



Meeting Agenda

Plan and Zoning Commission

Tuesday, July 16, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

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 July 16, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the July 2, 2024 minutes of the Plan and Zoning Commission meeting.

2. Kwik Trip 1707 Plat 1 Final Plat

Consider MOTION to recommend City Council approval of Kwik Trip 1707 Plat 1 Final Plat.

3. Kwik Trip 1707 Plat 2 Final Plat

Consider MOTION to recommend City Council approval of Kwik Trip 1707 Plat 2 Final Plat.

4. 6155 SE Delaware Avenue – Kwik Star 1707 Site Plan

Consider MOTION to approve the site plan for 6155 SE Delaware Avenue, Kwik Star 1707; subject to City Council approval of the associated final plats, onsite and offsite easements, development agreement and contracts and bonds for public improvements.

5. 2820 NE 38th Street - Spectrum Heights Site Plan

Consider MOTION to approve the site plan for 2820 NE 38th Street, Spectrum Heights.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

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.

6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification

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

7. Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development

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

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. July 15, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, August 6, 2024

Public Hearing(s): Set Hearings for Tuesday, August 6, 2024 at 6:30 p.m.

- Request by DRA Properties LC to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map from:OBP to LDR (Area A), MDR to LDR (Area B) and LDR to MDR (Area C).
- Request by DRA Properties LC to rezone property from R-1 to PUD.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

August 5, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

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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: <p>Consider MOTION to approve and accept the July 2, 2024 minutes of the Plan and Zoning Commission meeting.</p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, July 2, 2024

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

CALL TO ORDER

Chair Ted Rapp called the July 2, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, Todd Ripper, and Glenn Hunter.

Absent: Annette Renaud.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Ryan Kirschman, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the July 2, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the June 18, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. 2750 NE 36th Street - Community State Bank Site Plan

Motion to approve the site plan for 2750 NE 36th Street, Community State Bank Site Plan.

Item #3. Berwick Estates Plat 1 Final Plat

Motion to recommend City Council approval of the Berwick Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation request for water main extension to two existing lots and sidewalk cost sharing along NE Berwick Drive in the amount estimated to be \$112,684.

Motion by L.West to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the July 1, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, July 16, 2024 Plan and Zoning Commission meeting and the June 2024 Building Permit Report. E.Jensen stated that there will be two public hearings on the July 16, 2024 agenda.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

July 15, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Ripper motioned to adjourn the meeting. Meeting adjourned at 6:34 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kwik Trip 1707 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 Kwik Trip 1707 Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





City Council
Staff Report

Meeting Date: July 16, 2024

Agenda Item: Kwik Trip 1707 Plat 1 – Final Plat
Report Date: July 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kwik Trip 1707 Plat 1 Final Plat.

Project Summary:

Kwik Trip 1707 Plat 1 is a proposed 14.22-acre (+/-) plat located east of NE Delaware Avenue, north of SE Corporate Woods Drive, and west of Interstate 35. The plat proposes one platted lot, one street lot, and two outlots for future development. Lot 1 is 10.09 acres in size proposed for development of a convenience store. The plat also creates two outlots, Outlot Z and Outlot Y, which are reserved for future development. The plat also includes street lot A, which will be dedicated back to the City for public right-of-way purposes. Public utilities are also proposed along with public improvements for a traffic signal and public access easement providing access for future development to the south.

Project Report:

- Streets:** The proposed development will be accessed via drive entrance from SE Delaware Ave. No new streets are being created with this plat. The plat includes a public ingress/egress easement, which will provide access for future development to the south. Street lot A along the west side of the plat will be dedicated back to the City for right-of-way purposes. A required traffic impact study was conducted resulting in the need for a traffic signal to be installed along SE Delaware Avenue.
- Water:** 8-inch water main is proposed to be installed and extended south from the existing main along the north end of the site. Service lines will then be extended further west and east to serve the rest of the site.
- Sewer:** 8-inch sanitary sewer will be extended south from the existing connection on the north end of the site. The remainder of the development would be served with 6-inch service lines.
- Drainage:** Stormwater in this area generally flows south across the proposed plat. A stormwater detention area is provided on Kwik Trip 1707 Plat 2 just south of Plat 1.
- Parkland:** Dedication not required for Commercial Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:	Kwik Trip 1707 Plat 1
NAME OF OWNER:	The Wilson Group
NAME OF DEVELOPER:	Kwik Trip Inc.

GENERAL INFORMATION:

PLAT LOCATION:	North of SE Corporate Woods Drive; east of SE Delaware Ave
SIZE OF PLAT:	14.22 acres
ZONING:	C-2, General Retail, Highway Oriented, and Central Business Commercial District with restrictions.

LOTS:

NUMBER:	1 Lot, 2 Outlots, 1 Street Lot
SIZE/DENSITY:	Lot 1: 10.09 AC; Outlot Y: 1.44 AC; Outlot Z: 1.9 AC; Street Lot A: .77 AC
USE:	Convenience Store/Truck Stop
BUILDING LINES:	<u>C-2</u> Front: 35' Rear: 40' Side: No side yard setback, except when adjacent to a residential district, then 25'

PARK SITE DEDICATION: Commercial development, no dedication required.

ADJACENT LANDS:

NORTH:	C-2
SOUTH:	R-1 (undeveloped to be used as stormwater detention)
EAST:	Interstate
WEST:	Warehouse, Zoned M-1

WASTE WATER:

PROJECTED FLOWS: 14.22 acres of developable land X 3,000 gpd/acre = 42,660 GPD estimate
TREATMENT PLANT CAPACITY (FOUR MILE): Design: 47 MGD, current daily avg. 8 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Fourmile Creek Drainage Area.

WATER SYSTEM:

USAGE: 14.22 acres of developable land X 3,000 gpd/acre = 42,660 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.91 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

July 5th, 2024

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Kwik Star 1707 Ankeny

To whom it may concern:

This letter is intended to accompany the submittal to the City of Ankeny for the technical review committee submittal and subsequent plan & zoning commission. Please accept this letter as our request to be placed on the next available Meeting Agendas.

Kwik Trip, Inc. is proposing the construction of a convenience store, 12-dispenser auto fueling canopy, five-lane diesel canopy, CAT Scale, gator/storage shed, and detached dumpster enclosure. Included in the submittal is the Cover Letter, Private site plans, Public improvement plans, Final Plats, Easements, Stormwater Calculations, and Building/ Canopy Elevations.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (three ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of Ankeny. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 35 to 50 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$700,000 annually. Roadway improvements including a traffic signal and public access easements to connect and create a frontage road system and provide access to the parcel to our South are included in the public improvement plans.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Ankeny may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,



Nate Byom
Development Manager
Store Engineering
nbyom@kwiktrip.com
608-791-7448

INDEX LEGEND

LOCATION: SEC 6-79-23, PT NW FRL1/4
OUTLOT 'Y', WILSON GROUP ADDITION

REQUESTOR: KWIK TRIP INC

PROPRIETOR: THE WILSON GROUP LLC
2601 VOYAGER AVE
SIOUX CITY, IA 51111-1229

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER

THE WILSON GROUP LLC
2601 VOYAGER AVE
SIOUX CITY, IA 51111-1229

DEVELOPER

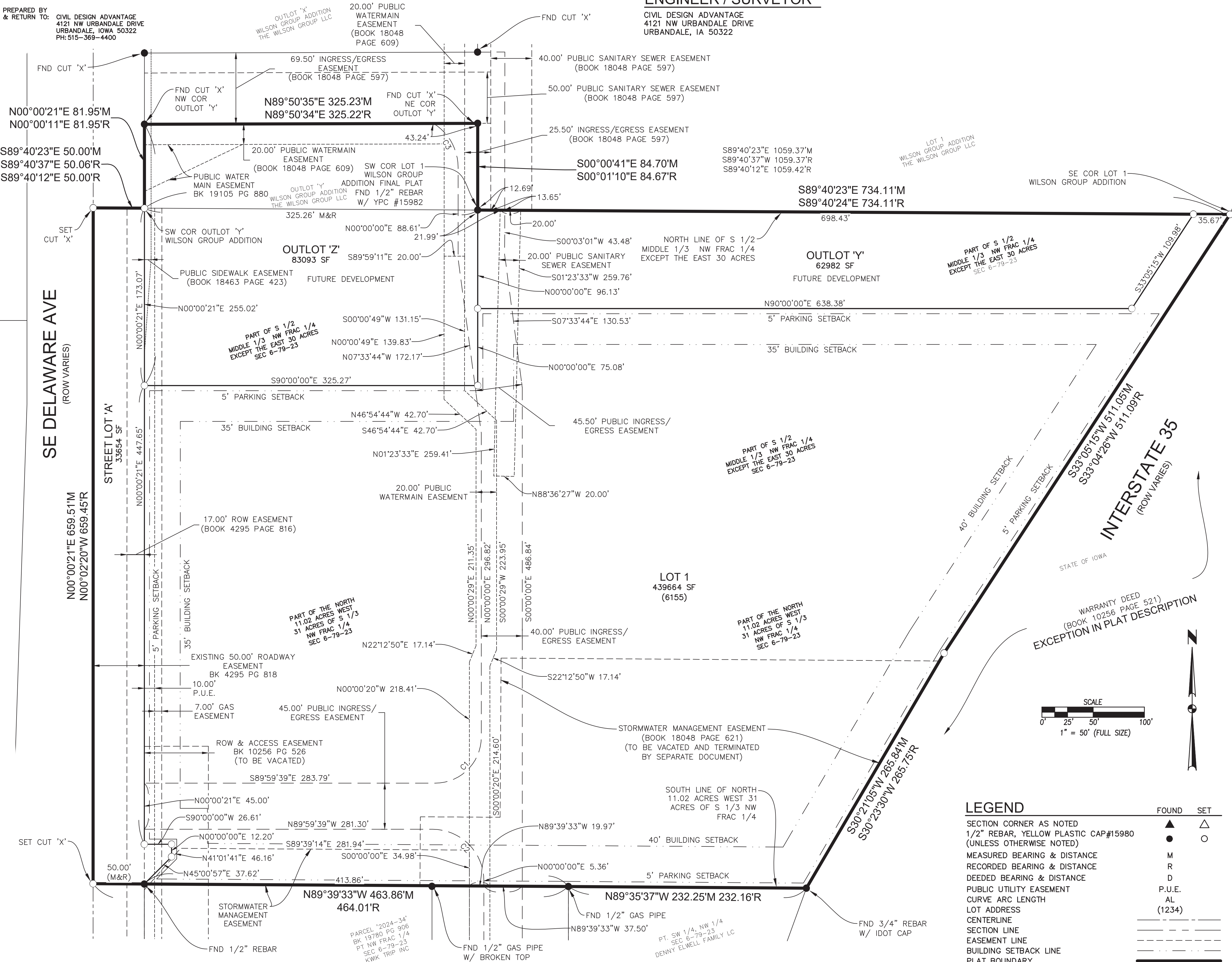
KWIK TRIP INC
NATHAN BYOM (608) 791-7448
1626 OAK ST
LA CROSSE, WI 54603-2308

KWIK TRIP 1707 PLAT 1

FINAL PLAT

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322



PLAT DESCRIPTION

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: THE MIDDLE 1/3 OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THE EAST 30 ACRES THEREOF) AND THE NORTH 11.02 ACRES OF THE WEST 31 ACRES OF THE SOUTH 1/3 OF THE NORTHWEST FRACTIONAL 1/4, ALL IN SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA AND RECORDED IN BOOK 10256 PAGE 521 AND EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA RECORDED IN BOOK 3525, PAGE 63 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA.

AND

OUTLOT 'Y', WILSON GROUP ADDITION, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ALL CONTAINING 14.22 ACRES (619,393 SQUARE FEET) SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'21"	45.00'	70.69'	N45°00'11"E	63.64'
C2	89°59'39"	50.00'	78.53'	N44°59'49"W	70.71'
C3	58°46'29"	50.00'	51.29'	N29°23'14"W	49.07'

ZONING

C-2: GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT WITH RESTRICTIONS.

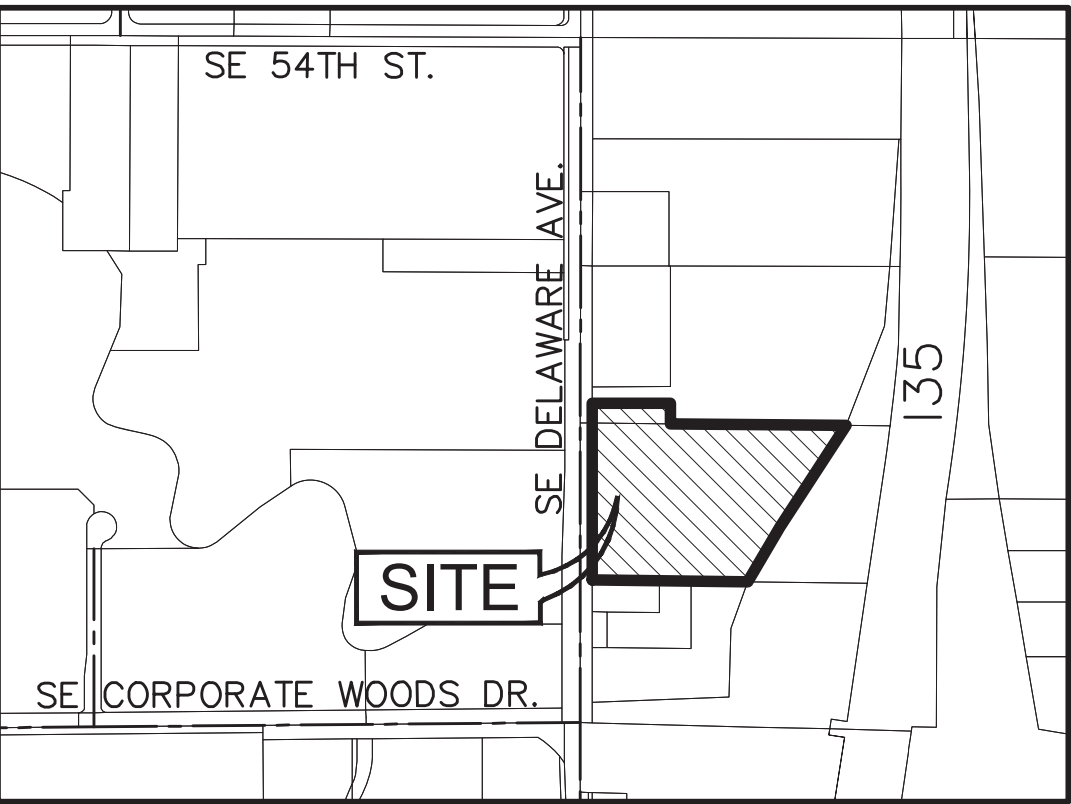
BULK REGULATIONS

SETBACKS
FRONT: 35 FEET
REAR: 40 FEET
SIDE: NO MINIMUM
*EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET.
HEIGHT RESTRICTION: 45 FEET

DATE OF SURVEY

JANUARY 15, 2024

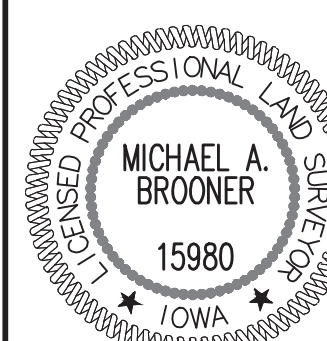
VICINITY MAP (NOT TO SCALE)



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP #15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	



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.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1

DATE

7-3-24

6-10-24

6-16-24

5-24-24

1-15-24

REVISIONS

REVISED SANITARY EASEMENT

REVISED ACCESS EASEMENT

REVISED BEARING

REVISED ADDRESS

PREPARED

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

TECH: REVIEW:

ENGINEER:

KWIK TRIP 1707 PLAT 1

FINAL PLAT

6155 SE DELAWARE AVENUE, ANKENY, IOWA

1

1

2304.241



PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kwik Trip 1707 Plat 2 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 Kwik Trip 1707 Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





City Council
Staff Report

Meeting Date: July 16, 2024

Agenda Item: Kwik Trip 1707 Plat 2 – Final Plat
Report Date: July 11, 2024
Prepared By: Laura Hutzell *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kwik Trip 1707 Plat 2 Final Plat.

Project Summary:

Kwik Trip 1707 Plat 2 is a proposed 2.99-acre (+/-) plat located east of SE Delaware Avenue, north of SE Corporate Woods Drive, and west of Interstate 35. The plat creates Outlot Z a 2.67-acre outlot for the purpose of stormwater management associated with the development of Kwik Trip 1707 Plat 1. The proposed plat also includes the continuation of a public ingress/egress easement from Kwik Trip 1707 Plat 1, and Street Lot A located on the west side of the plat, which will be dedicated to the City of Ankeny for right of way purposes.

Project Report:

- Streets:** No new streets are being created with this plat, however the plat includes a public ingress/egress easement, which will provide access for future development to the south. Street lot A, along the west side of the plat, will be dedicated back to the City for right-of-way purposes.
- Water:** 8-inch water main will be extended south through Kwik Trip 1707 Plat 1 and continue south through Kwik Trip 1707 Plat 2 to the southern end of the property.
- Sewer:** Sanitary Sewer is not proposed for Kwik Trip 1707 Plat 2.
- Drainage:** Stormwater in this area generally flows south across the proposed plat. The main purpose of Outlot Z is to provide a regional detention basin that will detain and treat water from the surrounding development.
- Parkland:** Dedication is not required.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:	Kwik Trip 1707 Plat 2
NAME OF OWNER:	The Wilson Group
NAME OF DEVELOPER	Kwik Trip Inc.

GENERAL INFORMATION:

PLAT LOCATION:	North of SE Corporate Woods Drive; east of SE Delaware Ave
SIZE OF PLAT:	2.99 acres
ZONING:	R-1, One-Family Residence District

LOTS:

NUMBER:	1 Outlot, 1 Street Lot
SIZE/DENSITY:	Outlot Z: 2.67 AC; Street Lot A: .32 AC
USE:	Stormwater Management Area/Open Space
BUILDING LINES:	<u>R-1</u> Front: 35' Rear: 35' Side: 18' (min one side 8'). Principal building height if dwelling: 35', if other than dwelling, 45'.

PARK SITE DEDICATION: Commercial Development, no dedication required.

ADJACENT LANDS:

NORTH:	C-2
SOUTH:	R-1 (undeveloped)
EAST:	Interstate
WEST:	Warehouse, Zoned M-1

WASTE WATER:

All projected flows are associated with Kwik Trip 1707 Plat 1.

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Fourmile Creek Drainage Area.

WATER SYSTEM:

Usage and supply capacity numbers are associated with Kwik Trip 1707 Plat 1.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

July 5th, 2024

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Kwik Star 1707 Ankeny

To whom it may concern:

This letter is intended to accompany the submittal to the City of Ankeny for the technical review committee submittal and subsequent plan & zoning commission. Please accept this letter as our request to be placed on the next available Meeting Agendas.

Kwik Trip, Inc. is proposing the construction of a convenience store, 12-dispenser auto fueling canopy, five-lane diesel canopy, CAT Scale, gator/storage shed, and detached dumpster enclosure. Included in the submittal is the Cover Letter, Private site plans, Public improvement plans, Final Plats, Easements, Stormwater Calculations, and Building/ Canopy Elevations.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (three ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of Ankeny. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 35 to 50 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$700,000 annually. Roadway improvements including a traffic signal and public access easements to connect and create a frontage road system and provide access to the parcel to our South are included in the public improvement plans.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Ankeny may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,



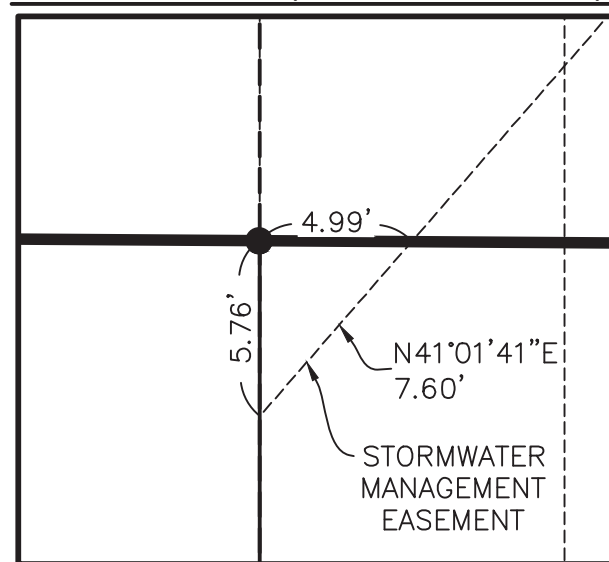
Nate Byom
Development Manager
Store Engineering
nbyom@kwiktrip.com
608-791-7448

6-18-2024

INDEX LEGEND

LOCATION: SEC 6-79-23, NW FRL 1/4
REQUESTOR: KWIK TRIP INC
PROPRIETOR: KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603-2308
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

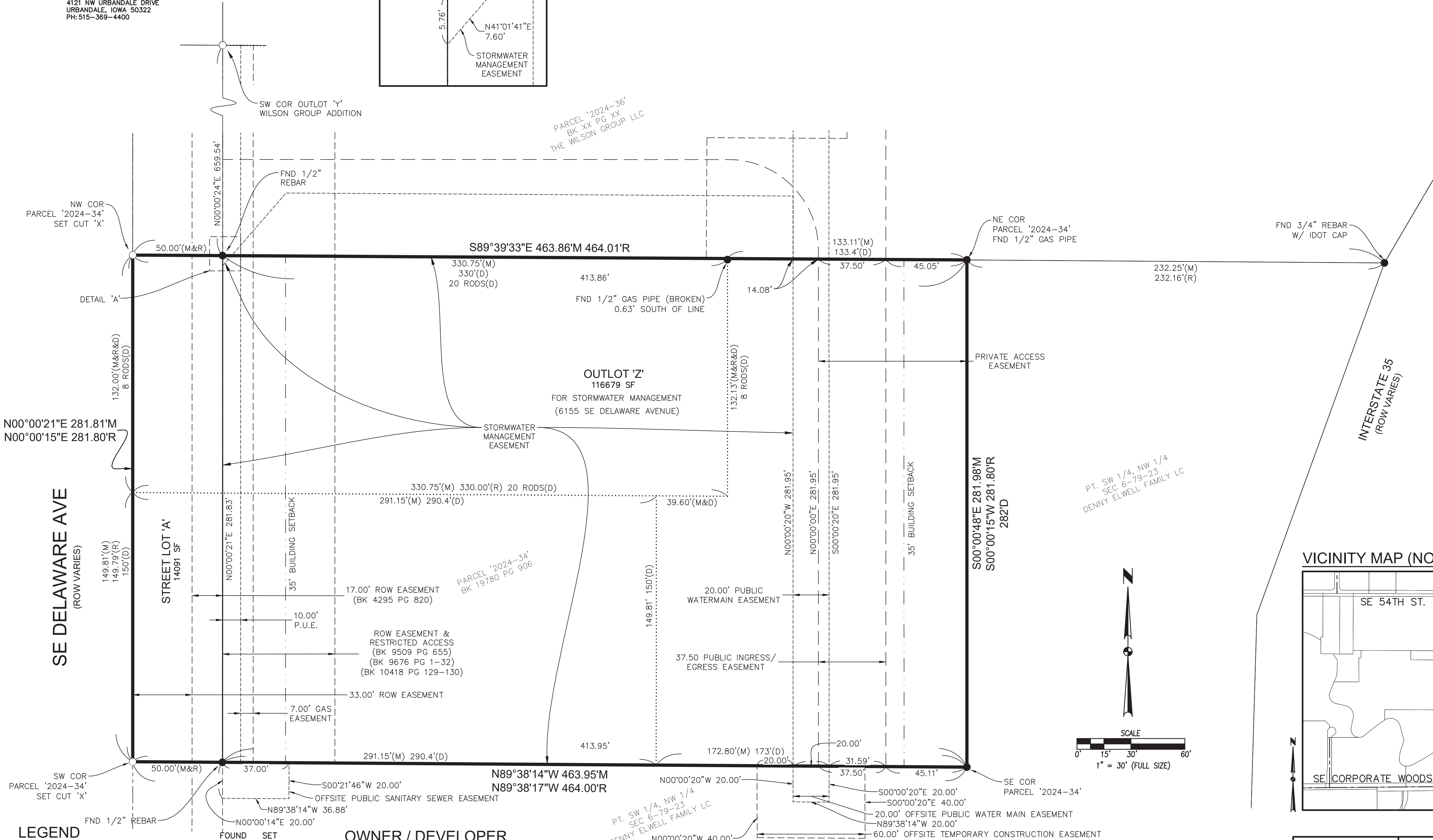
DETAIL 'A' (NOT TO SCALE)



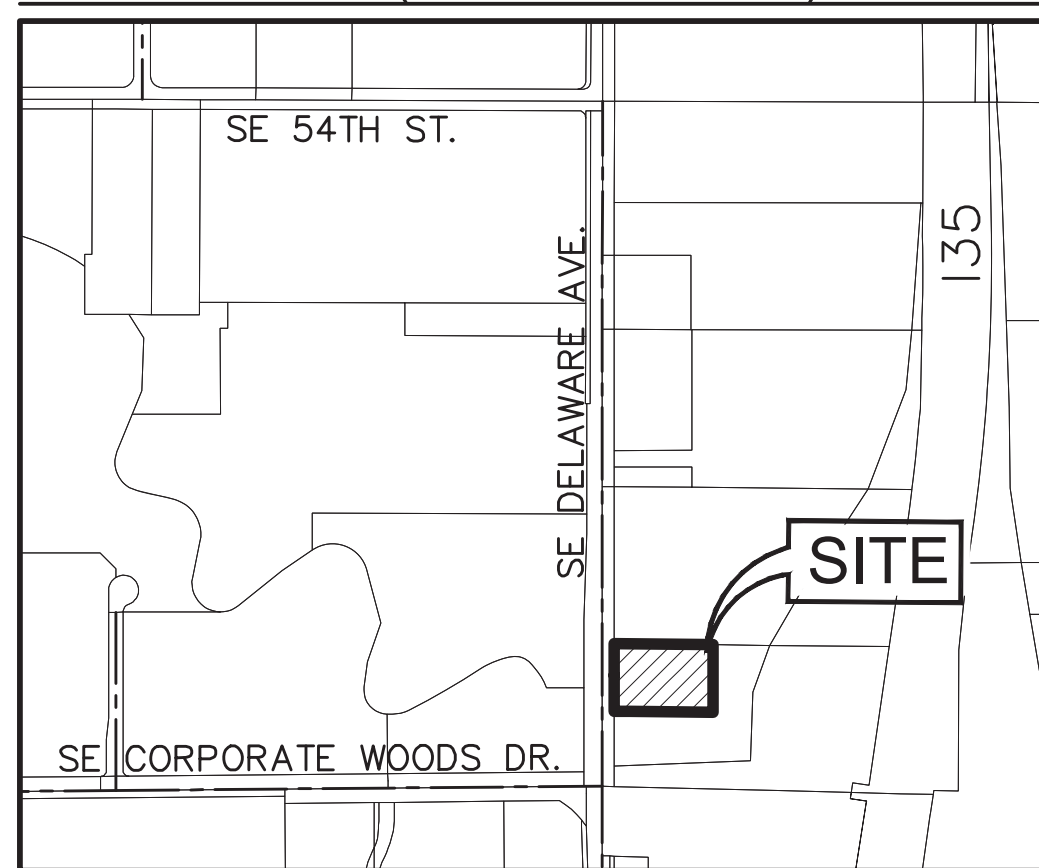
KWIK TRIP 1707 PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP



VICINITY MAP (NOT TO SCALE)



LEGEND

1/2" REBAR, YELLOW PLASTIC CAP#15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
LOT ADDRESS
CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND SET
M O
R
D
P.U.E.
(1234)

OWNER / DEVELOPER

KWIK TRIP INC
NATHAN BYOM (608) 791-7448
1626 OAK ST
LA CROSSE, WI 54603-2308

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JANUARY 15, 2024

NOTES

1. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.

