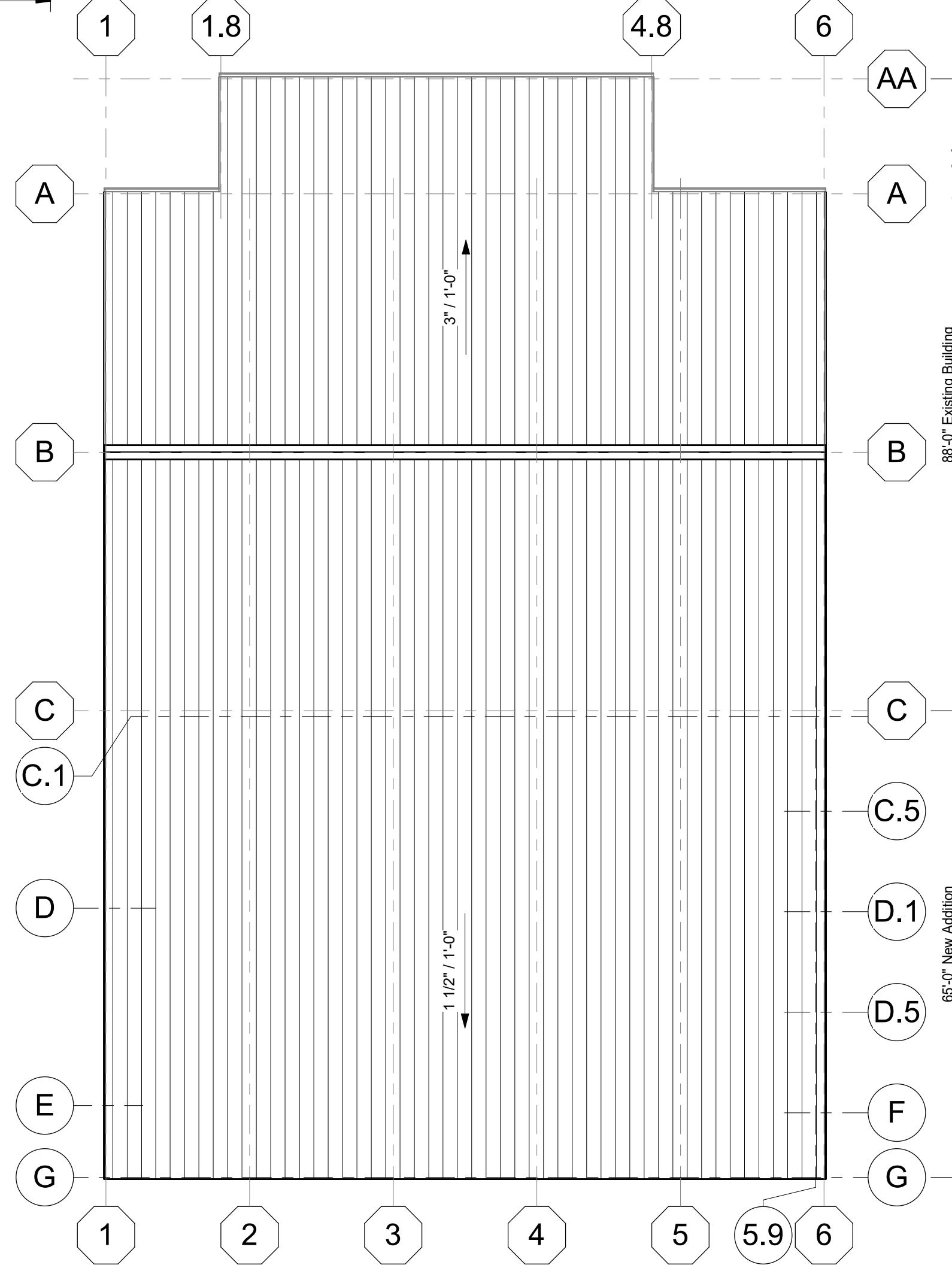
2 West Elevation
A201 1/8" = 1'-0"



3 North Elevation
A201 1/8" = 1'-0"



4 South Elevation
A201 1/8" = 1'-0"



A Roof Plan
A201 1/16" = 1'-0" Scale in Feet
0 8 16 32

NOT FOR CONSTRUCTION



JENSEN BUILDERS, LTD.
Design-Build General Contractor

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Phone: (515) 573-3292
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Exec 1 Aviation Hanger Addition Ankeny Airport Ankeny, Iowa 50023

#	DATE	DESCRIPTION
1	07-09-2020	Preliminary 1
2	09-18-2020	Preliminary 2
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6	04-28-2021	Preliminary 6
7	05-26-2022	Preliminary 7

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Exterior Elevations
and Roof Plan

A201

SHEET OF: 5