PLAT DESCRIPTION

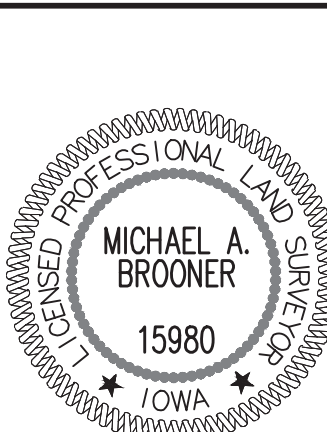
PARCEL '2024-34', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19780, PAGE 906, IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

SETBACKS
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 18 FEET (MIN. ON ONE SIDE-8 FEET)
PRINCIPAL BUILDING HEIGHT RESTRICTIONS
IF DWELLING: 35 FEET
IF OTHER THAN DWELLING: 45 FEET



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.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1

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



KWIK TRIP 1707 PLAT 2
FINAL PLAT
6155 SE DELAWARE AVENUE, ANKENY, IOWA

1/1
2304.241



PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

6155 SE Delaware Avenue – Kwik Star 1707 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 6155 SE Delaware Avenue, Kwik Star 1707; subject to City Council approval of the associated final plats, onsite and offsite easements, development agreement and contracts and bonds for public improvements.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations





*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16, 2024

Agenda Item: 6155 SE Delaware Ave – Kwik Star 1707

Report Date: July 11, 2024

Prepared by: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 6155 SE Delaware Avenue, Kwik Star 1707; subject to City Council approval of the associated final plats, onsite and offsite easements, development agreement and contracts and bonds for public improvements.

Project Summary:

The subject property is located at 6155 SE Delaware Avenue and is generally located north of SE Corporate Woods Drive, east of SE Delaware Avenue, and west of Interstate 35. The site is zoned C-2; General Retail and Highway Oriented Commercial District. The properties to the north are zoned C-2; General Retail and Highway Oriented Commercial District with restrictions, R-1 (undeveloped) to the south, Interstate to the east, and M-1, Light Industrial to the west. The proposed development includes the construction of a 14,450 square foot convenience store, 12-dispenser auto fueling canopy, five-lane diesel canopy, 46 stall truck parking, 85 stall vehicular parking, CAT Scale, gator/storage shed, and detached dumpster enclosure. The site plan also includes storm water detention, landscaping and associated site improvements.

The proposed site will have two accesses, the first via a private drive north of the site that provides shared access onto SE Delaware Drive, and a second on the south side of the site via a proposed traffic signal on SE Delaware Avenue. The plan also shows a public access easement to connect and create access to future development to the south. Parking for the site requires 1 space per 200 sf of gross floor area plus sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 85 vehicular stalls 4 being ADA accessible, and 46 truck stalls.

The proposed single-story 14,450 sf convenience store is 23' in height and will be constructed of full brick cladding, standing seam metal roof, and stucco accents. The landscaping on the proposed site plan complies with applicable regulations.

New utility service connections will be installed with this development. An 8-inch water main is proposed to be installed and extended south from the existing main along the north end of the site. Service lines will then be extended west and east to serve the rest of the site. 8-inch sanitary sewer will be extended south from the existing connection on the north end of the site. The remainder of the development will be served with 6-inch lines. Stormwater in this area generally flows south. A stormwater detention area is provided on the south side of the site.

Site Plan Worksheet

6155 SE Delaware Drive – Kwik Star 1707 – Site Plan

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

A. Site Development

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

The primary building façade faces east. The proposed site will have two accesses, the first via a private drive north of the site that provides shared access onto SE Delaware Drive, and a second on the south side of the site via a proposed traffic signal on SE Delaware Avenue. The plan also shows a public access easement to connect and create access to future development to the south. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area.

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

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

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

The site provides for adequate parking and circulation. Parking for the site requires 1 space per 200 sf of gross floor area plus sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 85 vehicular stalls, 4 being ADA accessible, and 46 truck stalls.

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

The proposed site will have two accesses, the first via a private drive north of the site that provides shared access onto SE Delaware Drive, and a second on the south side of the site via a proposed traffic signal on SE Delaware Avenue. The plan also shows a public access easement to connect and create access to future development to the south.

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

The primary parking for the site is located on the north and east side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01.

- 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 site does propose an outdoor dumpster and storage shed. Both of which utilize the same brick as the main building and are further screened with shrubs.

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

All services to the building will be underground.

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

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

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

Stormwater in this area generally flows south across the site. The site plan shows a large, regional detention basin on the south side that will detain and treat water from the surrounding development.

- 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.**

New utility service connections will be installed with this development. An 8-inch water main is proposed to be installed and extended south from the existing main along the north end of the site. Service lines will then be extended west and east to serve the rest of the site. 8-inch sanitary sewer will be extended south from the existing connection on the north end of the site. The remainder of the development will be served with 6-inch lines. Stormwater in this area generally flows south. A stormwater detention area is provided on the south side of 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 site meets open space requirements, with the majority of the open space along the south and east sides of the site.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

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

The proposed building is a single-story, 14,450 sf convenience store and is 23' in height. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed buildings materials will be constructed of full brick cladding, standing seam metal roof, and stucco accents. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

- 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.**

All of the proposed rooftop mechanical equipment is screened from public view.

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

The site does propose an outdoor dumpster and storage shed. Both of which utilize the same brick as the main building and are further screened with shrubs.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

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

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

The plans submitted 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 building meets all setbacks required by Code, and is complementary to adjacent development.

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

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

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

The proposed building is a single-story, 14,450 sf convenience store and is 23' in height. The scale and position of the proposed building is appropriate for its proximity to neighboring properties. The proposed building materials will be constructed of full brick cladding, standing seam metal roof, and stucco accents. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

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.



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

July 5th, 2024

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Kwik Star 1707 Ankeny

To whom it may concern:

This letter is intended to accompany the submittal to the City of Ankeny for the technical review committee submittal and subsequent plan & zoning commission. Please accept this letter as our request to be placed on the next available Meeting Agendas.

Kwik Trip, Inc. is proposing the construction of a convenience store, 12-dispenser auto fueling canopy, five-lane diesel canopy, CAT Scale, gator/storage shed, and detached dumpster enclosure. Included in the submittal is the Cover Letter, Private site plans, Public improvement plans, Final Plats, Easements, Stormwater Calculations, and Building/ Canopy Elevations.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (three ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of Ankeny. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 35 to 50 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$700,000 annually. Roadway improvements including a traffic signal and public access easements to connect and create a frontage road system and provide access to the parcel to our South are included in the public improvement plans.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Ankeny may have with our submittal. Please feel free to call or email with any questions you may have.

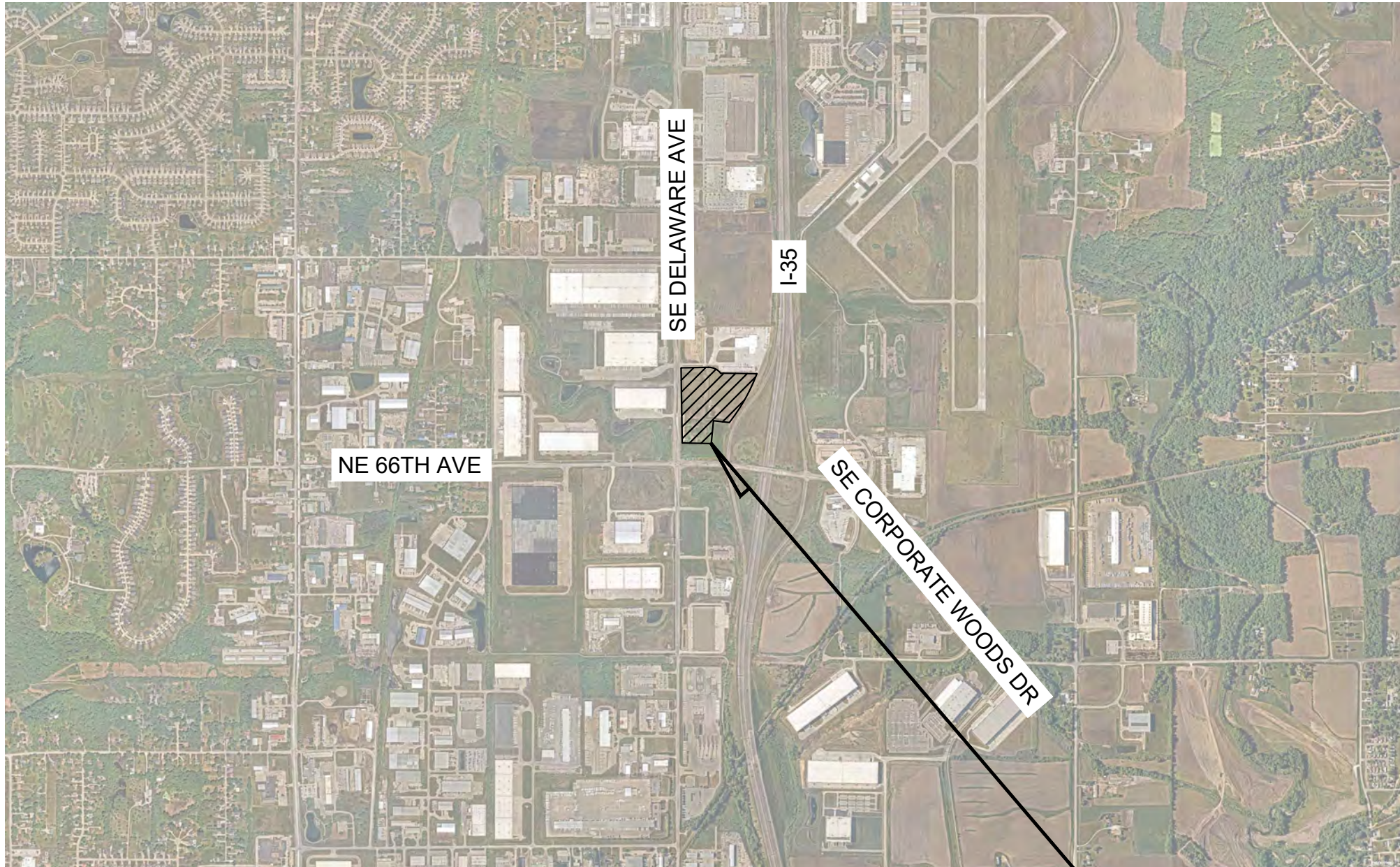
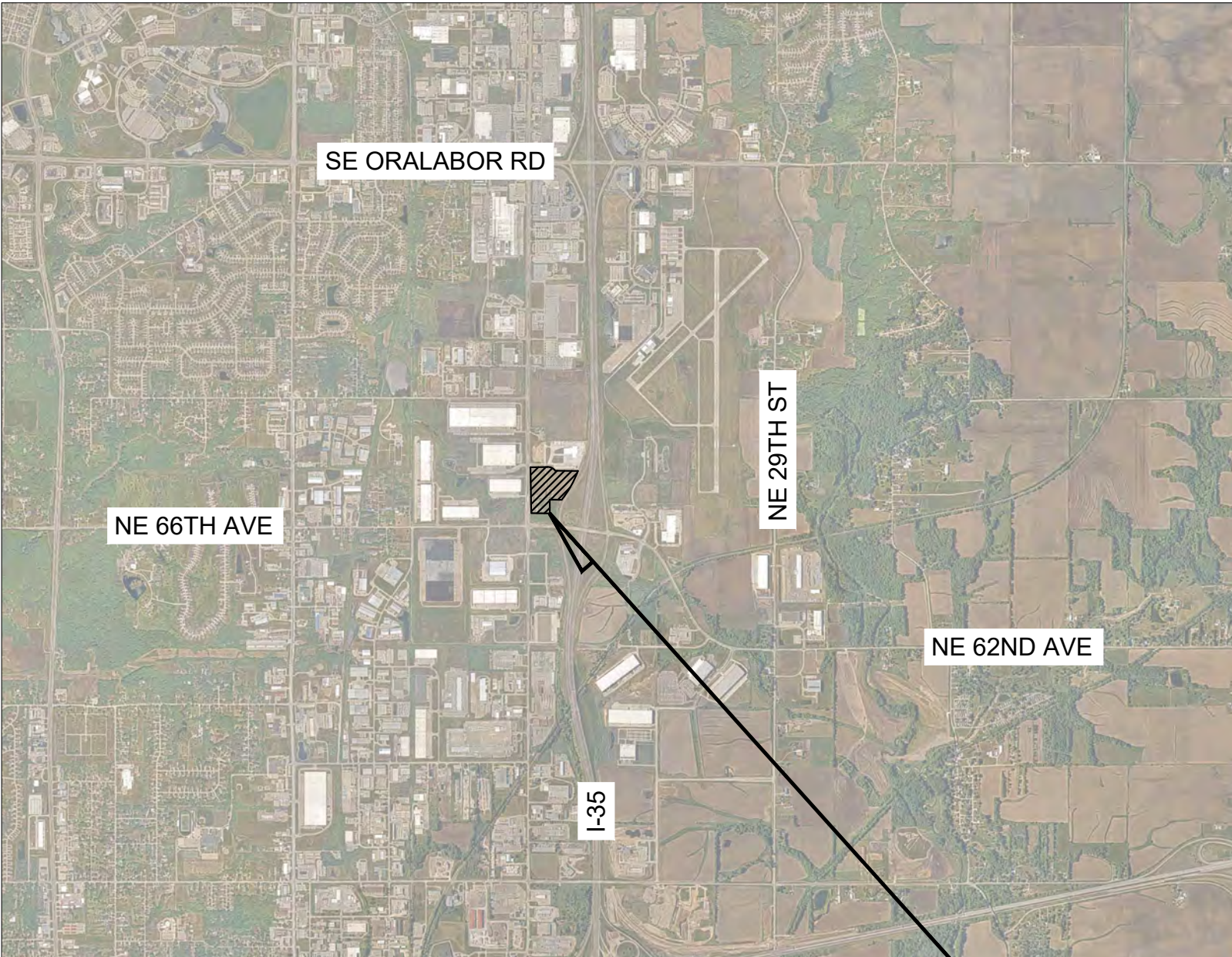
Sincerely,



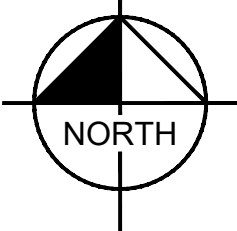
Nate Byom
Development Manager
Store Engineering
nbyom@kwiktrip.com
608-791-7448

SITE PLAN
FOR
KWIK STAR #1707
ANKENY, IOWA

SITE AERIAL MAP



VICINITY
N.T.S.



Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
C010	KWIK TRIP 1707 PLAT 1
C011	KWIK TRIP 1707 PLAT 2
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C101	SITE KEYNOTE PLAN
C181	SITE DIMENSION PLAN
C182	SITE DIMENSION PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN ENLARGEMENT
C204	GRADING PLAN ENLARGEMENT
C205	ACCESSIBILTY PLAN
C300	STORM SEWER PLAN
C400	UTILITY PLAN
C401	UTILITY NOTES & DETAILS
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL PLAN
C602	EROSION CONTROL NOTES
C603	EROSION CONTROL DETAILS
C700	OVERALL LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	LANDSCAPE PLAN
C703	LANDSCAPE DETAILS
C1100	CONSTRUCTION STAGING PLAN - STAGE 1
C1101	CONSTRUCTION STAGING PLAN - STAGE 2
C1102	CONSTRUCTION STAGING PLAN - STAGE 3
C1103	CONSTRUCTION STAGING PLAN - STAGE 3 TTC
C1104	CONSTRUCTION STAGING PLAN - STAGE 4
C1105	CONSTRUCTION STAGING PLAN - STAGE 5
C1106	CONSTRUCTION STAGING PLAN - STAGE 5 TTC
C1107	TRAFFIC CONTROL PLAN

UTILITY AND GOVERNING AGENCY CONTACTS

DEVELOPMENT ENGINEERING
CITY OF ANKENY
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
TEL: (515) 963-3523
CONTACT: MITCH WEDELL

SANITARY SEWER SERVICE
ANKENY MUNICIPAL UTILITIES
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
TEL: (515) 965-6483
CONTACT: ROGER MCFARLAND

STORM SEWER SERVICE
ANKENY PUBLIC WORKS
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
(515) 963-3534
CONTACT: JARED BRIGHT

WATER SERVICE
ANKENY MUNICIPAL UTILITIES
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
TEL: (515) 963-3524
CONTACT: SHAWN BUCKNER

ELECTRIC & NATURAL GAS
MIDAMERICAN ENERGY
TEL: (515)-242-4289
EMAIL: MATTHEW.DAVITT@MIDAMERICAN.COM
CONTACT: MATTHEW DAVITT



PROJECT TEAM:

OWNER / DEVELOPER
KWIK TRIP, INC.



2025 KWIK TRIP WAY
LA CROSSE WI 54603
TELEPHONE: (608) 791-7448
CONTACT: NATE BYOM

ENGINEER & LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

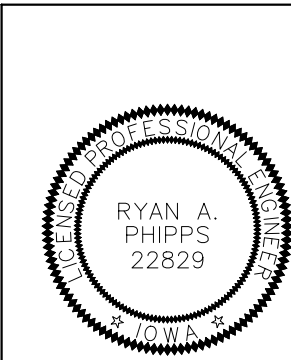


PREPARED BY: RYAN PHIPPS, P.E.
RYAN HYLLESTED, PLA
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 URBANDALE DRIVE,
URBANDALE, IA 50322
TELEPHONE: 515-369-4400
CONTACT: MICHAEL BROONER, P.L.S.

NOTES:

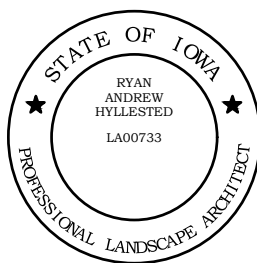
- CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24x36 SHEET.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



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.

Ryan Phipps, Reg. No. 22829
My license renewal date is December 31, 2024

Pages or sheets covered by this seal:
C020, C100, C101, C181, C182, C200, C201, C202, C203, C300, C400, C401, C501, C502, C600, C601, C602



I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed landscape architect under the laws of the State of Iowa.

Ryan Hyllested, Reg. No. LA00733
My license renewal date is JUNE 30TH 2024

Pages or sheets covered by this seal:
C700, C701, C702, C703



KWIK
TRIP

KWIK
STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

Kimley»Horn

TITLE SHEET

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C001

INDEX LEGEND
LOCATION: SEC 6-79-23, PT NW FRL1/4
OUTLOT 'Y', WILSON GROUP ADDITION
REQUESTOR: KWIK TRIP INC
PROPRIETOR: THE WILSON GROUP LLC
2601 VOYAGER AVE
SIOUX CITY, IA 51111-1229
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER

THE WILSON GROUP LLC
2601 VOYAGER AVE
SIOUX CITY, IA 51111-1229

DEVELOPER

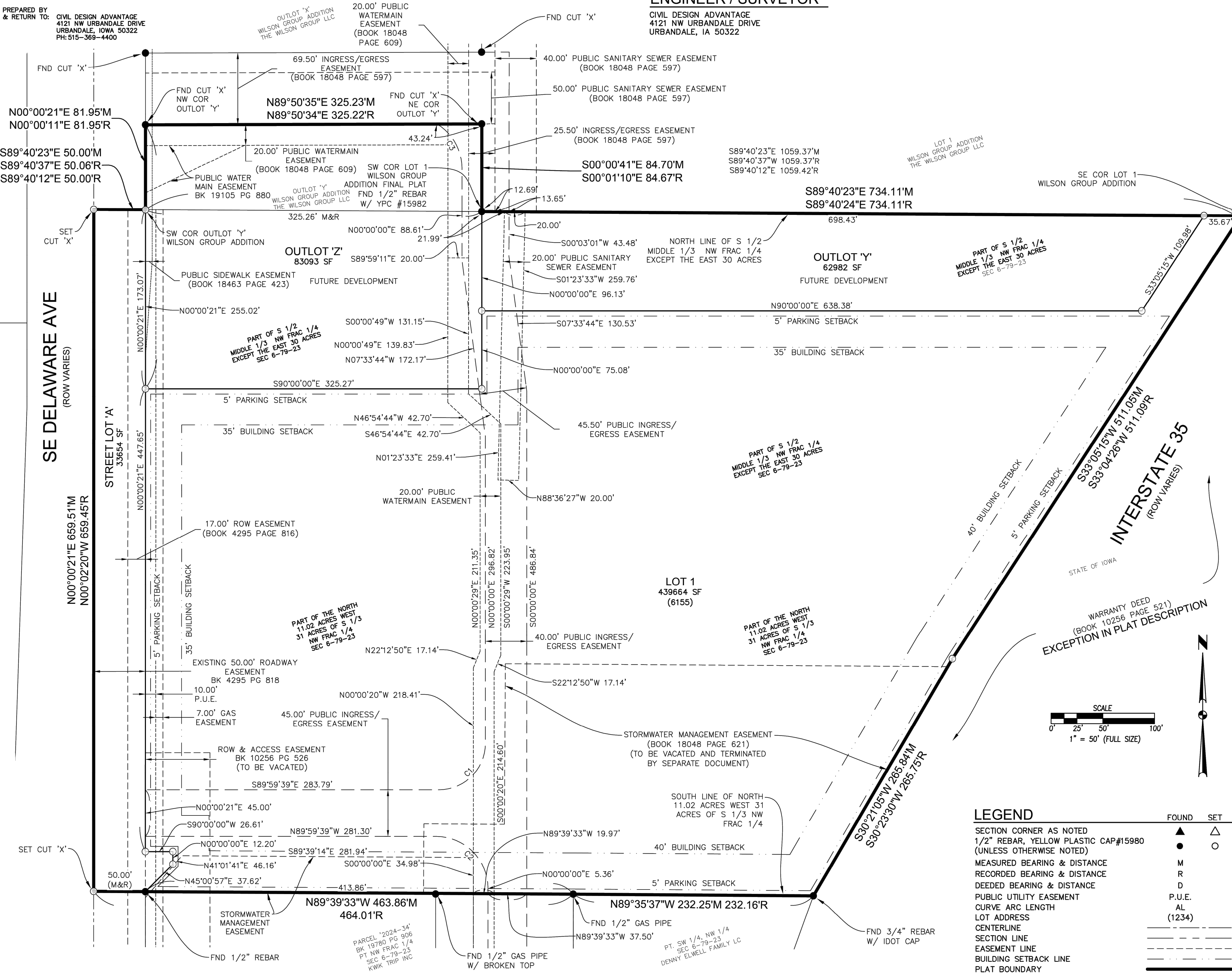
KWIK TRIP INC
NATHAN BYOM (608) 791-7448
1626 OAK ST
LA CROSSE, WI 54603-2308

KWIK TRIP 1707 PLAT 1

FINAL PLAT

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322



PLAT DESCRIPTION

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: THE MIDDLE 1/3 OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THE EAST 30 ACRES THEREOF) AND THE NORTH 11.02 ACRES OF THE WEST 31 ACRES OF THE SOUTH 1/3 OF THE NORTHWEST FRACTIONAL 1/4, ALL IN SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA AND RECORDED IN BOOK 10256 PAGE 521 AND EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA RECORDED IN BOOK 3525, PAGE 63 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA.

AND

OUTLOT 'Y', WILSON GROUP ADDITION, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ALL CONTAINING 14.22 ACRES (619,393 SQUARE FEET) SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'21"	45.00'	70.69'	N45°00'11"E	63.64'
C2	89°59'39"	50.00'	78.53'	N44°59'49"W	70.71'
C3	58°46'29"	50.00'	51.29'	N29°23'14"W	49.07'

ZONING

C-2: GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT WITH RESTRICTIONS.

BULK REGULATIONS

SETBACKS

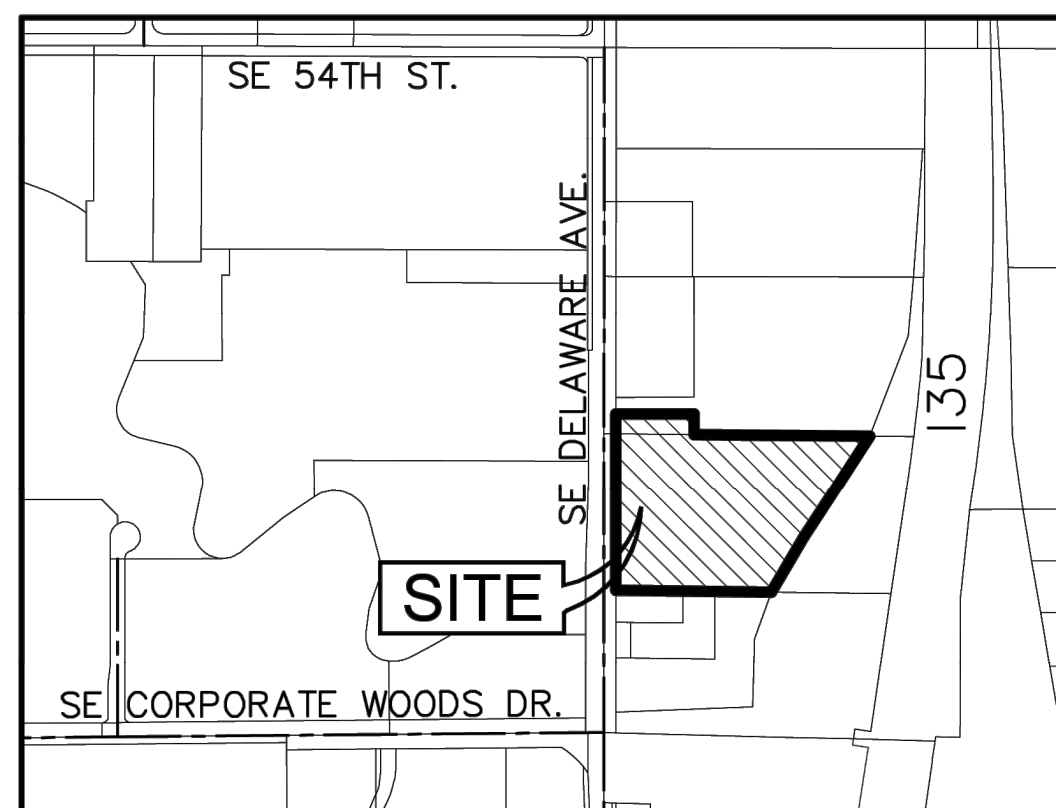
FRONT: 35 FEET
REAR: 40 FEET
SIDE: NO MINIMUM

*EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET.
HEIGHT RESTRICTION: 45 FEET

DATE OF SURVEY

JANUARY 15, 2024

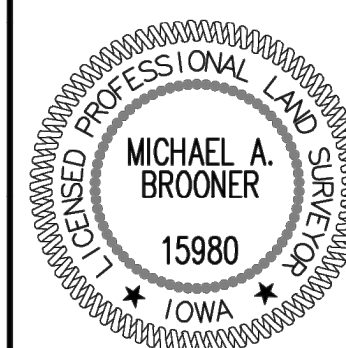
VICINITY MAP (NOT TO SCALE)



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP#15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	
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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.

MICHAEL A. BROONER, P.L.S. DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1

KWIK TRIP 1707 PLAT 1

FINAL PLAT

6155 SE DELAWARE AVENUE, ANKENY, IOWA

1

1

2304.241

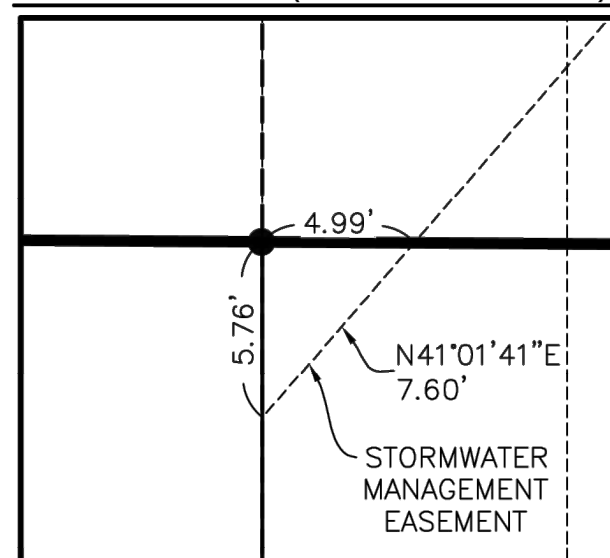
C010

6-18-2024

INDEX LEGEND

LOCATION: SEC 6-79-23, NW FRL 1/4
REQUESTOR: KWIK TRIP INC
PROPRIETOR: KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603-2308
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY: CIVIL DESIGN ADVANTAGE
& RETURN TO: 4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

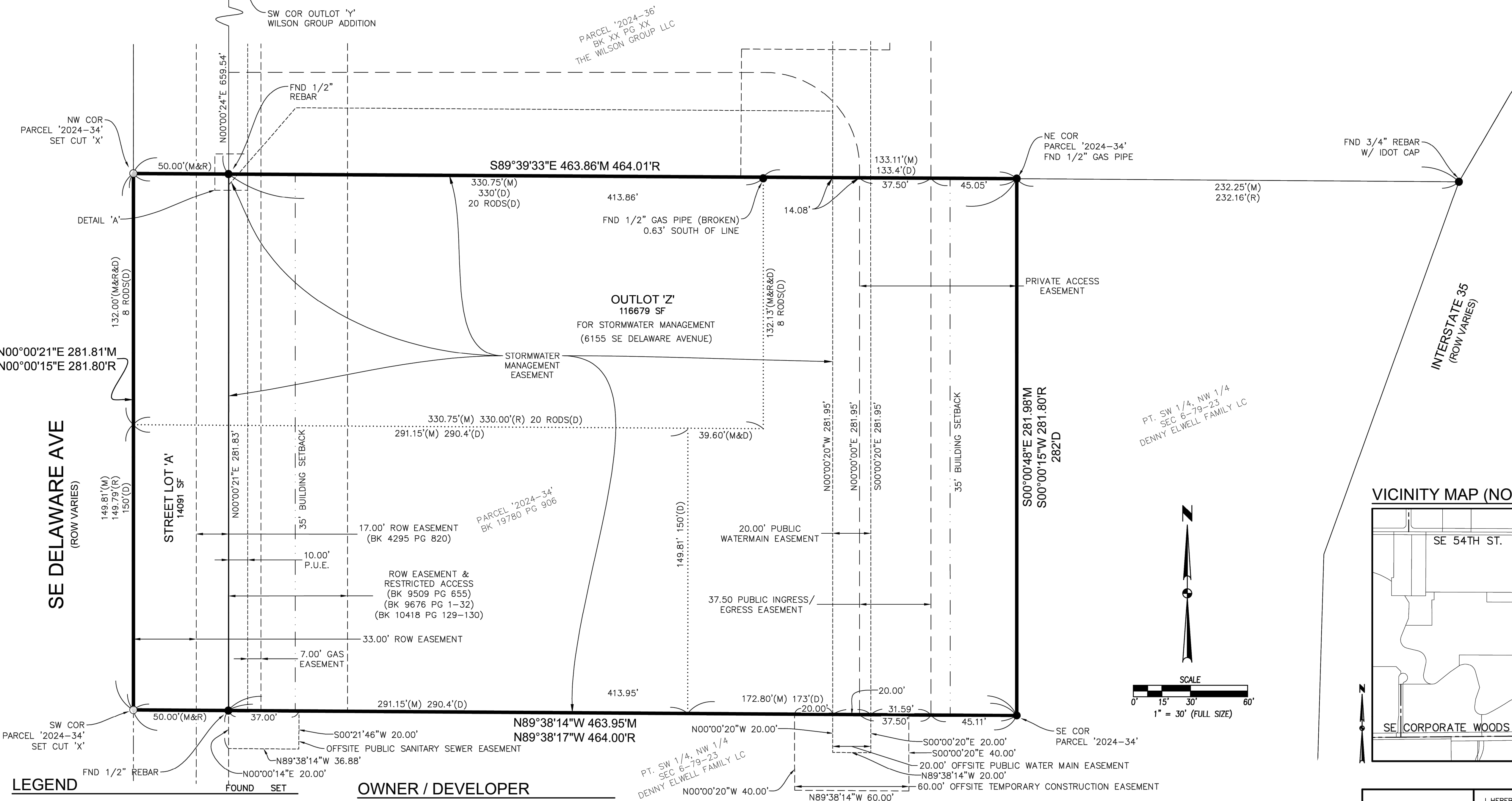
DETAIL 'A' (NOT TO SCALE)



KWIK TRIP 1707 PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP



LEGEND

1/2" REBAR, YELLOW PLASTIC CAP #15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
LOT ADDRESS
CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND SET
M R D
P.U.E.
(1234)

OWNER / DEVELOPER

KWIK TRIP INC
NATHAN BYOM (608) 791-7448
1626 OAK ST
LA CROSSE, WI 54603-2308

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JANUARY 15, 2024

NOTES

1. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.

PLAT DESCRIPTION

PARCEL '2024-34', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19780, PAGE 906, IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

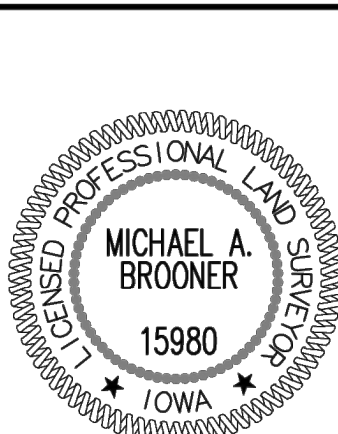
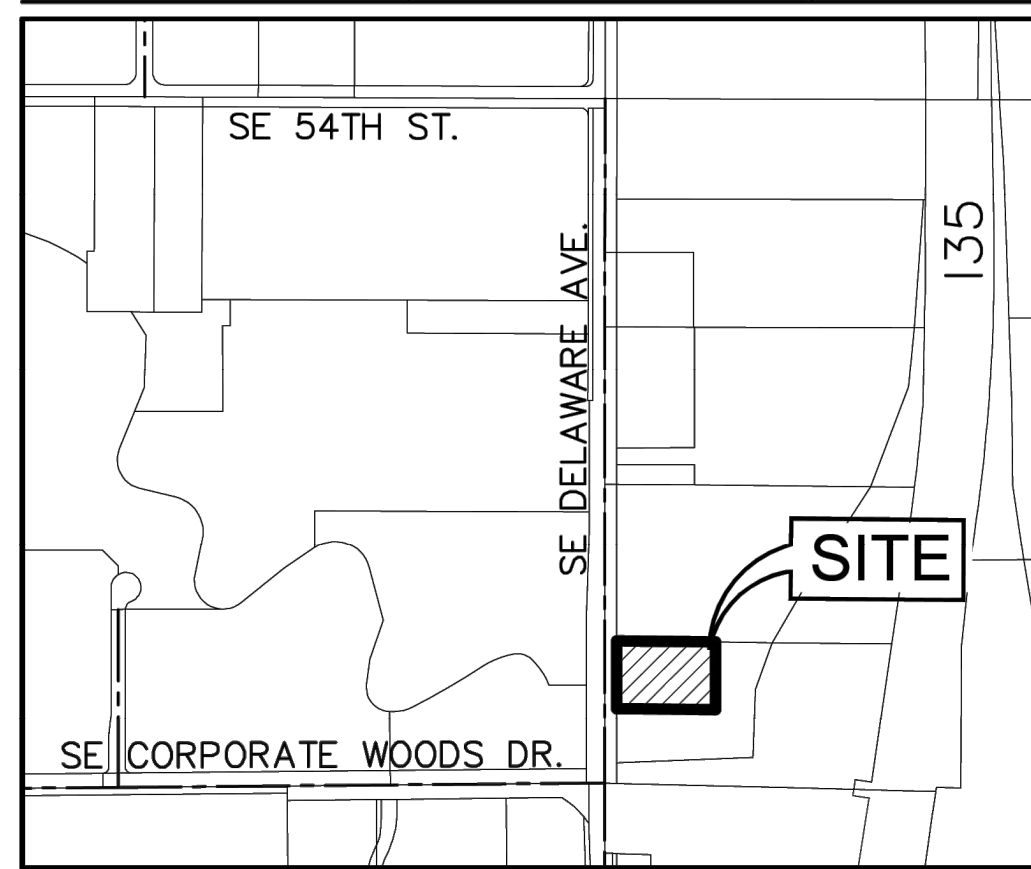
ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

SETBACKS
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 18 FEET (MIN. ON ONE SIDE-8 FEET)
PRINCIPAL BUILDING HEIGHT RESTRICTIONS
IF DWELLING: 35 FEET
IF OTHER THAN DWELLING: 45 FEET

VICINITY MAP (NOT TO SCALE)



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.

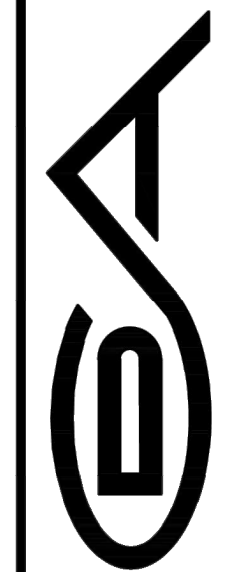
MICHAEL A. BROONER, P.L.S. DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1

KWIK TRIP 1707 PLAT 2

FINAL PLAT

6155 SE DELAWARE AVENUE, ANKENY, IOWA

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



ENGINEER:

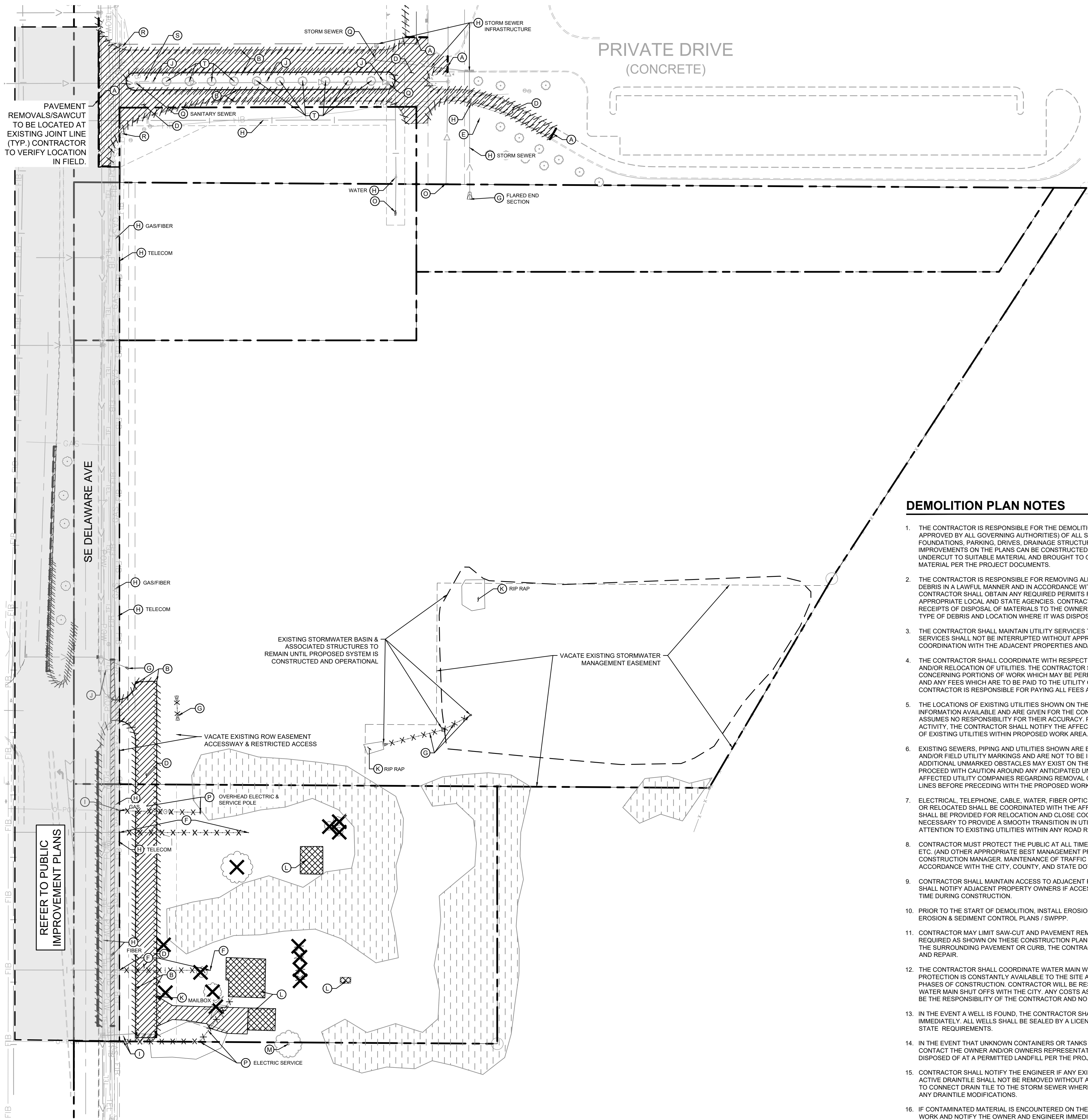
TECH:

REVIEW:

DATE	REVISIONS
7-3-24	REVISED SANITARY EASEMENT
8-18-24	REVISED
8-08-24	REVISED
5-24-24	ADDRESS UPDATED
1-15-24	PREPARED

2304.241

C011



LEGEND

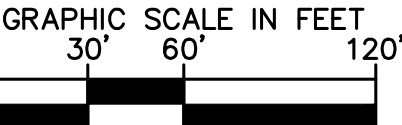
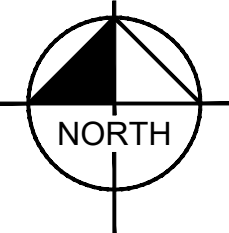
- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

DEMOLITION PLAN NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
- THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
- EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
- PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
- IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE; ACTIVE DRAIN TILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER. CONTRACTOR TO CONNECT DRAIN TILE TO THE STORM SEWER WHERE FEASIBLE AND PROVIDE AS-BUILTS TO CITY FOR ANY DRAIN TILE MODIFICATIONS.
- IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
- EXISTING WATER SERVICES TO BE ABANDONED AT THE MAIN PER CITY OF ANKENY STANDARDS. WATERMAIN ABANDONMENT IN DELAWARE INCLUDED IN PUBLIC IMPROVEMENT PLANS.

KEYNOTE LEGEND

- A SAWCUT EXISTING PAVEMENT
- B REMOVE EXISTING CURB
- C REMOVE EXISTING SIDEWALK
- D REMOVE EXISTING PAVEMENT
- E REMOVE EXISTING TREE
- F REMOVE EXISTING WATER SERVICE
- G REMOVE EXISTING STORM LINE / STRUCTURE
- H PROTECT EXISTING UTILITY LINE / STRUCTURE
- I PROTECT EXISTING UTILITY POLE & GUY WIRES
- J PROTECT EXISTING LIGHT POLE
- K REMOVE EXISTING RIP RAP
- L REMOVE EXISTING BUILDING / STRUCTURE AND ASSOCIATED FOUNDATION
- M PROTECT EXISTING TREE
- O REFERENCE PUBLIC IMPROVEMENT PLANS FOR WATERMAIN & SANITARY IMPROVEMENTS
- P REMOVE EXISTING UTILITY - CONTRACTOR TO COORDINATE WITH UTILITY COMPANY
- Q PROTECT EXISTING STRUCTURE AND ADJUST CASTING TO MATCH FINISH GRADE ELEVATION
- R PROTECT EXISTING CURB RAMP
- S PROTECT EXISTING MONUMENT SIGN
- T PROTECT EXISTING TREE



Kwik Trip

Kwik Star

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1626 OAK STREET
LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

Kimley»Horn



DEMO PLAN

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C020

KEYNOTE LEGEND

- 1 B6-12 (6") CONCRETE CURB AND GUTTER PER DETAIL 11 - C500
2 6" INTEGRAL CONCRETE WALK, CONCRETE SEALER - TK26UV, REFER TO SUPAS FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS
3 FLUSH CURB AND SIDEWALK PER DETAIL 7 - C500
4 TRANSITION FROM B6-12 (6") CURB TO FLUSH CURB
5 ADA ACCESSIBLE PARKING SPACE WITH LOADING ZONE, PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
6 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: ADA MARKINGS - BLUE, ALL OTHERS - YELLOW
7 FUEL TANK
8 NOT USED
9 STOP BAR

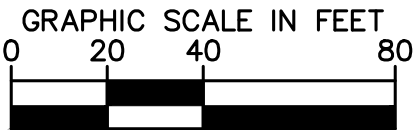
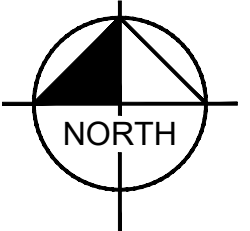
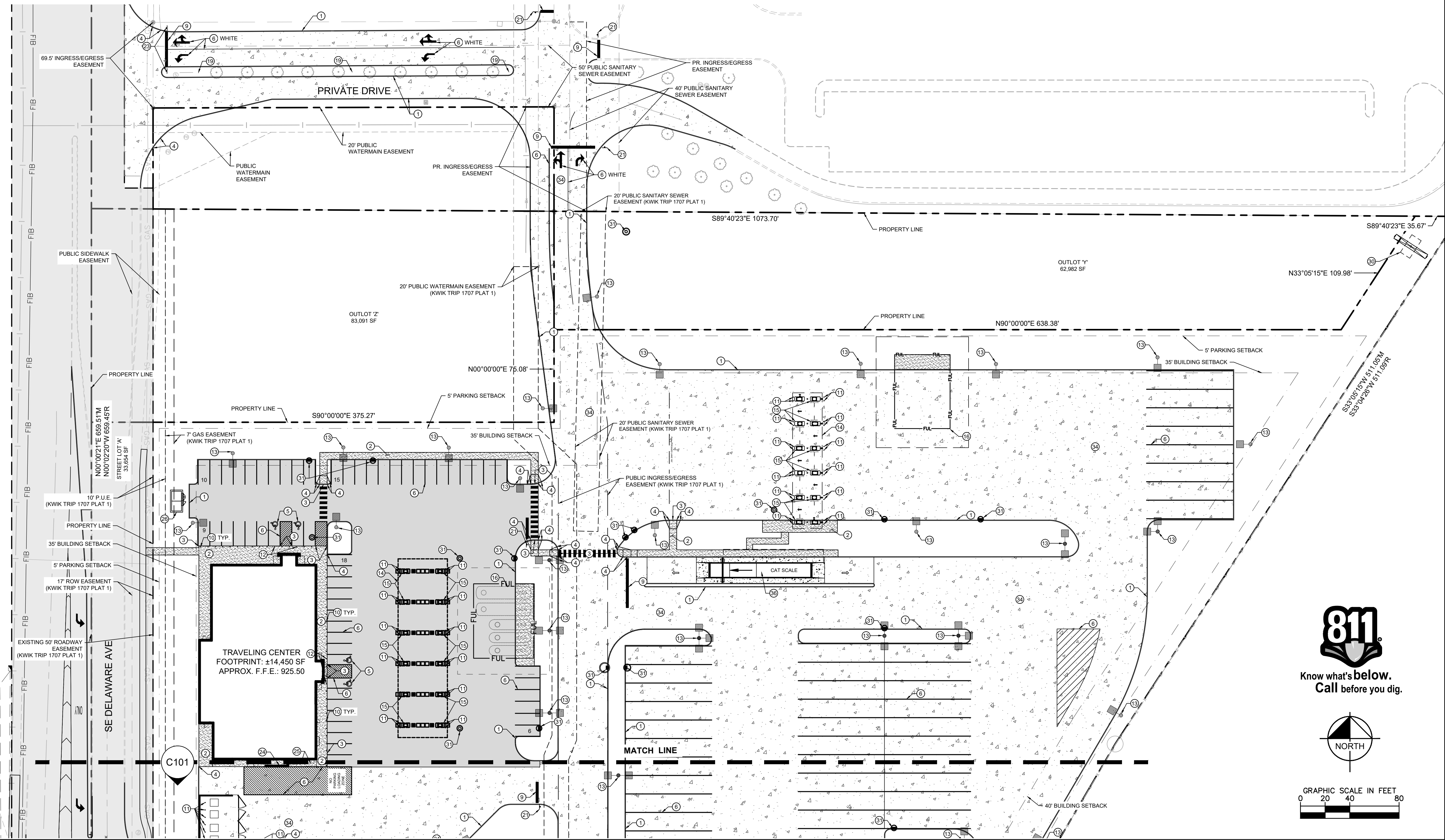
- 10 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9 - C500
11 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 8 - C500
12 ADA PVC BOLLARD SLEEVE PER DETAIL. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
13 SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12 - C500
14 40'-0" X 120'-0" DISPENSER ISLAND CANOPY (5600 SF). VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER
15 CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSERS
16 DISPENSER PER OWNER: 3'-6" X 7'-0". CURBS TO BE PAINTED YELLOW.
17 UNDERGROUND FUEL STORAGE TANKS PER OWNER, PROVIDE PIPING AND VENTING PER OWNERS SPECIFICATIONS, SEE PIPING PLANS
18 EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
19 GATOR SHED. SEE ARCHITECTURAL DETAILS.

- 19 EXISTING LIGHTING
20 PROPOSED SIGNAL POLE AND MAST ARM - REFER TO PUBLIC IMPROVEMENT PLANS
21 STOP SIGN, MUTCD R1-1 30"
22 STOP SIGN, MUTCD R1-1 30" WITH 'ALL WAY' PLACARD INSTALLED
23 STOP SIGN, MUTCD R1-1 36"
24 EXTERIOR DELIVERY "TOTE" STORAGE WITH SCREEN WALL
25 OUTDOOR MERCHANDISING AREA
26 ELECTRICAL TRANSFORMER AND CONCRETE PAD, COORDINATE CONCRETE PAD DIMENSIONS, THICKNESS, AND REINFORCEMENT WITH ELECTRICAL COMPANY
27 NOT USED
28 NOT USED

- 29 NOT USED
30 KWIK STAR TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
31 STORM STRUCTURE, SEE STORM SEWER PLAN FOR INFORMATION
32 NOT USED
33 NOT USED
34 NOT USED
35 NOT USED
36 CAT SCALE - BY OTHERS
37 NOT USED

LEGEND

- PROPERTY LINE
SETBACK LINE
DRAINAGE AND UTILITY EASEMENT
PROPOSED DRAINAGE SWALE
PROPOSED FENCE
PROPOSED CURB AND GUTTER
6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C., CONCRETE SEALER: TK-26UV
8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C., CONCRETE SEALER: TK-26UV
PROPOSED 6" DEPTH CONCRETE SIDEWALK
PROPOSED STORMWATER MANAGEMENT AREA



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SITE KEYNOTE PLAN

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
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DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C100

KEYNOTE LEGEND

- 1

B6-12 (6") CONCRETE CURB AND GUTTER PER DETAIL 11 - C500
- 2

6" INTEGRAL CONCRETE WALK, CONCRETE SEALER - TK26UV, REFER TO SDAS FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS
- 3

FLUSH CURB AND SIDEWALK PER DETAIL 7 - C500
- 4

TRANSITION FROM B6-12 (6") CURB TO FLUSH CURB
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ADA ACCESSIBLE PARKING SPACE WITH LOADING ZONE, PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS
- 6

4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: ADA MARKINGS - BLUE, ALL OTHERS - YELLOW
- 7

FUEL TANK
- 8

NOT USED
- 9

STOP BAR
- 10

30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9 - C500
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SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12 - C500
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40'-0" X 120'-0" DISPENSER ISLAND CANOPY (5600 SF). VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER
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CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSERS
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DISPENSER PER OWNER: 3'-6" X 7'-0". CURBS TO BE PAINTED YELLOW.
- 17

UNDERGROUND FUEL STORAGE TANKS PER OWNER, PROVIDE PIPING AND VENTING PER OWNERS SPECIFICATIONS, SEE PIPING PLANS
- 18

EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
- 19

GATOR SHED. SEE ARCHITECTURAL DETAILS.

- 20

EXISTING LIGHTING
- 21

PROPOSED SIGNAL POLE AND MAST ARM - REFER TO PUBLIC IMPROVEMENT PLANS
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STOP SIGN, MUTCD R1-1 30"
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STOP SIGN, MUTCD R1-1 36"
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ELECTRICAL TRANSFORMER AND CONCRETE PAD, COORDINATE CONCRETE PAD DIMENSIONS, THICKNESS, AND REINFORCEMENT WITH ELECTRICAL COMPANY
- 28

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- 29

NOT USED
- 30

KWIK STAR TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
- 31

STORM STRUCTURE. SEE STORM SEWER PLAN FOR INFORMATION
- 32

NOT USED
- 33

NOT USED
- 34

NOT USED
- 35

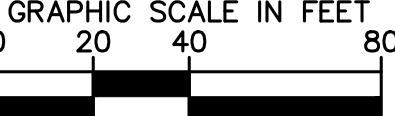
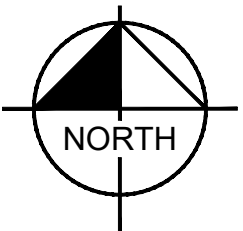
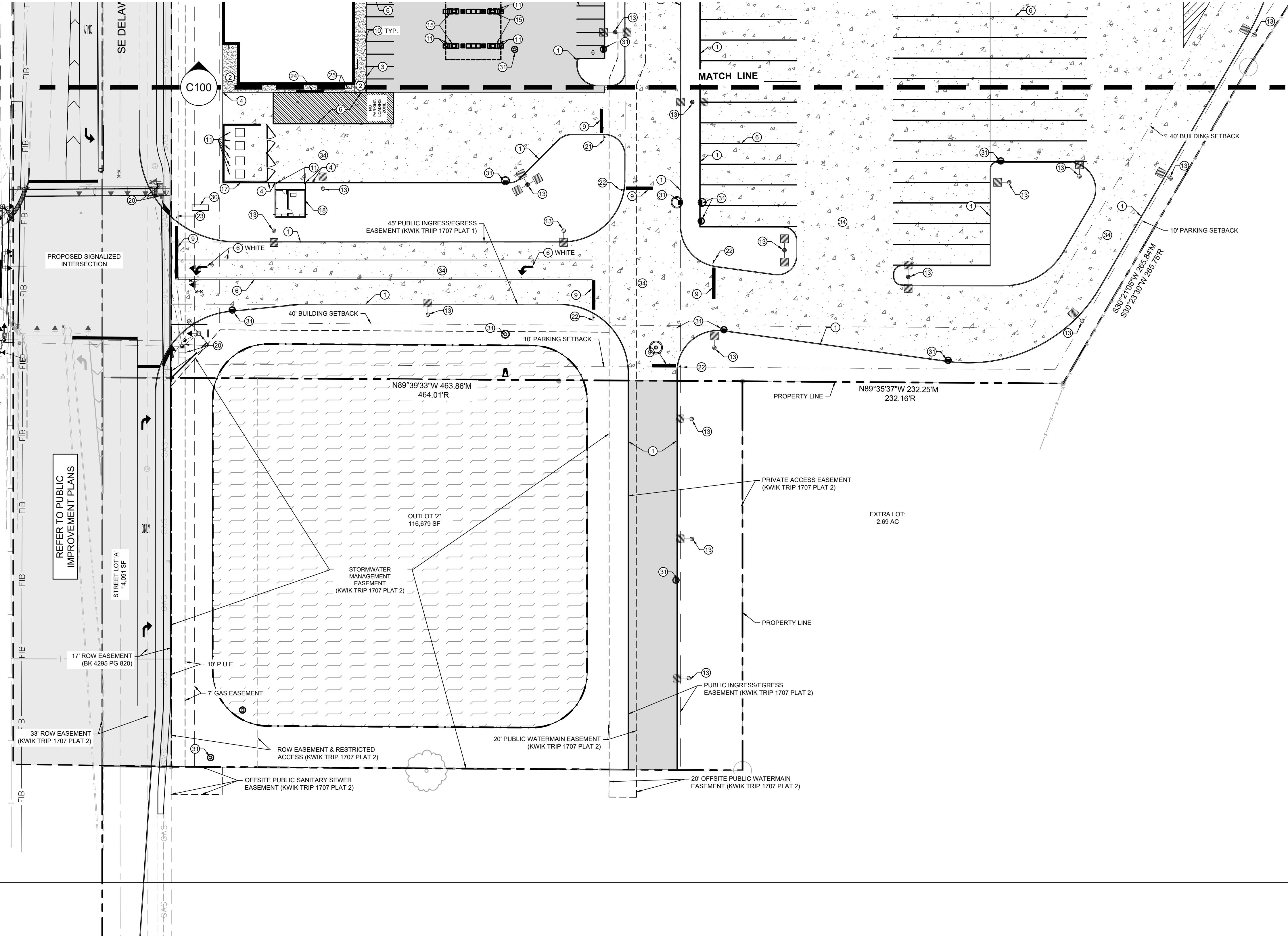
NOT USED
- 36

CAT SCALE - BY OTHERS
- 37

NOT USED

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
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SITE KEYNOTE PLAN

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DELAWARE AVENUE
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PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C101

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL TRAFFIC SIGNAL CONSTRUCTION MUST BE IN ROW. ANY ADDITIONAL ROW SHALL BE PROVIDED AT NO COST TO THE CITY OF ANKENY. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY CIVIL DESIGN ADVANTAGE, DATED 05/19/2023. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.

BUILDING DATA	
TOTAL BUILDING AREA	14,450 SF
PERCENT OF TOTAL PROPERTY AREA	3.14%
PARKING SUMMARY	
REQUIRED PARKING	72 SPACES @ 1/200 SF
TOTAL PROPOSED PARKING	82 VEHICULAR SPACES, 46 TRUCK SPACES
REQUIRED ACCESSIBLE PARKING	4 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	4 STANDARD SPACES

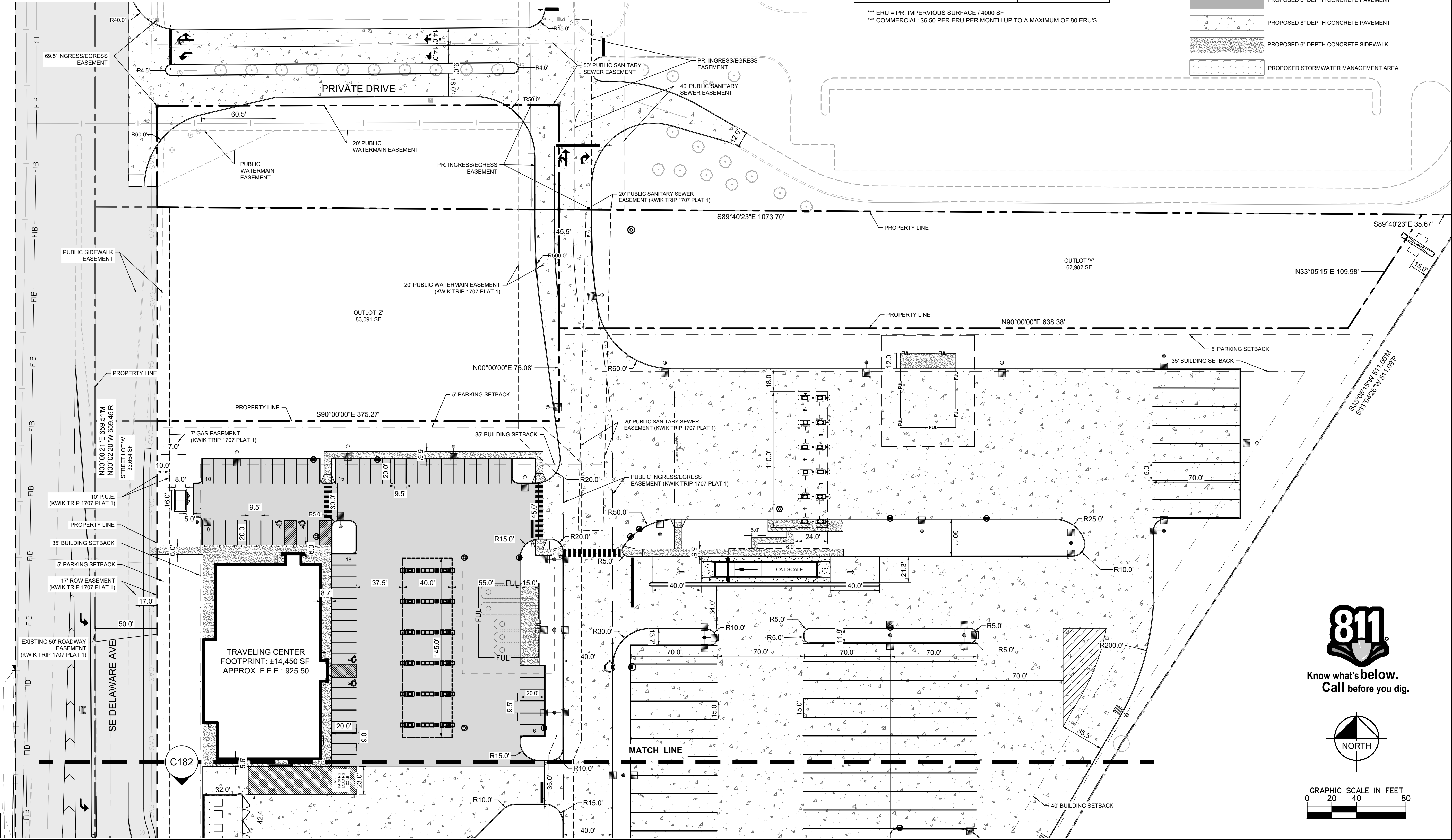
PROPERTY SUMMARY	
OVERALL PROPERTY AREA	17.83 AC
ROW EASEMENT AREA	1.08 AC
PROPOSED COMMERCIAL OUTLOT AREAS	3.35 AC
ROW - PRIVATE DRIVE AREA	0.61 AC
ROW - KWIK TRIP PARCEL AREA	12.79 AC
DISTURBED AREA (EXCLUDES PRIVATE DRIVE)	13.12 AC
EXISTING IMPERVIOUS AREA	0.35 AC / 2.7%
EXISTING PERVIOUS AREA	12.77 AC / 97.3%
PROPOSED IMPERVIOUS AREA	9.28 AC / 70.7%
PROPOSED PERVIOUS AREA	3.84 AC / 29.3%
NET INCREASE IN IMPERVIOUS AREA	8.93 AC
EQUIVALENT RESIDENTIAL UNIT***	102 ERU

*** ERU = PR. IMPERVIOUS SURFACE / 4000 SF
*** COMMERCIAL: \$6.50 PER ERU PER MONTH UP TO A MAXIMUM OF 80 ERU'S.

SITE DATA	
EXISTING ZONING	C2- GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 5'
BUILDING SETBACKS	FRONT = 35' SIDE = 0' REAR = 40'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- PROPOSED 6" DEPTH CONCRETE PAVEMENT
- PROPOSED 8" DEPTH CONCRETE PAVEMENT
- PROPOSED 6" DEPTH CONCRETE SIDEWALK
- PROPOSED STORMWATER MANAGEMENT AREA



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FAX (608) 781-8960

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SITE DIMENSION PLAN
TRAVEL CENTER #1707
DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C181

1. ALL WORK AND MATERIALS SHALL COMPLY WITH 2024 SDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADIi ARE TO BE 3' AND OUTER CURBED RADIi ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADIi ARE TO BE 5'.
4. ALL DIMENSIONS AND RADIi ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STREET DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL TRAFFIC SIGNAL CONSTRUCTION MUST BE IN ROW. ANY ADDITIONAL ROW SHALL BE PROVIDED AT NO COST TO THE CITY OF ANKENY. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE PLAN SPECIFICATION AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY CIVIL DESIGN ADVANTAGE, DATED 05/19/2023. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN ON GRAPHICAL AND INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN OR NEAR EXISTING OR PROPOSED UTILITIES AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.

BUILDING DATA	
TOTAL BUILDING AREA	14,450 SF
PERCENT OF TOTAL PROPERTY AREA	3.14%
PARKING SUMMARY	
REQUIRED PARKING	72 SPACES @ 1/200 SF
TOTAL PROPOSED PARKING	82 VEHICULAR SPACES, 46 TRUCK SPACES
REQUIRED ACCESSIBLE PARKING	4 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	4 STANDARD SPACES

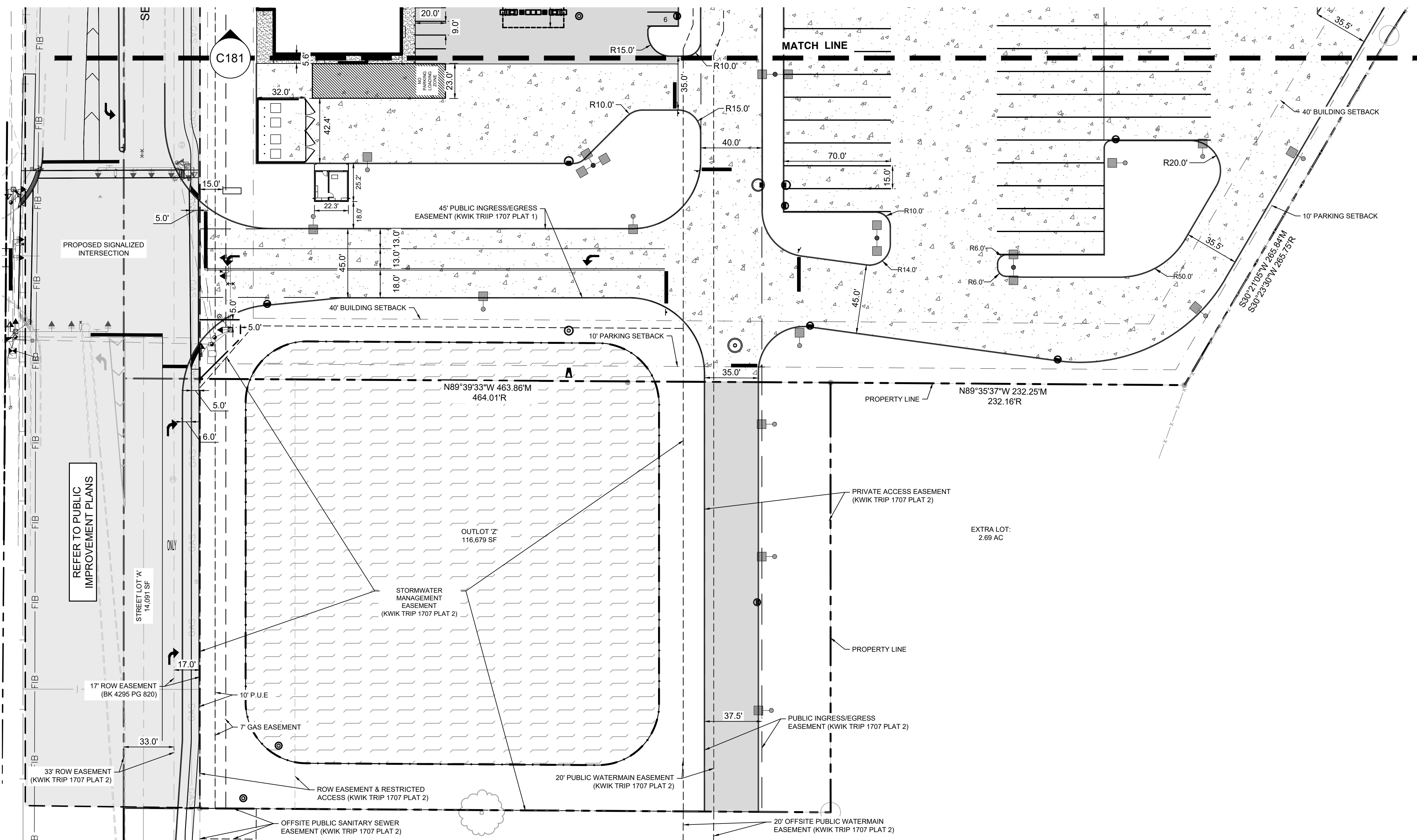
PROPERTY SUMMARY	
OVERALL PROPERTY AREA	17.83 AC
ROW EASEMENT AREA	1.08 AC
PROPOSED COMMERCIAL OUTLOT AREAS	3.35 AC
ROW - PRIVATE DRIVE AREA	0.61 AC
ROW - KWIK TRIP PARCEL AREA	12.79 AC
DISTURBED AREA (EXCLUDES PRIVATE DRIVE)	13.12 AC
EXISTING IMPERVIOUS AREA	0.35 AC / 2.7%
EXISTING PERVIOUS AREA	12.77 AC / 97.3%
PROPOSED IMPERVIOUS AREA	9.28 AC / 70.7%
PROPOSED PERVIOUS AREA	3.84 AC / 29.3%
NET INCREASE IN IMPERVIOUS AREA	8.93 AC
EQUIVALENT RESIDENTIAL UNIT***	102 ERU

*** ERU = PR. IMPERVIOUS SURFACE / 4000 SF
*** COMMERCIAL: \$6.50 PER ERU PER MONTH UP TO A MAXIMUM OF 80 ERU'S

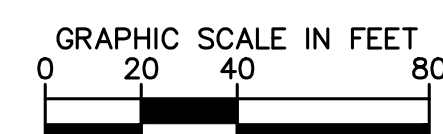
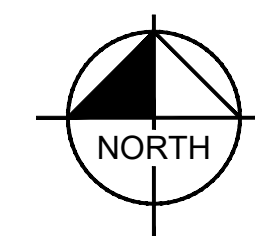
EXISTING ZONING	C2- GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 5'
BUILDING SETBACKS	FRONT = 35' SIDE = 0' REAR = 40'

Diagram illustrating the proposed street layout and materials:

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- PROPOSED 6" DEPTH CONCRETE PAVEMENT
- PROPOSED 8" DEPTH CONCRETE PAVEMENT
- PROPOSED 6" DEPTH CONCRETE SIDEWALK
- PROPOSED STORMWATER MANAGEMENT AREA



Know what's **below**.
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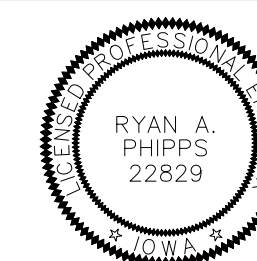


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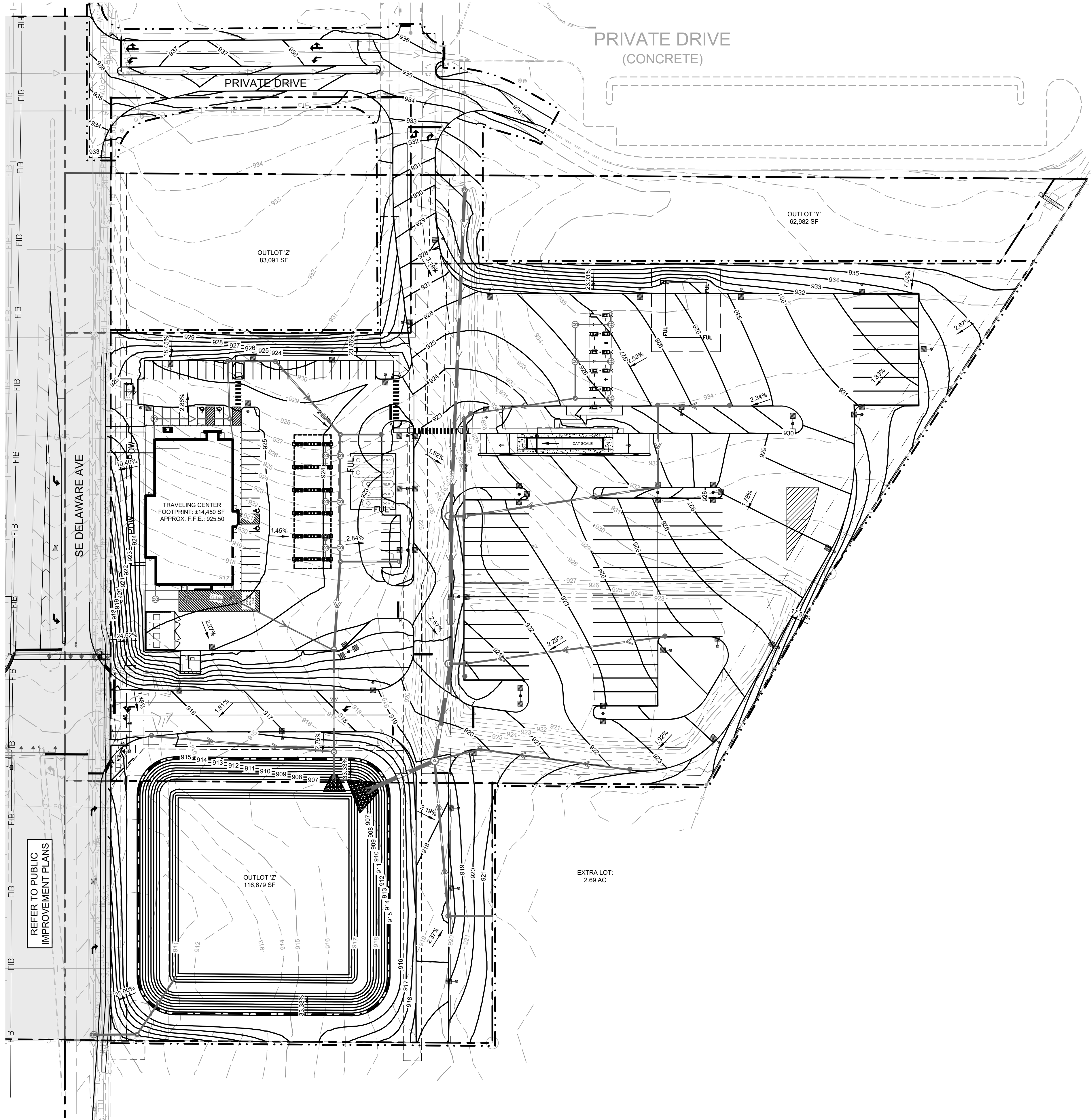


DELAWARE AVENUE
BANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY	BS
SCALE	AS SHOWN
PROJ. NO.	16003801
DATE	07-05-2021
SHEET	C182

C182

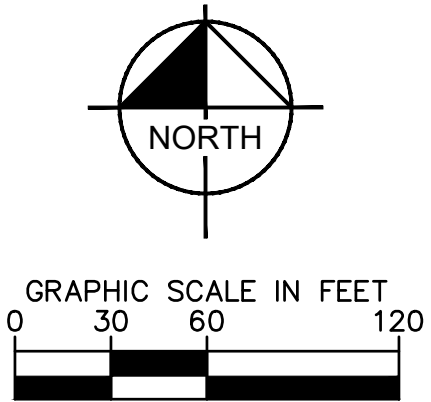


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- LIMITS OF CONSTRUCTION
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

- GRADING PLAN NOTES**
- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS. 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
 - CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
 - IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
 - EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
 - MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
 - INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
 - GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.
 - SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
 - UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
 - EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.
 - CONTRACTOR TO PROVIDE AS-BUILT SURVEY OF DETENTION BASIN. AS-BUILT SURVEY MUST BE CERTIFIED BY A LICENSED ENGINEER. VOLUME VERIFICATION OF THE DETENTION BASIN SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO A FINAL CO BEING ISSUED



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OVERALL GRADING PLAN

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY BSK

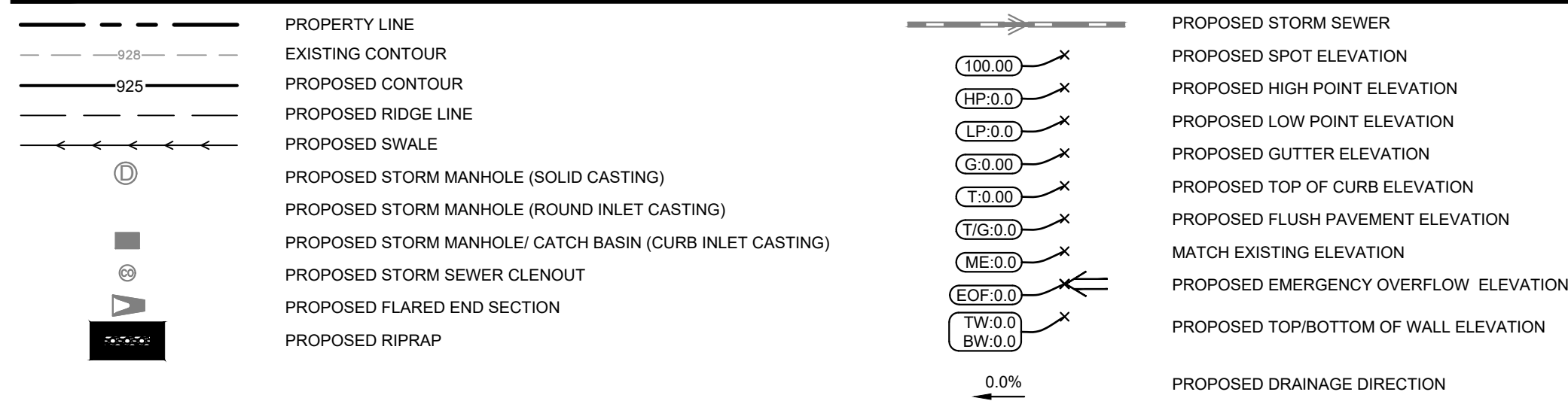
SCALE AS SHOWN

PROJ. NO. 160038017

DATE 07-05-2024

SHEET C200

LEGEND



CONTRACTOR TO CONFIRM GRADES AT EXISTING JOINT LINES AND NOTIFY ENGINEER OF ANY DISCREPANCIES

PRIVATE DRIVE
(CONCRETE)

OUTLOT "Y"
62,982 SF

SEE GRADING ENLARGEMENT -
SHEET C203 FOR MORE DETAIL

SEE GRADING ENLARGEMENT -
SHEET C204 FOR MORE DETAIL

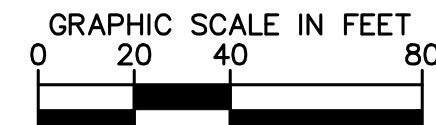
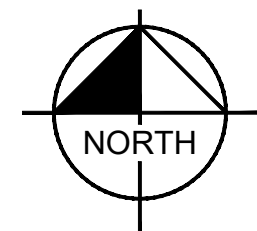
SE DELAWARE AVE

TRAVELING CENTER
FOOTPRINT: ±14,450 SF
APPROX. F.F.E.: 925.50

SEE GRADING ENLARGEMENT -
SHEET C204 FOR MORE DETAIL



Know what's below.
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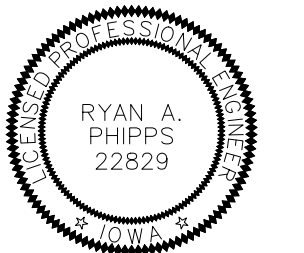


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GRADING PLAN

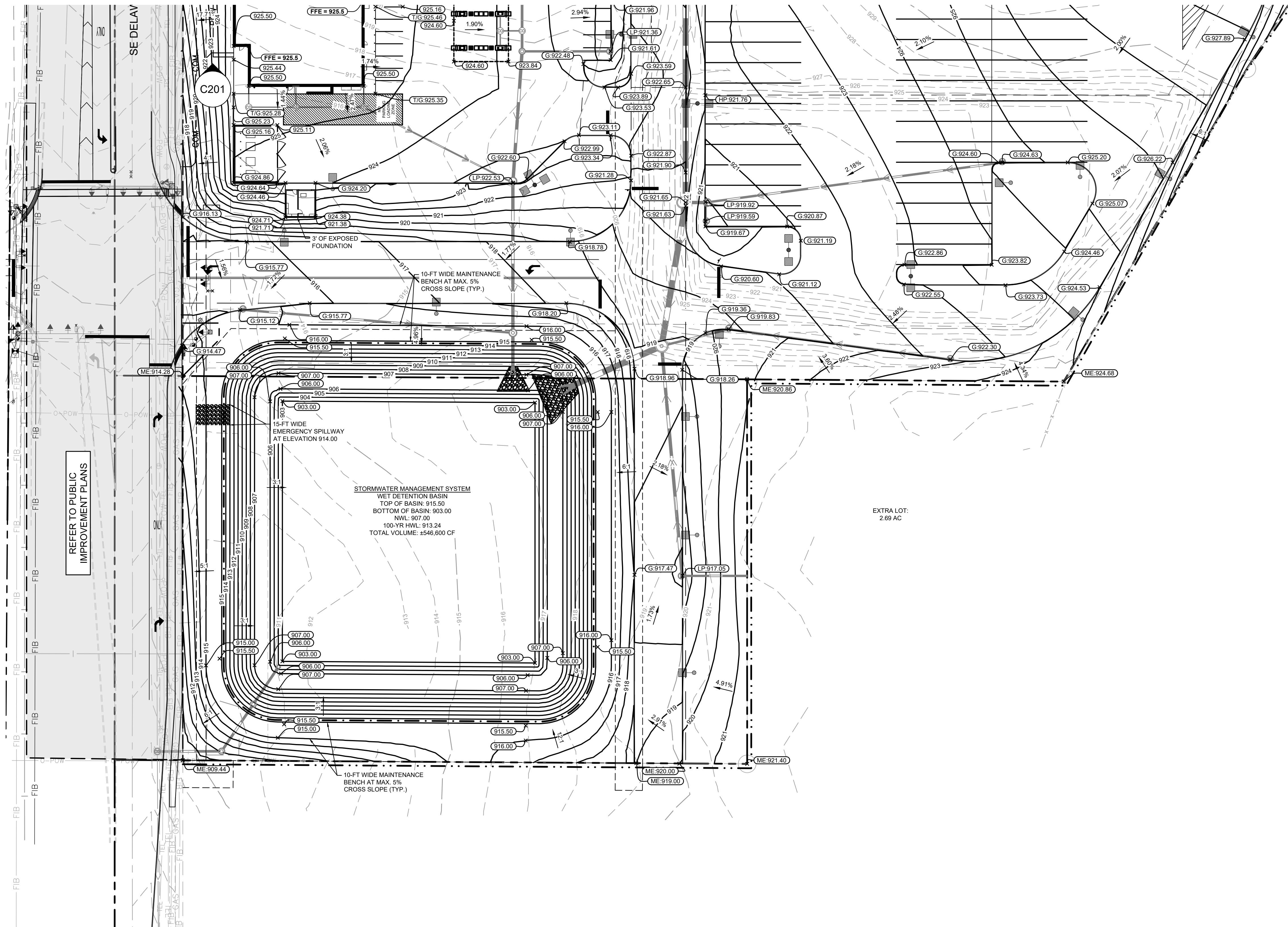
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DELAWARE AVENUE
ANKENY, IA

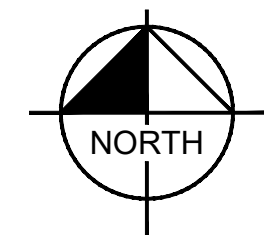
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3	05/24/24	CITY RESUBMITTAL
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5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C201

PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED RIDGE LINE
PROPOSED SWALE
PROPOSED STORM MANHOLE (SOLID CASTING)
PROPOSED STORM MANHOLE (ROUND INLET CASTING)
PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
PROPOSED STORM SEWER CLENOUT
PROPOSED FLARED END SECTION
PROPOSED RIPRAP

0.0%



Know what's **below**.
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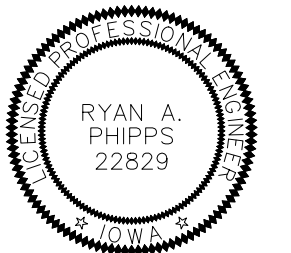
GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 20, 40, and 80. The segments between 0 and 20, 20 and 40, and 40 and 80 are shaded black. The segment between 0 and 20 is the widest, followed by 20 and 40, and then 40 and 80.



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GRADING PLAN

TRAVEL CENTER #1707

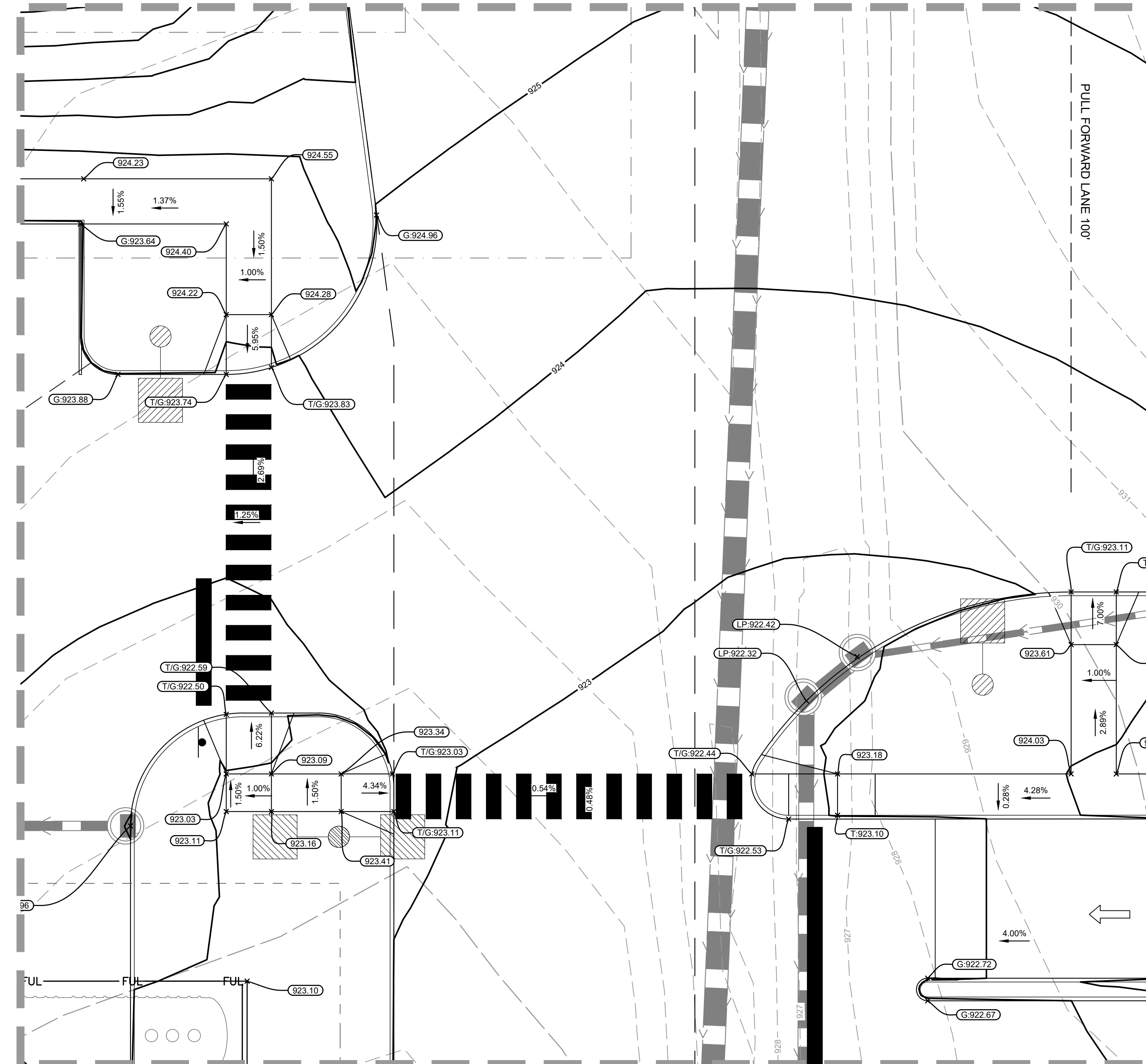
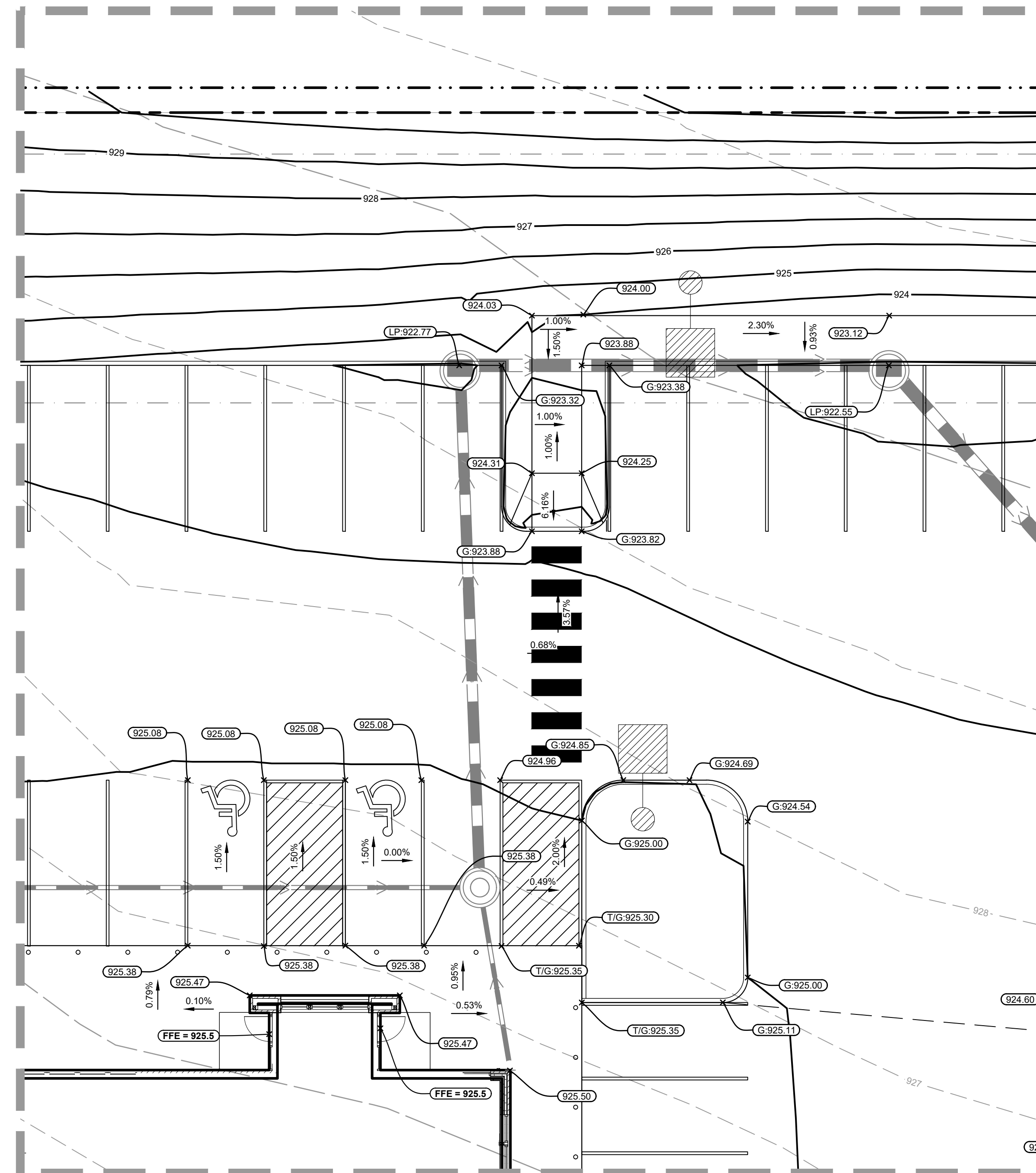
DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
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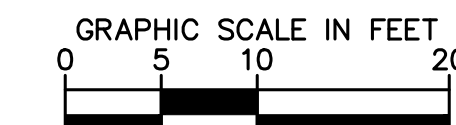
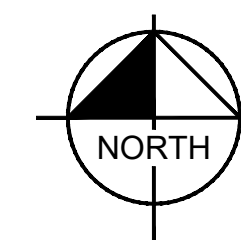
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SCALE	AS SHOWN
PROJ. NO.	160038017
DATE	07-05-2024
SHEET	C202

C202

	PROPERTY LINE		PROPOSED STORM SEWER
	EXISTING CONTOUR		PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED LOW POINT ELEVATION
	PROPOSED SWALE		PROPOSED GUTTER ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED EMERGENCY OVERTFLOW ELEVATION
	PROPOSED FLARED END SECTION		PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED RIPRAP		
			PROPOSED DRAINAGE DIRECTION



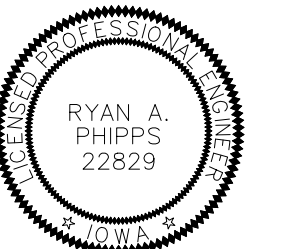
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GRADING PLAN ENLARGEMENT

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
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5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY BSK

SCALE AS SHOWN

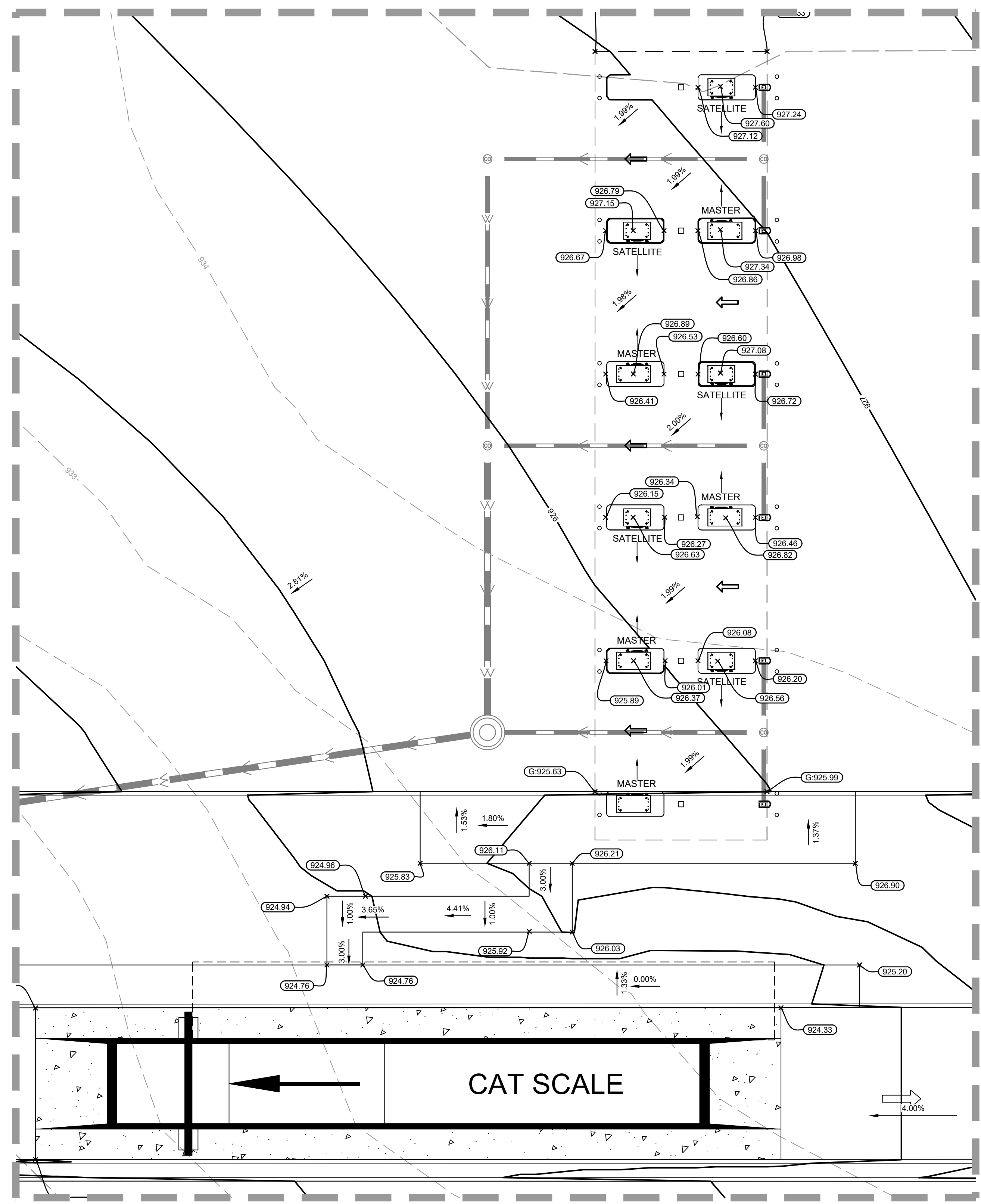
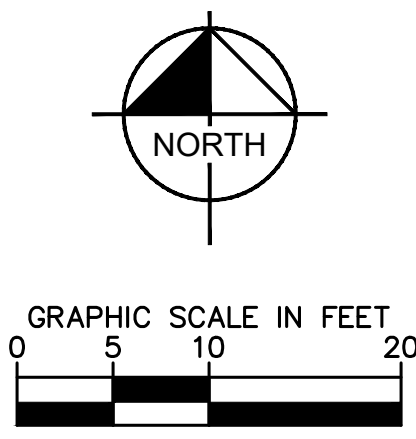
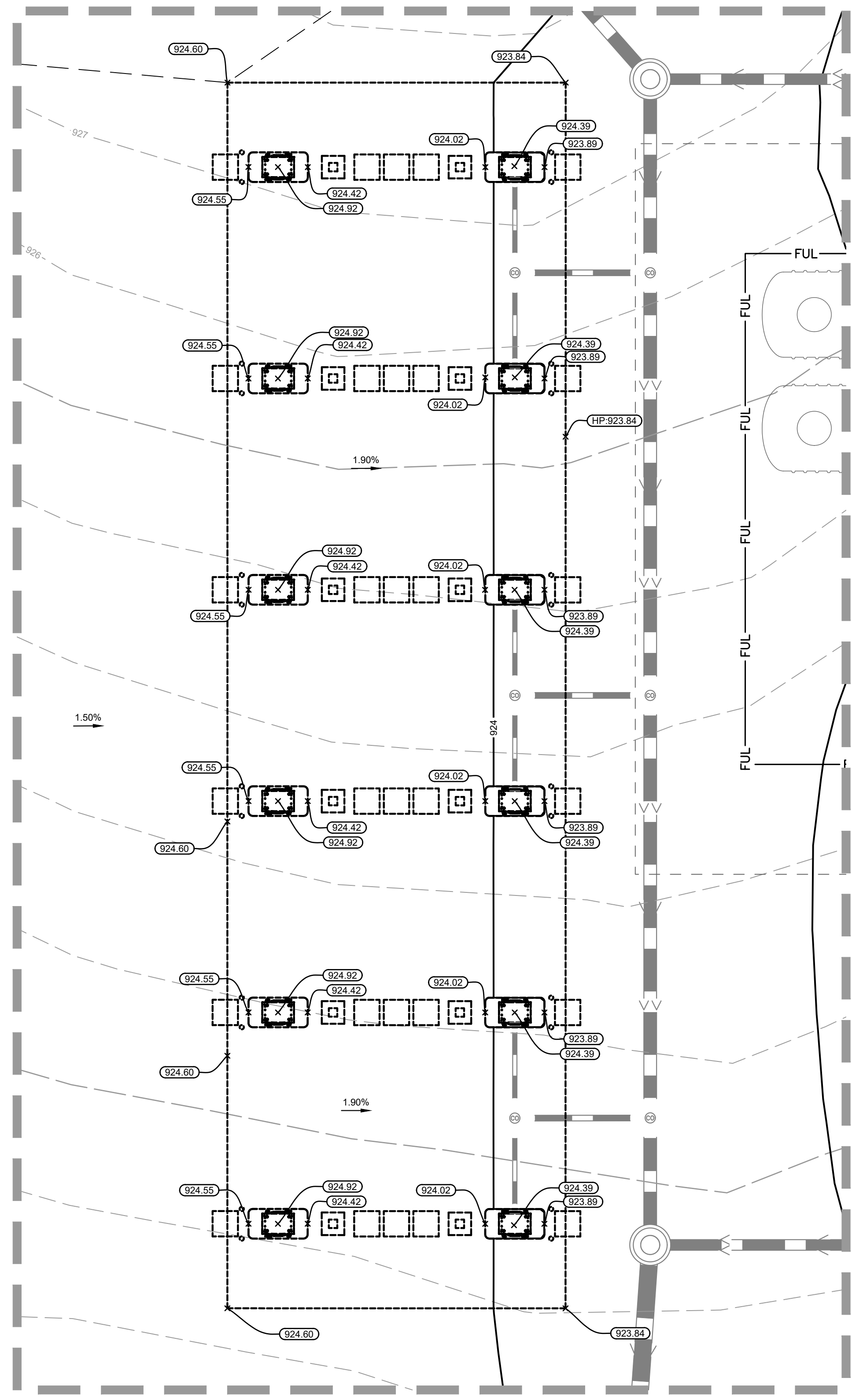
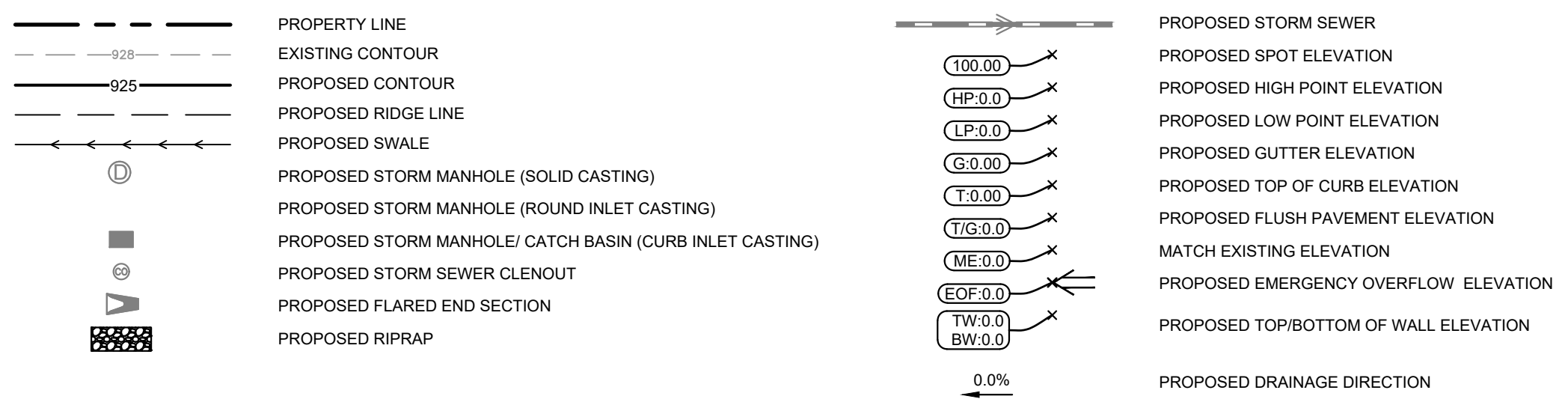
PROJ. NO.	160038017
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DATE	07-05-2024
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SHEET C203

C203

LEGEND

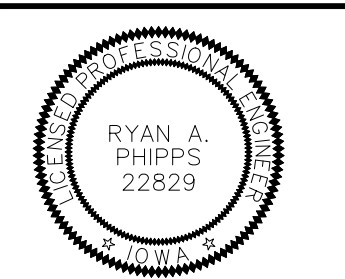


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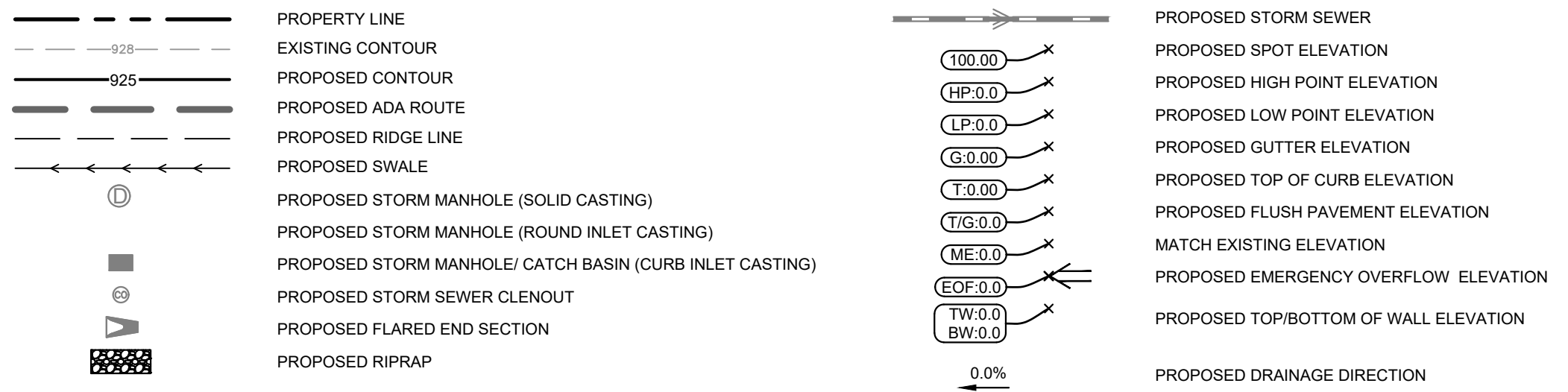
GRADING PLAN ENLARGEMENT

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

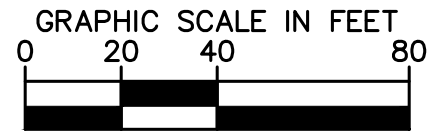
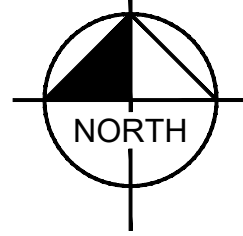
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DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C204

LEGEND



NOTES:

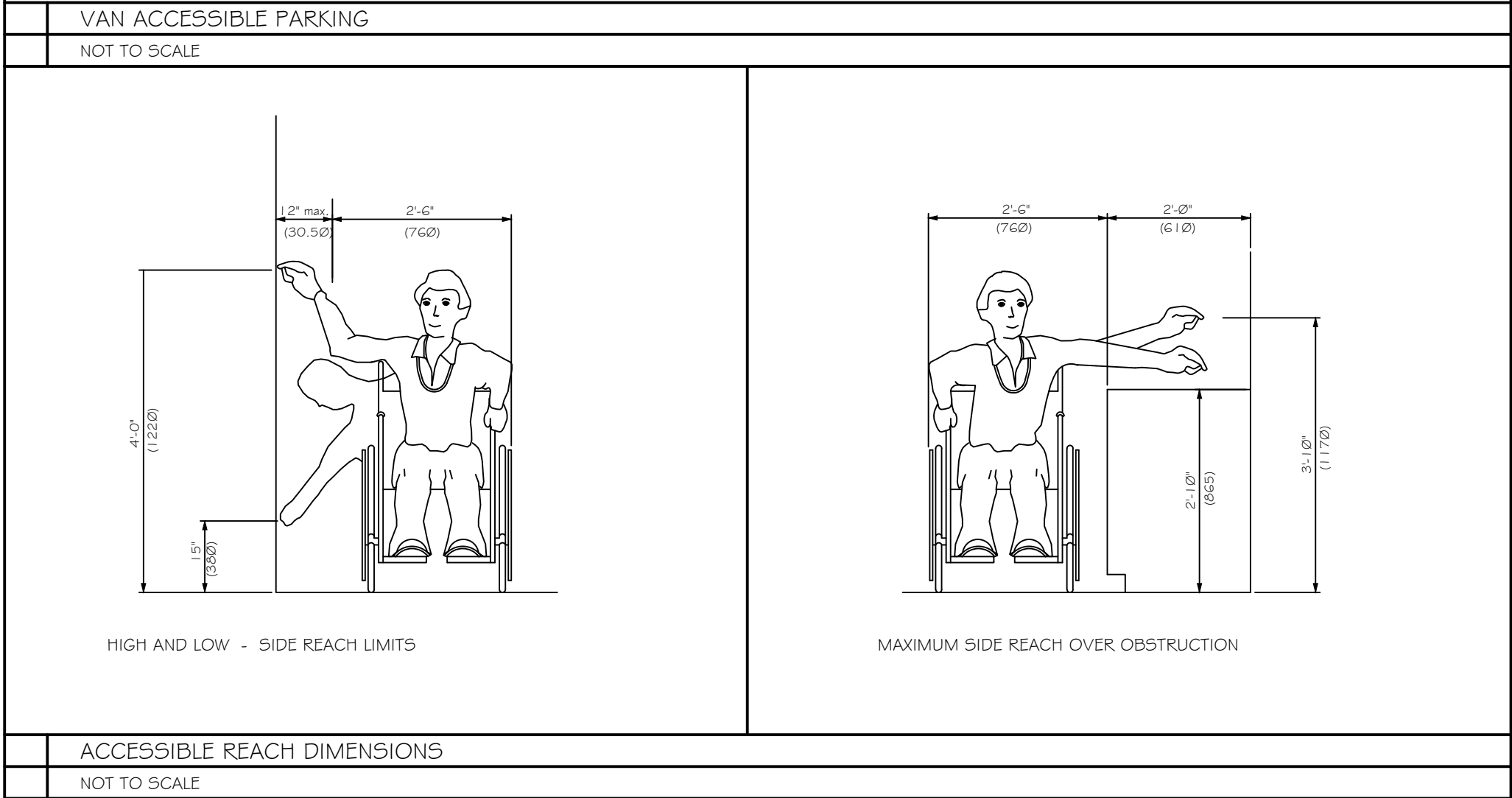
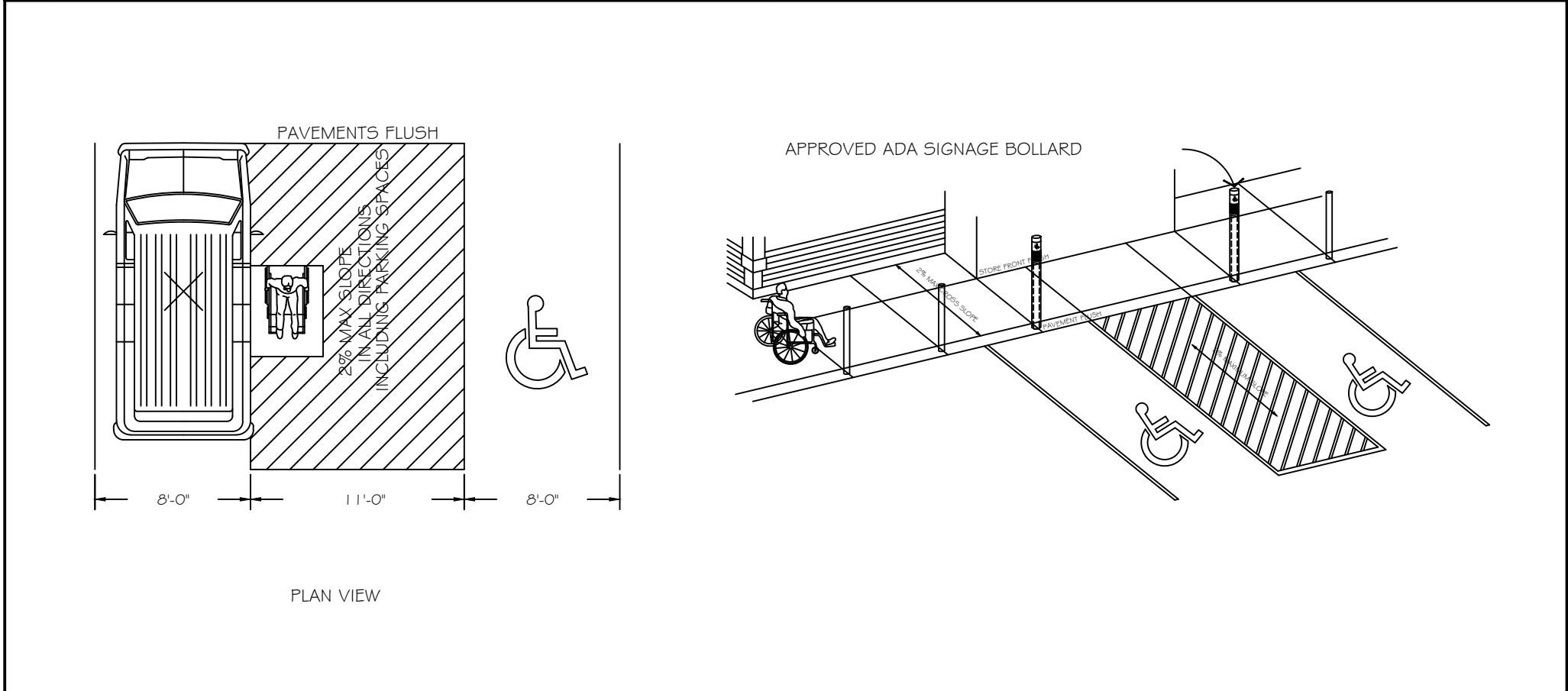
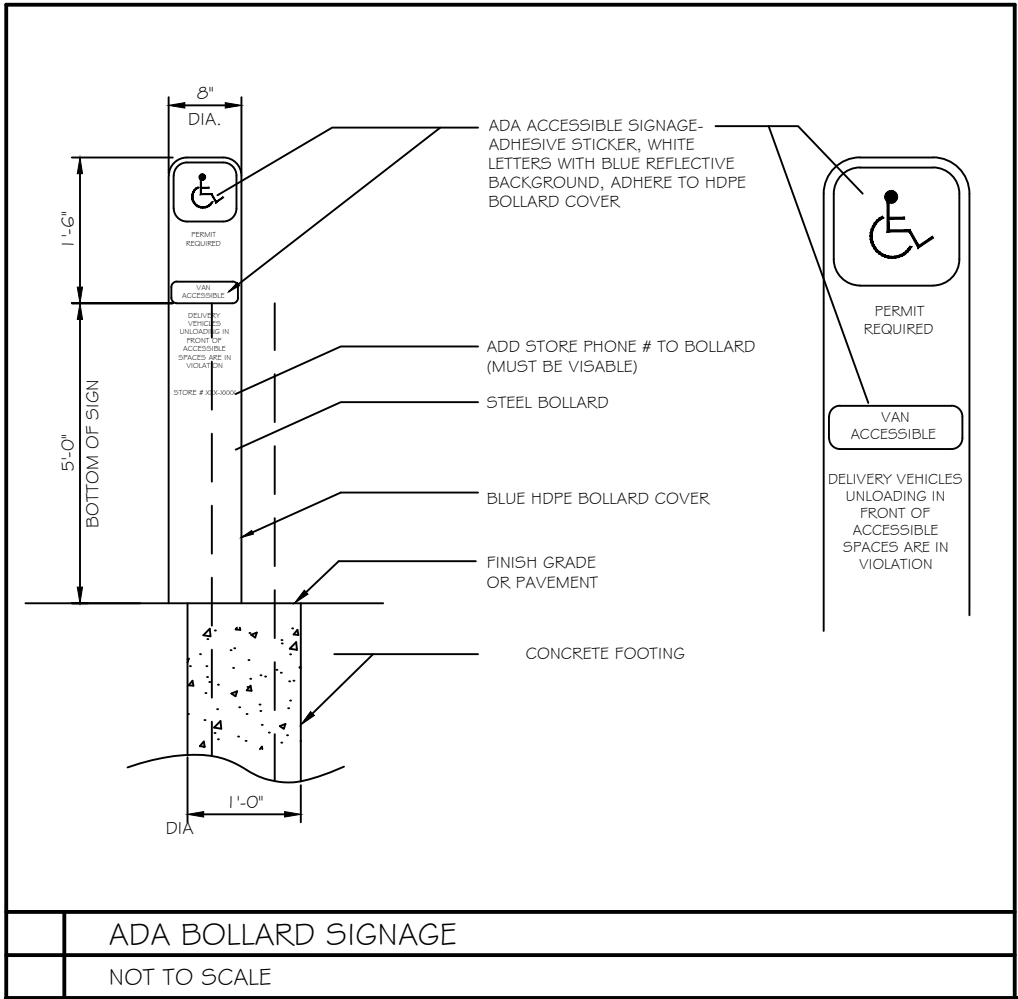
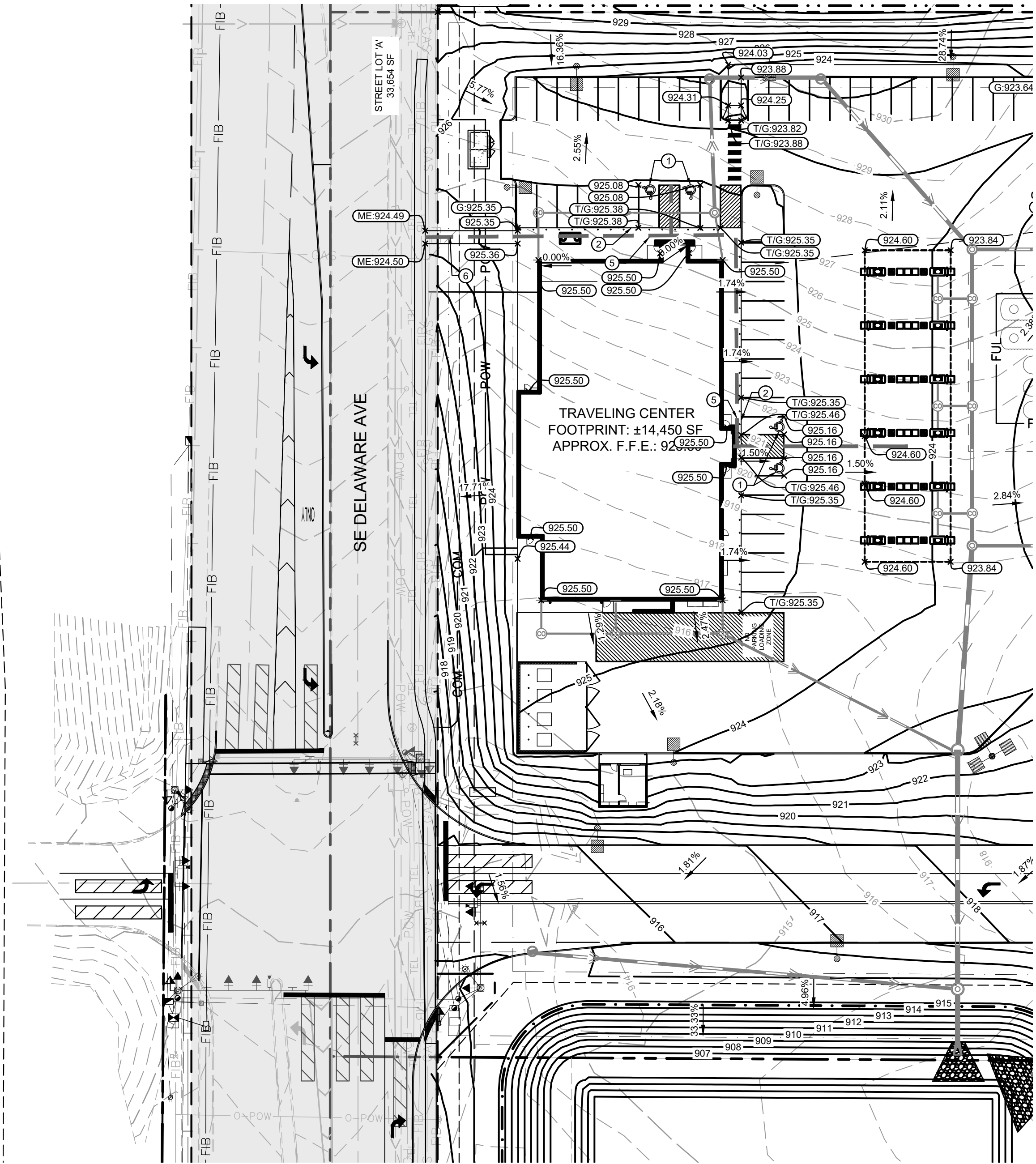
- REFER TO THE DOCUMENT FROM THE DEPARTMENT OF JUSTICE ON '2010 ADA STANDARDS FOR ACCESSIBLE DESIGN'. CONTRACTOR SHALL REFERENCE CURRENT A.D.A. GUIDELINES AND LOCAL REGULATIONS FOR SITE ACCESSIBILITY. IN ALL CASES THE MINIMUM REQUIREMENTS SHALL BE PROVIDED ON SITE TO ENSURE COMPLIANCE TO ALL REGULATIONS.
- KWIK TRIP STANDARD ENTRANCE HAS AUTOMATIC DOOR OPENER SYSTEM DESIGNED TO COMPLY WITH ALL ACCESS CODES AND LAWS. ENTRANCE DOORS FOR ACCESSIBLE ROUTES WILL HAVE A MINIMUM CLEAR OPENING OF 32"
- STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.
- NO OBJECTS OR DISPLAYS SHOULD PROTRUDE INTO THE MINIMUM CLEAR SPACE OF THE ACCESSIBLE ROUTES TO THE STORE ENTRANCE. THIS WILL INCLUDE SEASONAL DISPLAY VENDING AREAS AS WELL AS OTHER OUTDOOR STORAGE UNITS FOR PROPANE AND ICE, ETC.
- PER A.D.A GUIDELINES- CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 36" AND PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24".
- ACCESS AISLES SERVING WHEEL CHAIR LIFTS OR CHAIR ACCESS FROM VEHICLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE SAFE TRANSFER OF WHEELCHAIRS TO AND FROM VEHICLES. MAXIMUM SLOPE FOR THE ACCESS AISLE IS 1:48. NO CURB RAMPS SHALL BE A PART OF THE ACCESS AISLE.
- IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATION OF 1 "VAN ACCESSIBLE" IN EVERY 6 ACCESSIBLE SPACES ON SITE.



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PLAN KEYNOTES

- ACCESSIBLE STALLS
A. STRIPING - 4' WIDE STALL LINES, USE HIGH VISIBILITY BLUE PAINT (UNLESS ALTERNATE COLOR SPECIFIED BY LOCAL OR STATE CODES). SPACES PROVIDED
(4) 9'-0", 20'-0" ACCESSIBLE PARKING WITH
(1) 23'-4", 87'-8" LOADING ZONE
B. ACCESSIBLE FUELING POINT AND DISPENSER AND VALET. VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWN IN DETAIL. SEE STORE ACCESSIBILITY.
- PAVEMENTS FLUSH FOR ACCESSIBILITY.
- PICNIC TABLE W/ ACCESSIBLE PLACEMENT PROVIDE OWNER. PROVIDE TRASH CONTAINER.
- ACCESSIBLE VACUUM 4 AIR INSTALLED WITH APPROPRIATED HEIGHTS. PARKING AREA SHALL MEET A.D.A DIMENSIONS FOR ACCESS AND SURFACE FOR WHEEL CHAIR ACCESS SHALL NOT EXCEED 1:48 SLOPE IN ALL DIRECTIONS. . SEE CONVENIENCE STORE ACCESSIBILITY
- ACCESSIBLE ROUTE TO STORE
- CITY SIDEWALK
- ACCESS THRU APPROACH
MAX. 2% CROSS SLOPE
- CURB RAMP- RAMP SLOPE MAX. 1:8.33
SIDE FLARE SLOPE MAX. 1:10

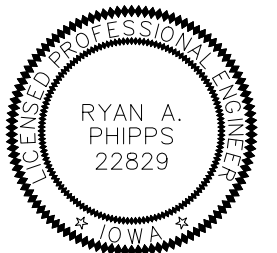


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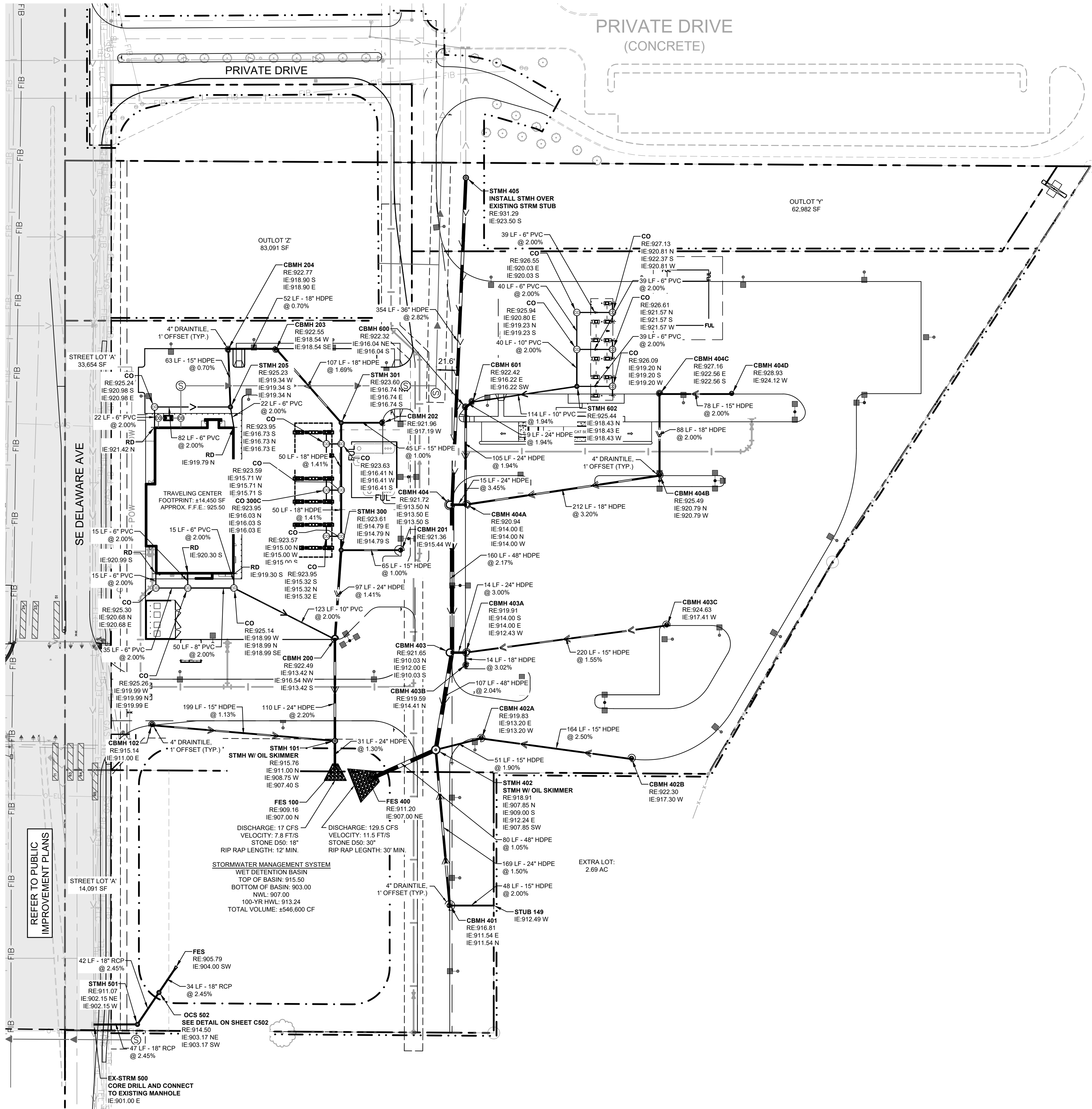


ACCESSIBILITY PLAN

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

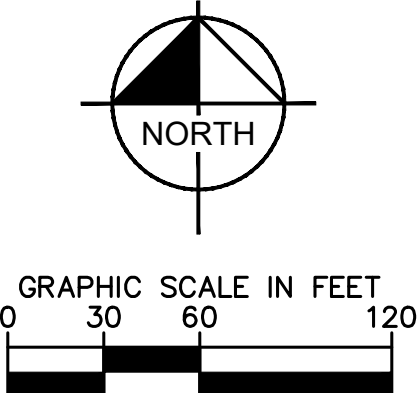
#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C205



LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

- STORM SEWER NOTES**
- INSTALL STORM SEWER IN ACCORDANCE WITH 2024 SUDAS & THE CITY SUPPLEMENTAL.
 - CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
 - STORM SEWER PIPE SHALL BE:
RCP: ASTM C-78
HDPE: ASTM F-714, F-894
PVC SCH40: ASTM D-1785, D-2665, F-794
FITTINGS SHALL BE:
RCP: ASTM C-78, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE: ASTM D-3212
PVC SCH40: ASTM D-2665, F-794, F-1866
DRAIN TILE SHALL BE:
HDPE: AASHTO M-252 OR M-294, TYPE CP OR TYPE SP.
 - CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
 - EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
 - EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
 - WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
 - ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
 - ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
 - CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
 - CBMH TO USE SUDAS SW-502 WITH SW-603 TYPE R CASTING. STMH TO USE SUDAS SW-401 WITH SW-602 CASTING UNLESS DETAILED DIFFERENTLY IN PLAN.
 - ROOF LEADERS TO BE SCH 40 PVC
 - SEE DETAIL 3 ON SHEET C501 FOR DRAIN TILE LOCATED AT CATCH BASIN MANHOLES.



811
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STORM SEWER PLAN
TRAVEL CENTER #1707
DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
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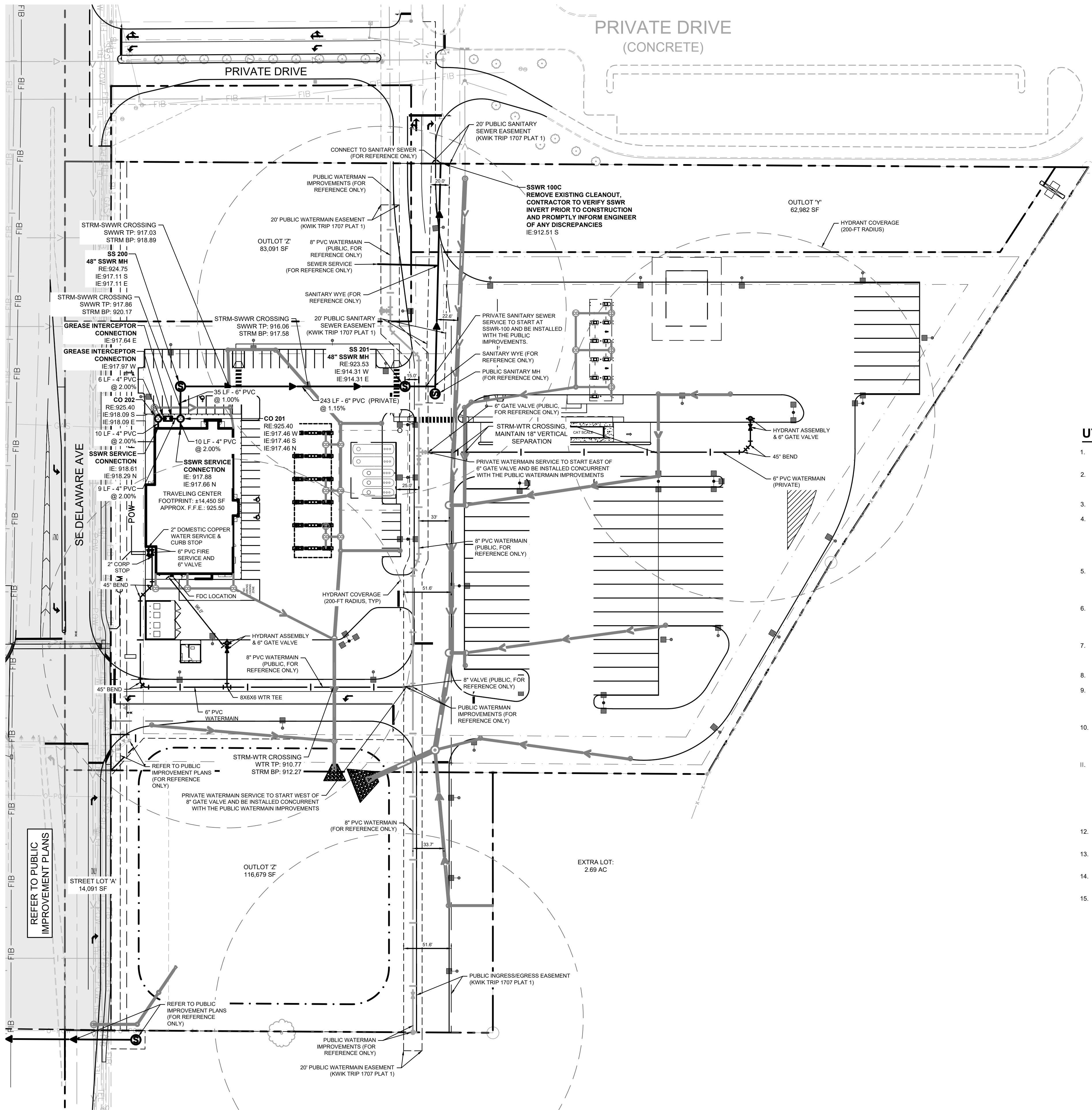
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07-05-2024

C300



LEGEND

EXISTING

PROPOSED

GATE VALVE

HYDRANT

REDUCER

TEE

SANITARY SEWER MANHOLE

SANITARY CLEANOUT

WATERMAIN

SANITARY SEWER

STORM SEWER

UNDERGROUND ELECTRIC

TELEPHONE

GAS MAIN

- UTILITY PLAN NOTES
1. INSTALL UTILITIES IN ACCORDANCE WITH 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.

2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.

3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.

4. SANITARY SEWER PIPE SHALL BE:
PVC: ASTM D-2729, D-3034
PVC SCH 40: ASTM D-1785, F-714, F-894
SANITARY SEWER FITTINGS SHALL BE:
PVC: ASTM D-2729, D-3034
PVC SCH40: ASTM D-2865, F-2794, F-1866

5. WATER MAIN PIPE SHALL BE:
DUCTILE IRON: AWWA C115
WATER MAIN FITTINGS SHALL BE:
DUCTILE IRON: AWWA C-153, C-110, ASME 316.4

6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.

7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

8. MAINTAIN A MINIMUM OF 5'-5" COVER ON ALL WATER LINES.

9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.

10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.

11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.

13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.

14. IN PAVEMENT AND GREEN AREAS, INSTALL ALL MANHOLE CASTINGS TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE GRADE.

15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING.

SYSTEMS, BACKFLOW DEVICES (DCCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.

16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.

19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.

20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.

21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.

22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.

23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.

24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.

25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

26. ALL ON-SITE UTILITIES ARE PRIVATE.

27. LOCATIONS WHERE THE SANITARY SEWER HAS LESS THAN 5.5-FEET OF COVER, PROVIDE 4-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE. INSTALL THE INSTALLATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL.

28. SANITARY SEWER MANHOLES TO BE SUDAS SW-301 UNLESS DETAILED DIFFERENTLY IN THE PLAN.
- NORTH

GRAPHIC SCALE IN FEET

0 30' 60' 120'
-
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- UTILITY PLAN
- TRAVEL CENTER #1707
- DELAWARE AVENUE
ANKENY, IA
- | # | DATE | DESCRIPTION |
|-----------|----------|------------------|
| 2 | 04/03/24 | CITY RESUBMITTAL |
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| 4 | 06/12/24 | CITY RESUBMITTAL |
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| 6 | 07/05/24 | CITY RESUBMITTAL |
| DRAWN BY | | BSK |
| SCALE | | AS SHOWN |
| PROJ. NO. | | 160038017 |
| DATE | | 07-05-2024 |
| SHEET | | C400 |

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STREETLIGHTS, SIGNS, AND POSTS. IF REGULATORY SIGN MUST BE REMOVED FOR CONSTRUCTION, A TEMPORARY SIGN MUST BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF EXISTING PERMANENT STREETLIGHTS, SIGNS, AND POSTS.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A.) GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7" OF COVER CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

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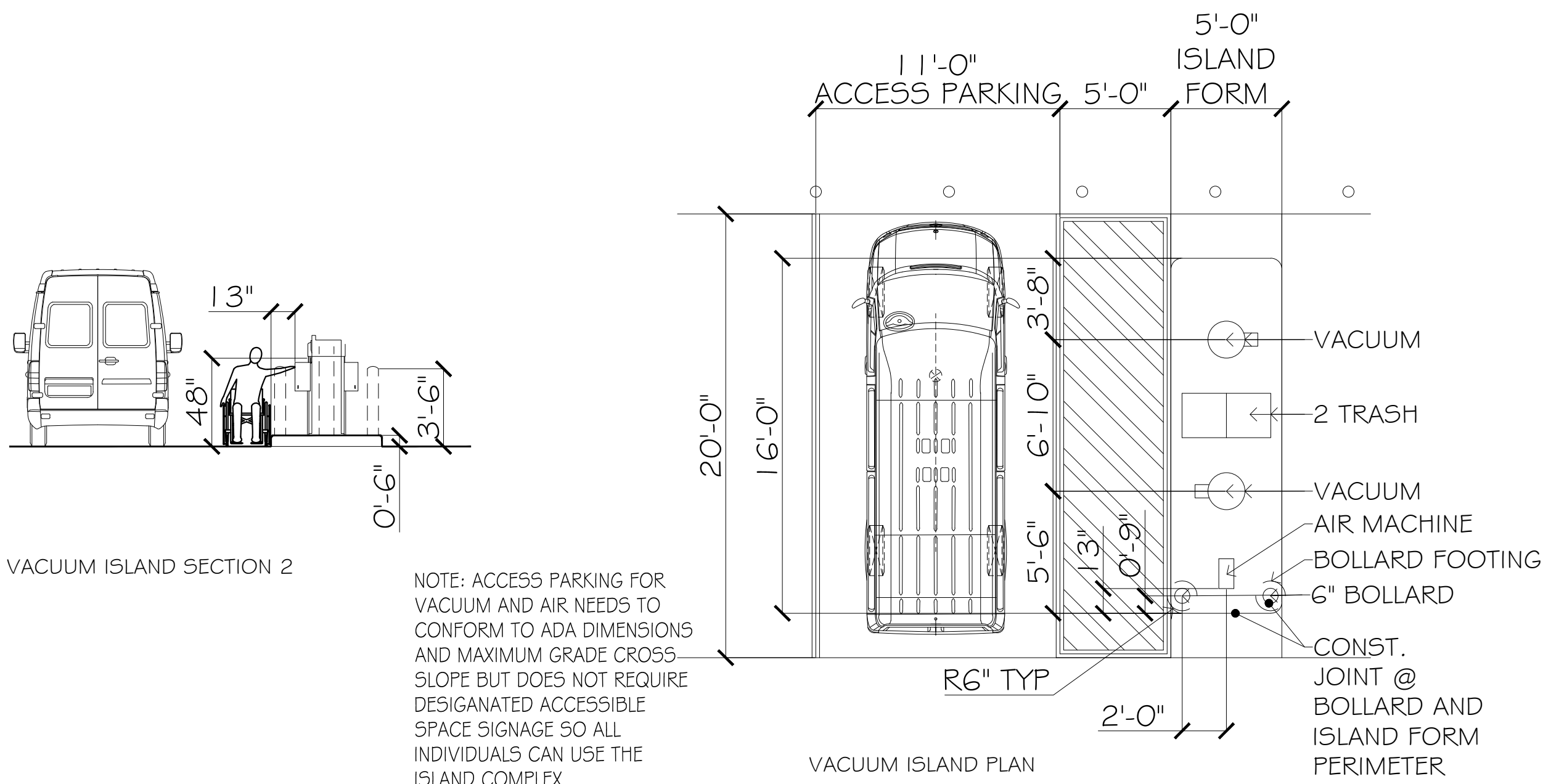
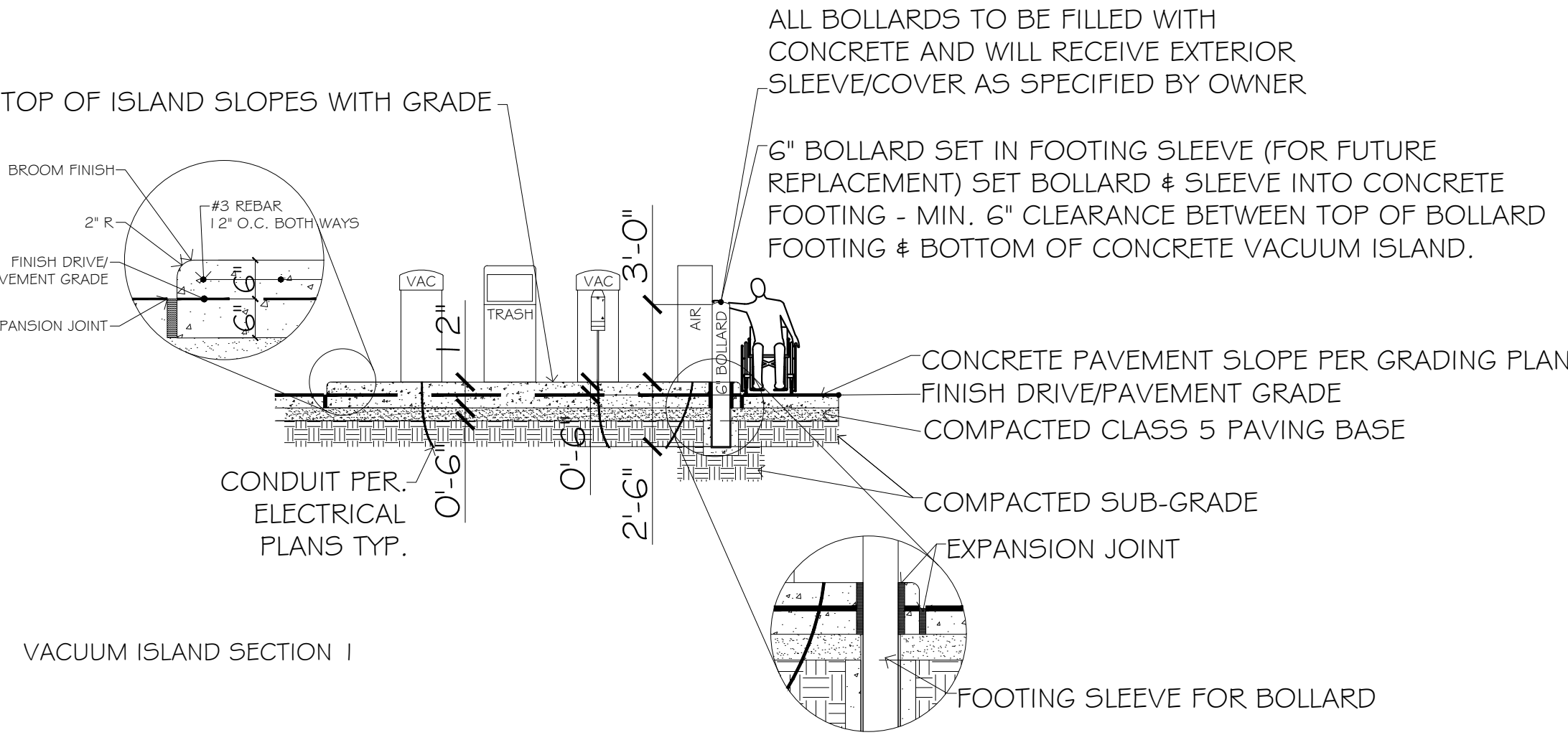
UTILITY NOTES & DETAILS

TRAVEL CENTER #1707

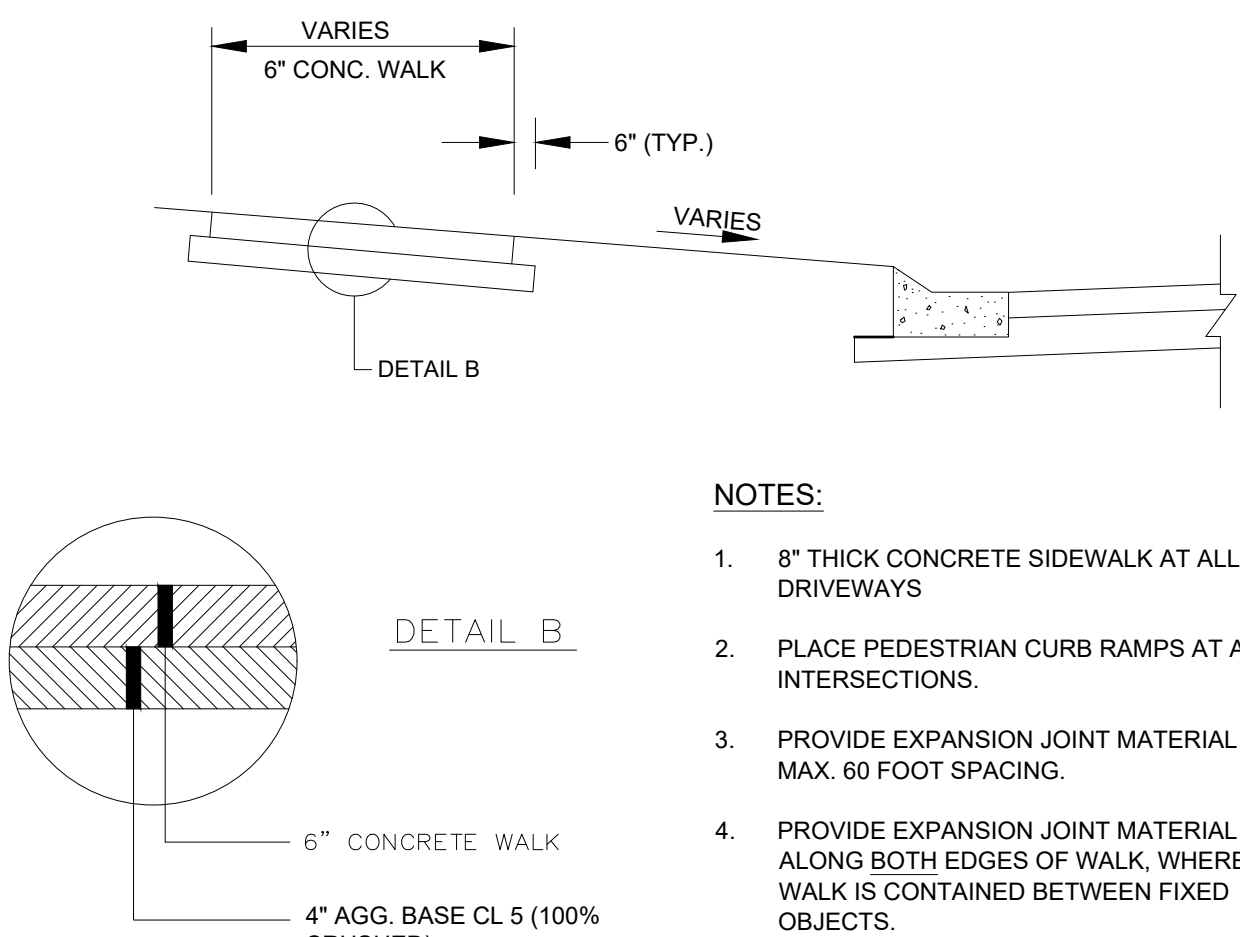
DELAWARE AVENUE
ANKENY, IA

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3	05/24/24	CITY RESUBMITTAL
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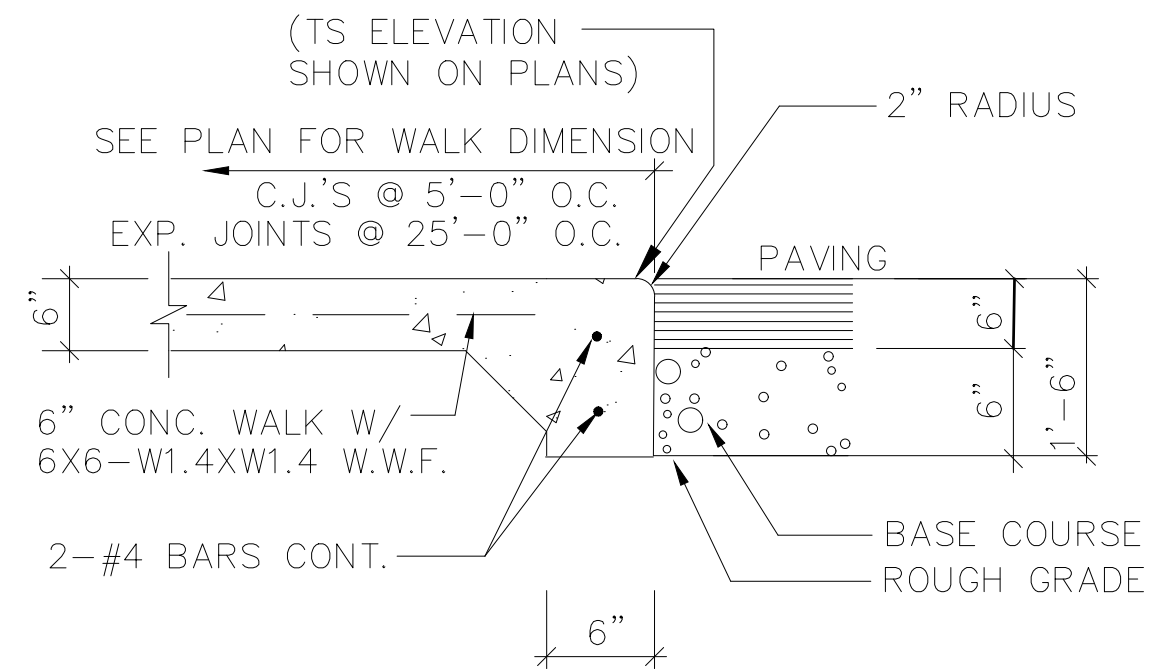
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DATE	07-05-2024
SHEET	C401



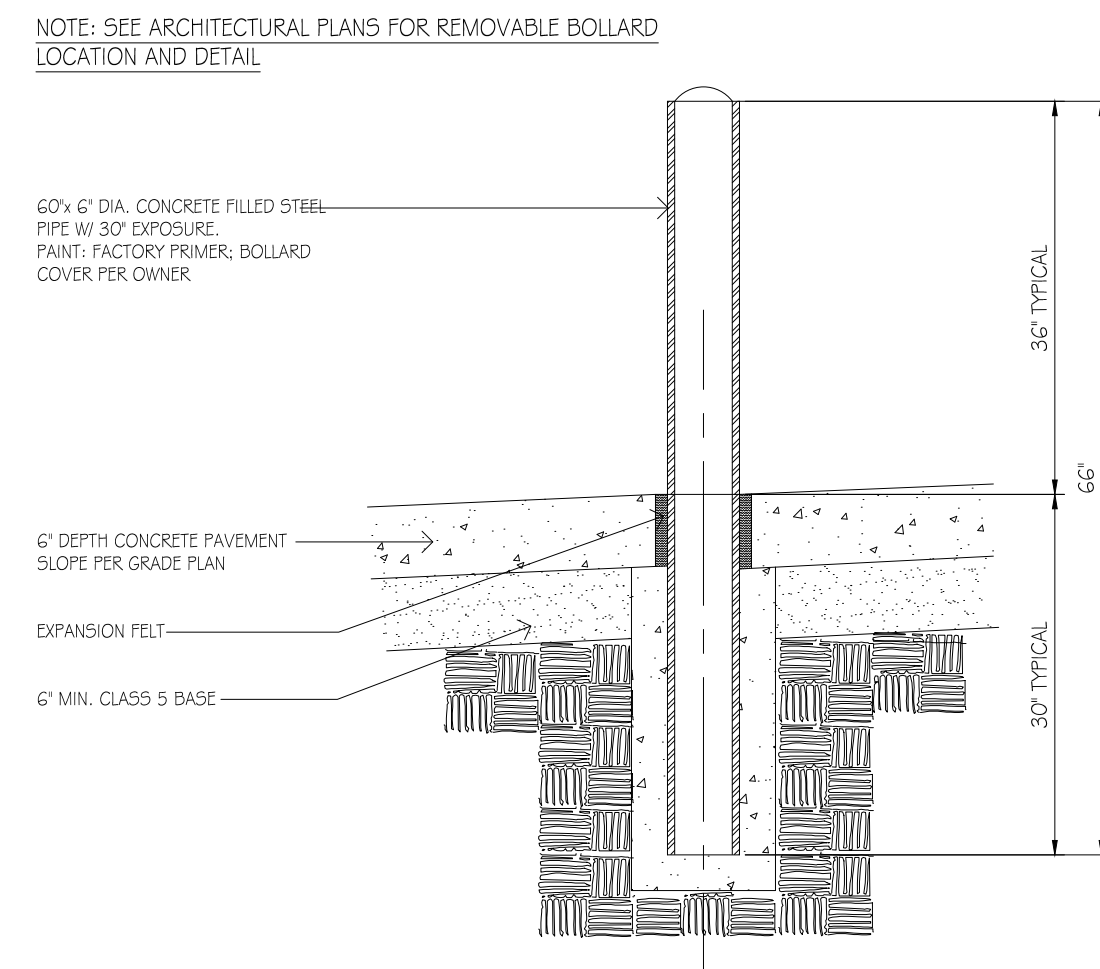
2 VACUUM ISLAND DETAILS
C500 NOT TO SCALE



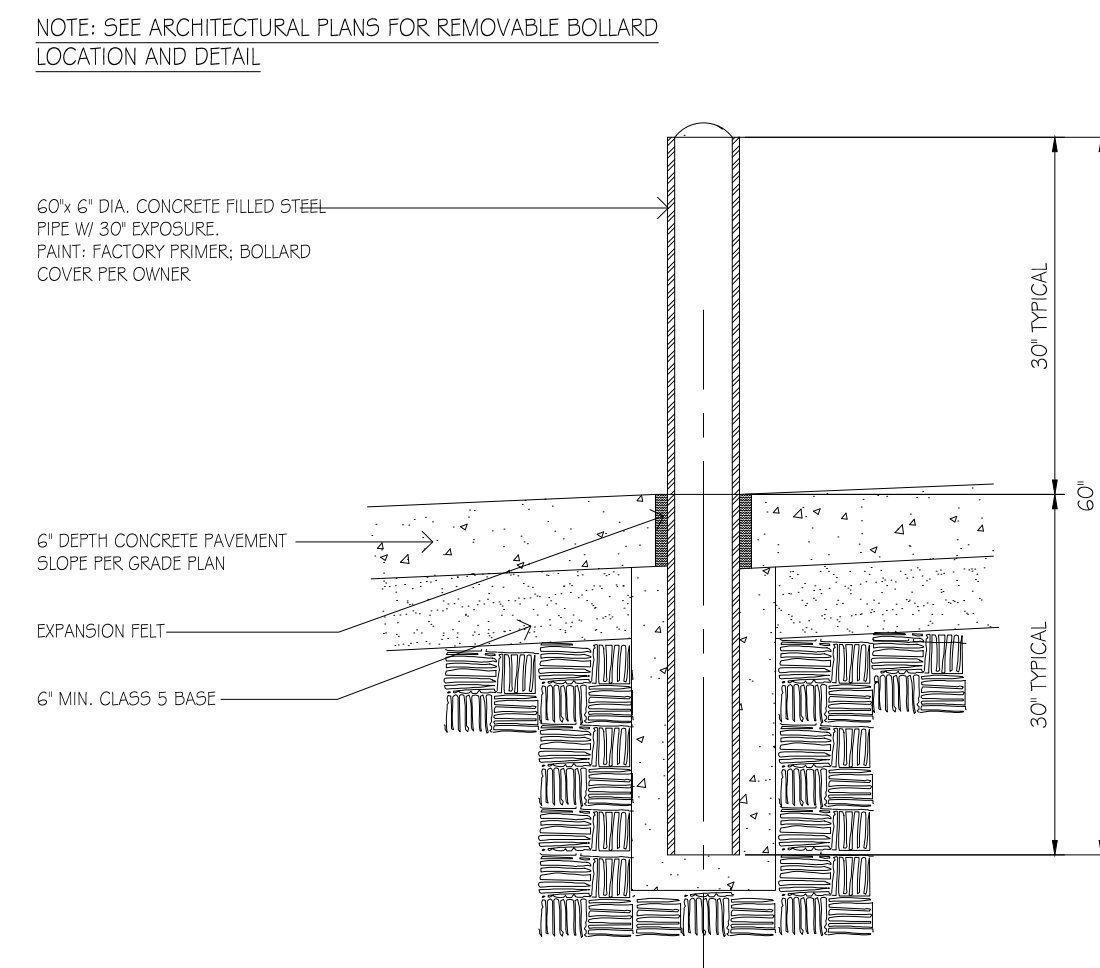
3 CONCRETE WALK/ PAD DETAIL
C500 NOT TO SCALE



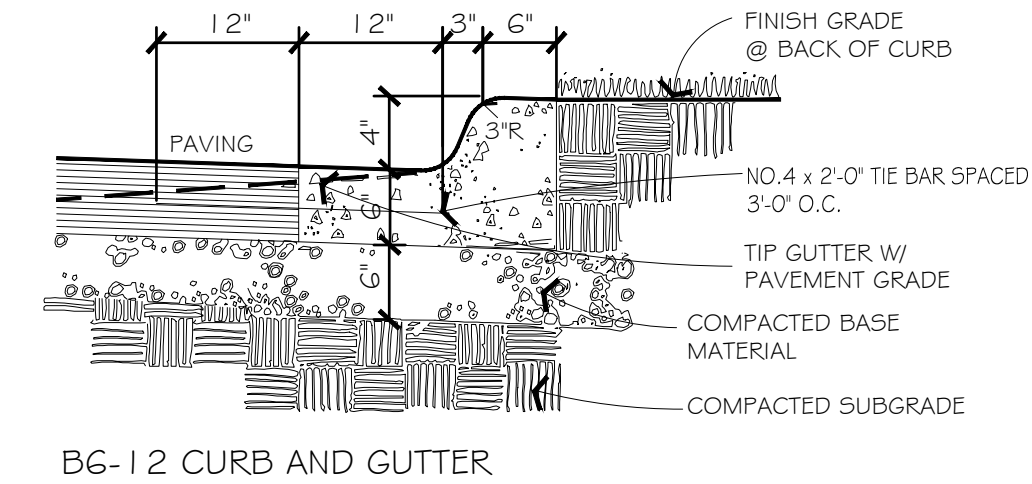
7 FLUSH CURB AND SIDEWALK DETAIL
C500 NOT TO SCALE



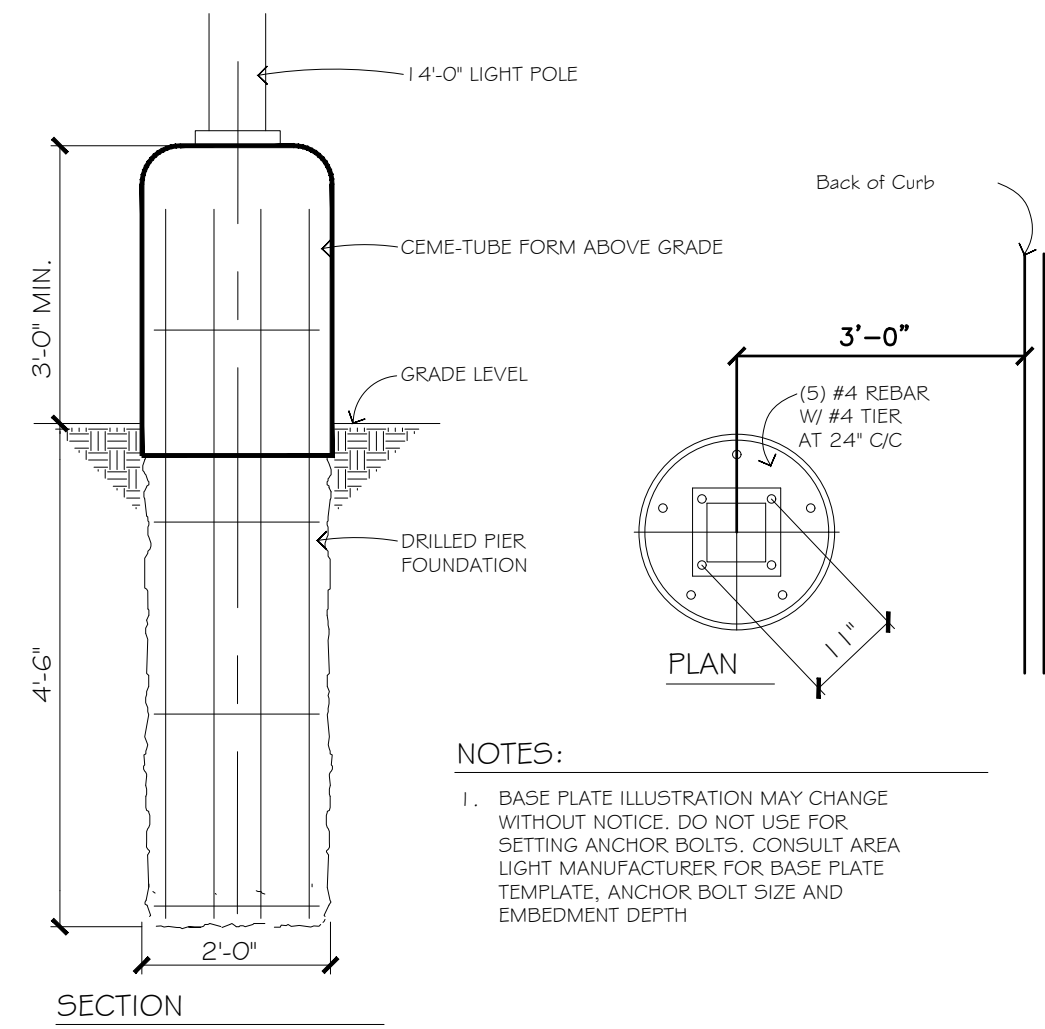
8 66" x 6" DIAMETER PIPE BOLLARD
C500 SCALE - 3/8" = 1'-0"



9 60" x 6" DIAMETER PIPE BOLLARD
C500 SCALE - 3/8" = 1'-0"



11 CONCRETE CURB DETAIL
C500 SCALE - 3/4" = 1'-0"



12 ROUND AREALIGHT FOUNDATION
C500 SCALE - 1/2" = 1'-0"

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SITE PLAN DETAILS

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

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SHEET		C500

NOTE: THIS CURB CONSTRUCTION DETAIL IS TO BE USED AT LOW POINTS WHEN INDICATED ON PLAN. SEE GRADE PLAN FOR SPECIFIC CURB ELEVATIONS THAT REFLECT 6" DIFFERENCE FROM TOP OF CURB TO CASTING (SEE ACTUAL CB DETAILS FOR STRUCTURE INFO.)

ADJUSTABLE HEIGHT CASTING CURB BOX

ELEVATION

ADJUSTABLE HEIGHT CASTING CURB BOX

TOP CASTING- SEE PLAN

PAVEMENT SLOPES TOWARD STRUCTURE

CATCH BASIN STRUCTURE(SEE DETAIL)

SECTION

4 | CURBLINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS)

C501 | NOT TO SCALE

RIPRAP REQUIRED- SEE DETAIL THIS SHEET

PLACE RIPRAP AROUND SIDES AND OVER TOP OF F.E.S.

SEE THIS SHEET FOR RIPRAP DETAIL

PLACE NONWOVEN GEOTEXTILE FABRIC UNDER RIP-RAP AND EXTENDING 1' UNDER FES

HAND PLACED RIPRAP 1 FOOT DEEP

INDIVIDUAL STONES SHALL NOT WEIGH LESS THAN 50 POUNDS EACH EXCEPT THOSE USED FOR CHINKING.

PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION

TIE THE LAST 6 JOINTS ON INLET AND OUTLET PIPES AND BED IN GRANULAR MATERIAL. ANY COVER LESS THAN 2' OVER TOP OF PIPE SHALL BE GRANULAR MATERIAL.

USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 DEG FROM TOP OR BOTTOM OF PIPE.

USE 5/8" TIE FOR PIPE SIZES 12" TO 27"

USE 3/4" TIE FOR PIPE SIZES 30" TO 66"

USE 1" TIE FOR PIPE SIZES OVER 72"

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 42"

TRASH GUARDS WILL BE REQUIRED ON 18" OR LARGER PIPE. IN PLACE OF TRASH GUARDS ENERGY DISSIPATORS MAY BE USED.

SIZE OF PIPE	BAR	BOLTS	MIN.
18"	3/4"	5/8"	3"
21" TO 42"	1"	3/4"	4"
48" TO 72"	1-1/4"	1"	6"

FLARED END SECTION WITH TRASH GUARD

2 | NOT TO SCALE

C501 |

PLAN VIEW

SECTION

3 | CATCH BASIN/CURB LINE DRAINTILE FOR "HEAVY SOIL" SITES

C501 | NOT TO SCALE

ADJUSTABLE HEIGHT CASTING CURB BOX

ELEVATION

ADJUSTABLE HEIGHT CASTING CURB BOX

TOP CASTING- SEE PLAN

PAVEMENT SLOPES TOWARD STRUCTURE

CATCH BASIN STRUCTURE(SEE DETAIL)

SECTION

4 | CURBLINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS)

C501 | NOT TO SCALE

1' (12"-27" DIA. PIPE)

1.5' (30" AND LARGER PIPE)

RIPRAP

NONWOVEN GEOTEXTILE FABRIC

SECTION B-B

NOTE: ONE CUBIC YARD IS APPROXIMATELY 1.4 TONS.

PLAN

SECTION A-A

TIE THE LAST 6 JOINTS ON INLET AND OUTLET PIPES AND BED IN GRANULAR MATERIAL. ANY COVER LESS THAN 2' OVER TOP OF PIPE SHALL BE GRANULAR MATERIAL.

RIPRAP

1' (12"-27" DIA. PIPE)

1.5' (30" AND LARGER PIPE)

NONWOVEN GEOTEXTILE FABRIC EXTEND 1' UNDER FES

DIA. OF PIPE (IN.)	L (FT.)	QUANTITY (CY.)	CLASS
12	8	5	III
15	8	5	III
18	10	5	III
24	12	5	III
30	14	12	III
36	16	14	III
42	18	22	IV
48	20	26	IV
>48	22-28	30-40	IV

RIP RAP DETAIL FOR FLARED END SECTIONS

5 | NOT TO SCALE

C501 |

8"x8" BASE PLATE

2"x2" TUBE

3/8" HOLES FOR 3/8" BOLTS

3/8" x 4" LAGS

NOTES:

- Sign vendor to anchor signs to concrete pad
- Sign vendor to anchor signs with (4) 3/8" x 4" lags & shield anchors. Use stainless steel hardware
- Stainless steel flat washers may be used under base plate as needed to shim sign to be plumb
- Concrete Pad installed by others (Blank Top/Weak Star Concrete Vendor)
- Concrete Pad to be 5'x 36" x 36"

SINGLE SIDED DIRECTIONAL SIGN

10 | DIRECTIONAL SIGN BASE DETAIL

C501 | NOT TO SCALE

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RYAN A. Phipps
22629
IOWA

SITE PLAN DETAILS

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
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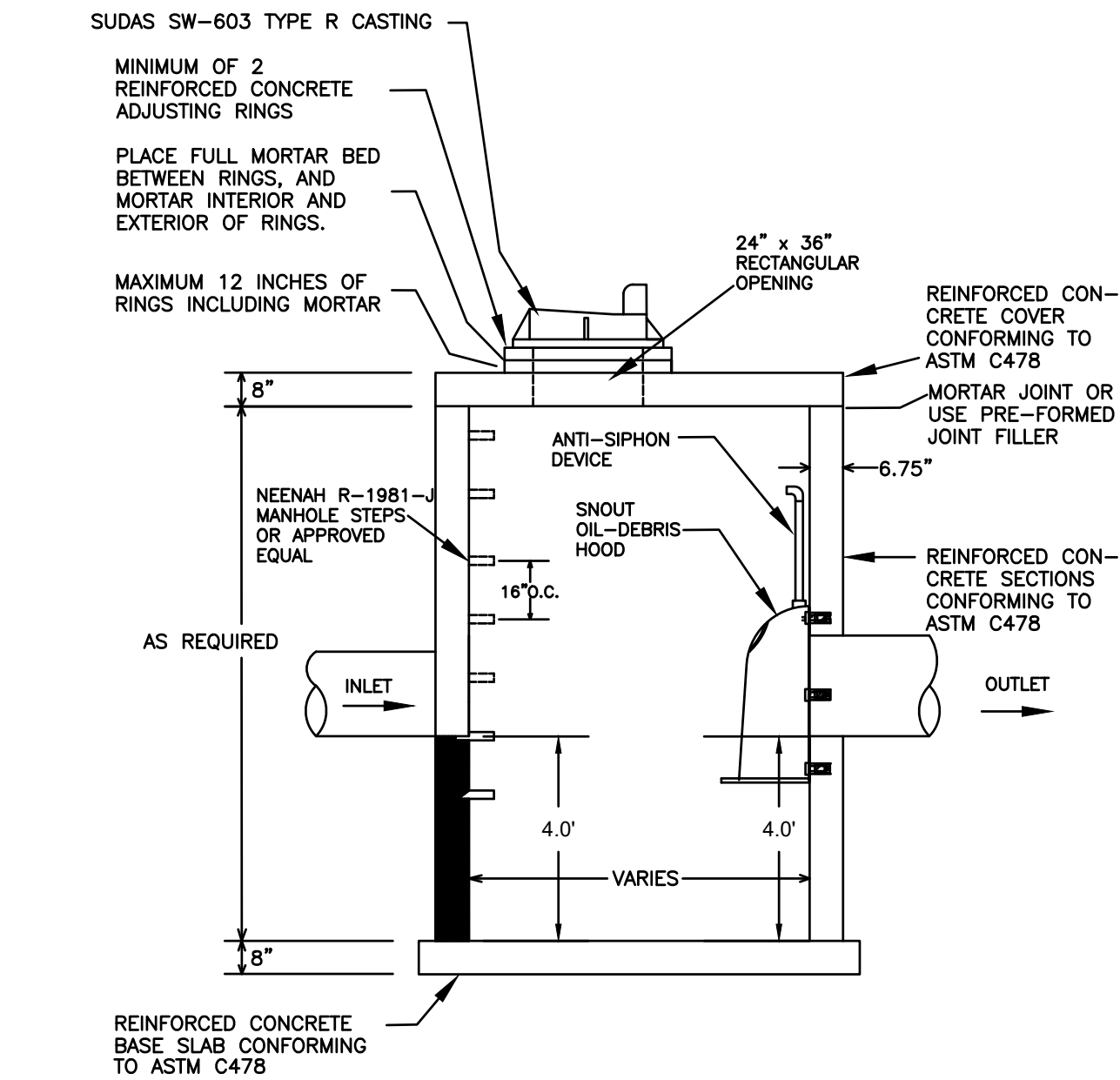
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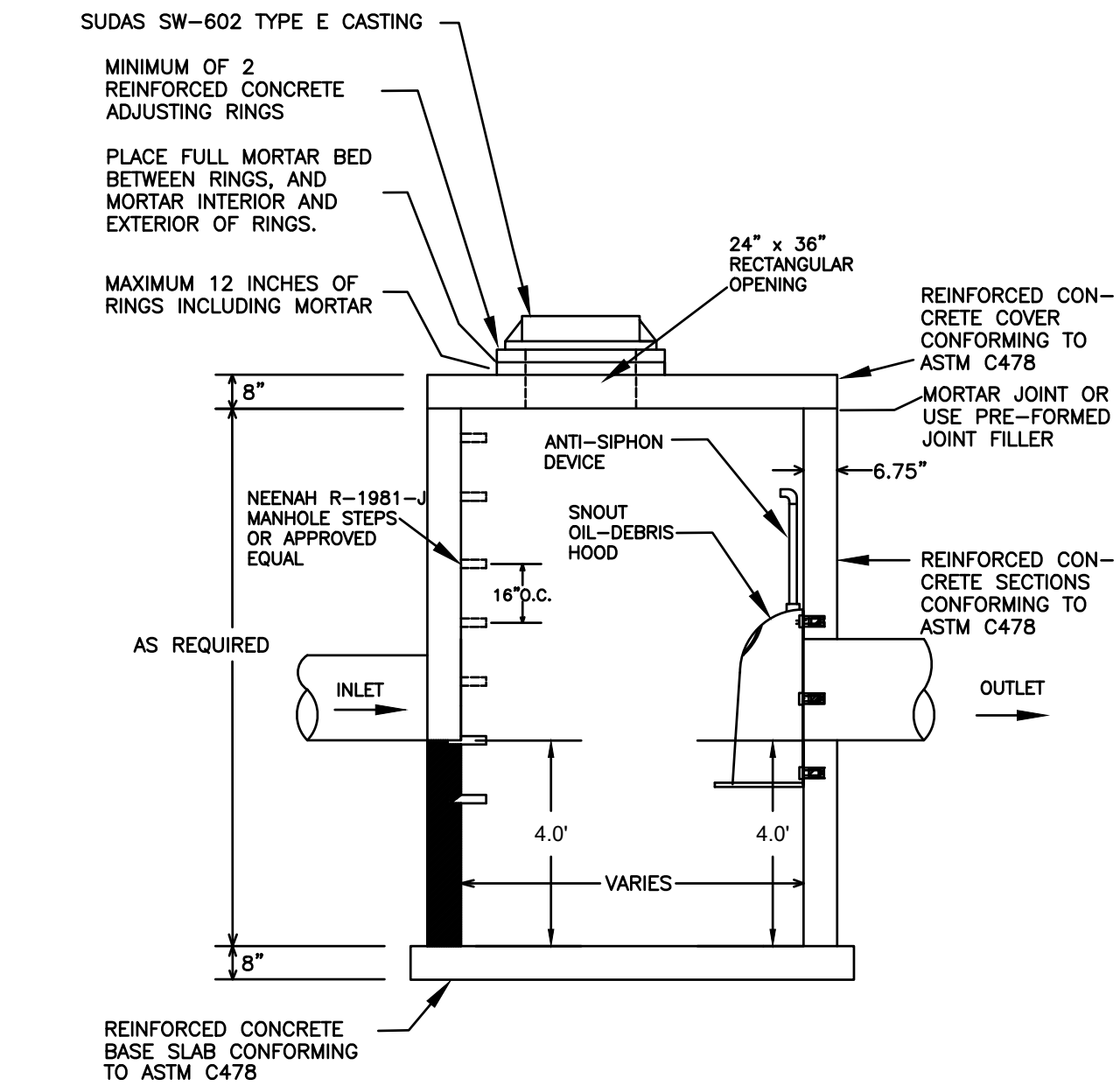
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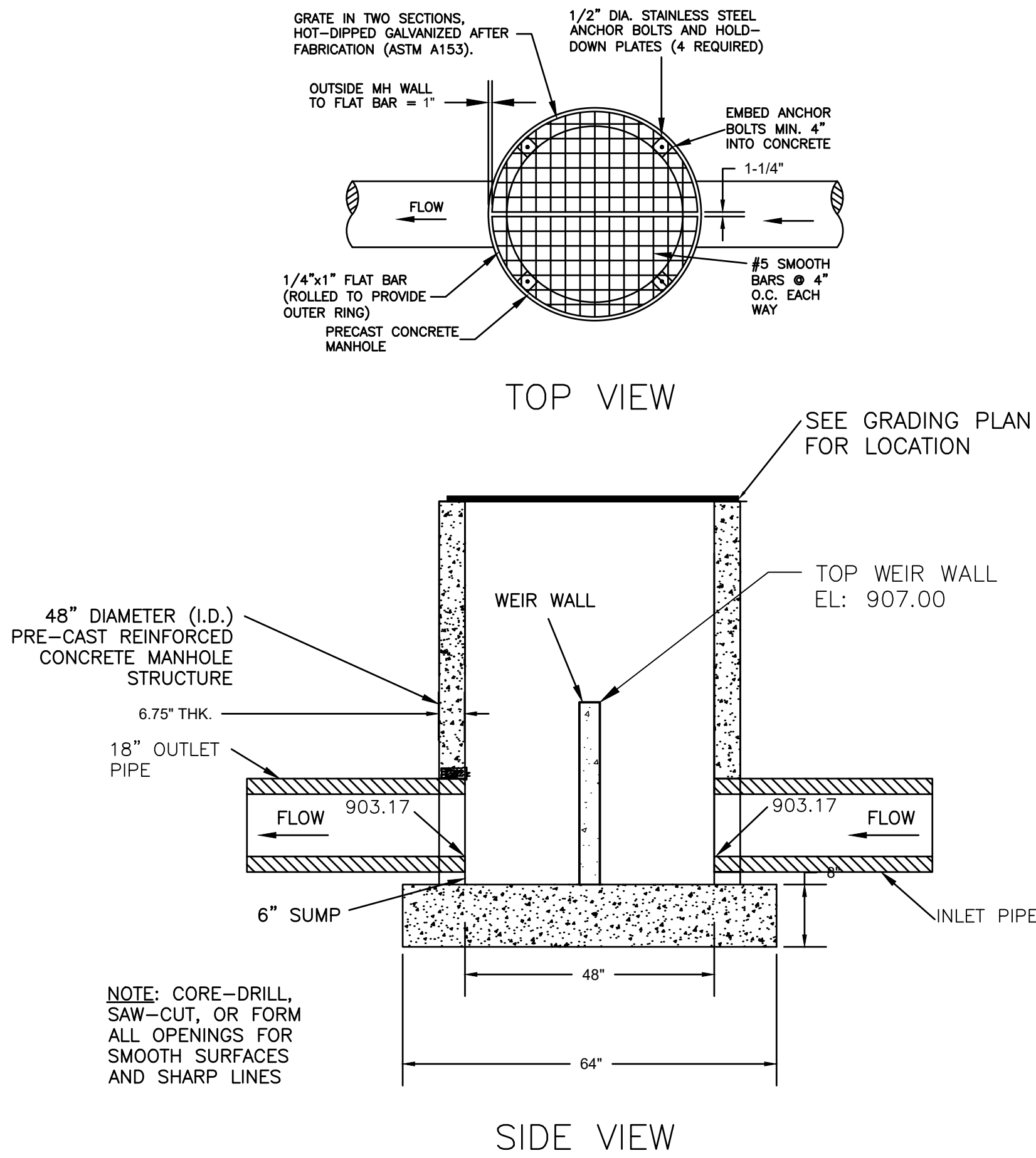
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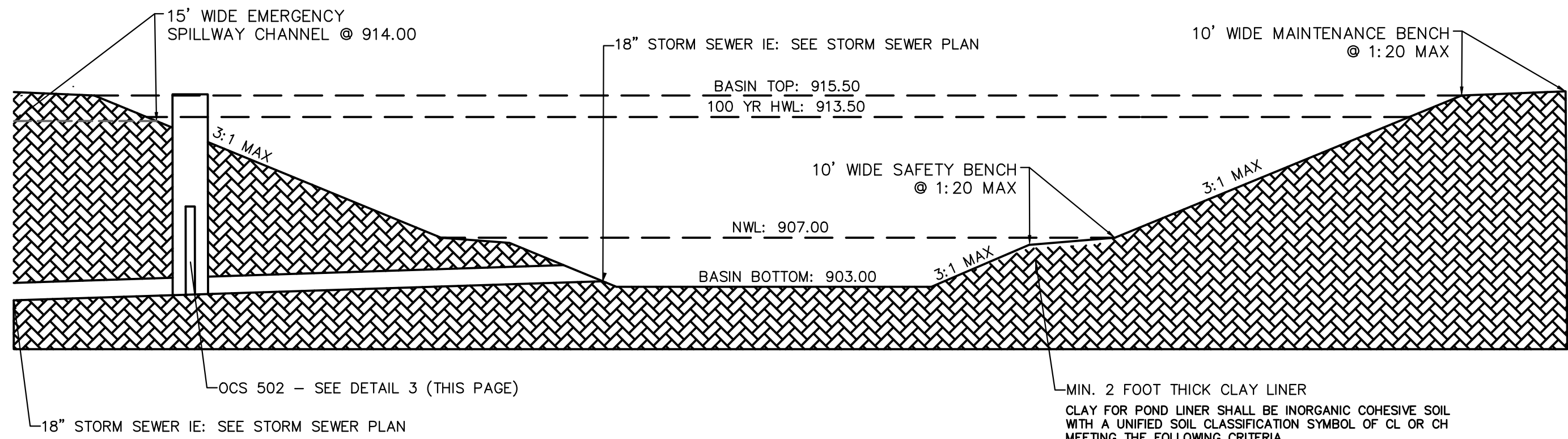
1A CBMH WITH OIL SKIMMER (CBMH 401)
C502 NOT TO SCALE



1B STMH WITH OIL SKIMMER (STMH 101)
C502 NOT TO SCALE



3 OUTLET CONTROL STRUCTURE (OCS 502)
C502 NOT TO SCALE



2 STORMWATER DETENTION BASIN
C502 NOT TO SCALE

- MIN. 2 FOOT THICK CLAY LINER
CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION SYMBOL OF CL OR CH MEETING THE FOLLOWING CRITERIA
- LIQUID LIMIT (LL): LL > 25 WITH NONE LESS THAN 20.
 - PLASTICITY INDEX (PI): PI > 12 WITH NONE LESS THAN 10.
 - PERCENT FINER THAN 200 SIEVE > 50% (WET SIEVE)
 - PERCENT FINER THAN 1 INCH: > 95%
 - MAXIMUM PARTICLE SIZE: 2 INCH (DRY SIEVE)
 - LINER THICKNESS: 2.0 FEET MIN.
 - COMPACTION REQUIREMENT: 1) 95% OF STANDARD PROCTOR, MAXIMUM DRY DENSITY AND 90% FOR MODIFIED PROCTOR.
 - MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D-698): 1x10E-7 CM/SEC
 - CLAY INSTALLED WET OF OPTIMUM F USING STANDARD PROCTOR, AND 25% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
 - SMOOTH DRUM COMPACTION EQUIPMENT IS NOT ALLOWED FOR CLAY COMPACTION.
 - CLAY SHALL BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS, MAXIMUM CLOD SIZE IS 4".

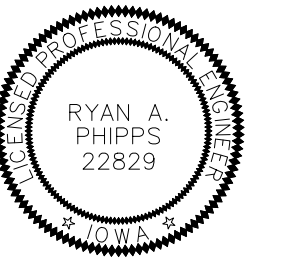
SUDAS STANDARD DETAIL TABLE	
SUDAS FIGURE NUMBER	DESCRIPTION
3010.1020	RIGID GRAVITY PIPE TRENCH BEDDING
3010.1040	PRESSURE PIPE TRENCH BEDDING
4010.2010	SANITARY SEWER SERVICE STUB
4010.2030	SANITARY SEWER CLEANOUT
5010.1020	TRACER SYSTEM
5020.2100	FIRE HYDRANT ASSEMBLY
6010.6020	CASTINGS FOR STORM SEWER MANHOLES
7010.102	PCC CURB DETAILS
7030.102	CONCRETE DRIVEWAY TYPE B
7030.201	CLASSES OF SIDEWALKS
UNLESS SPECIFIED DIFFERENTLY, CONTRACTOR TO MEET THE SPECIFICATIONS OF THE ABOVE SUDAS DETAILS	

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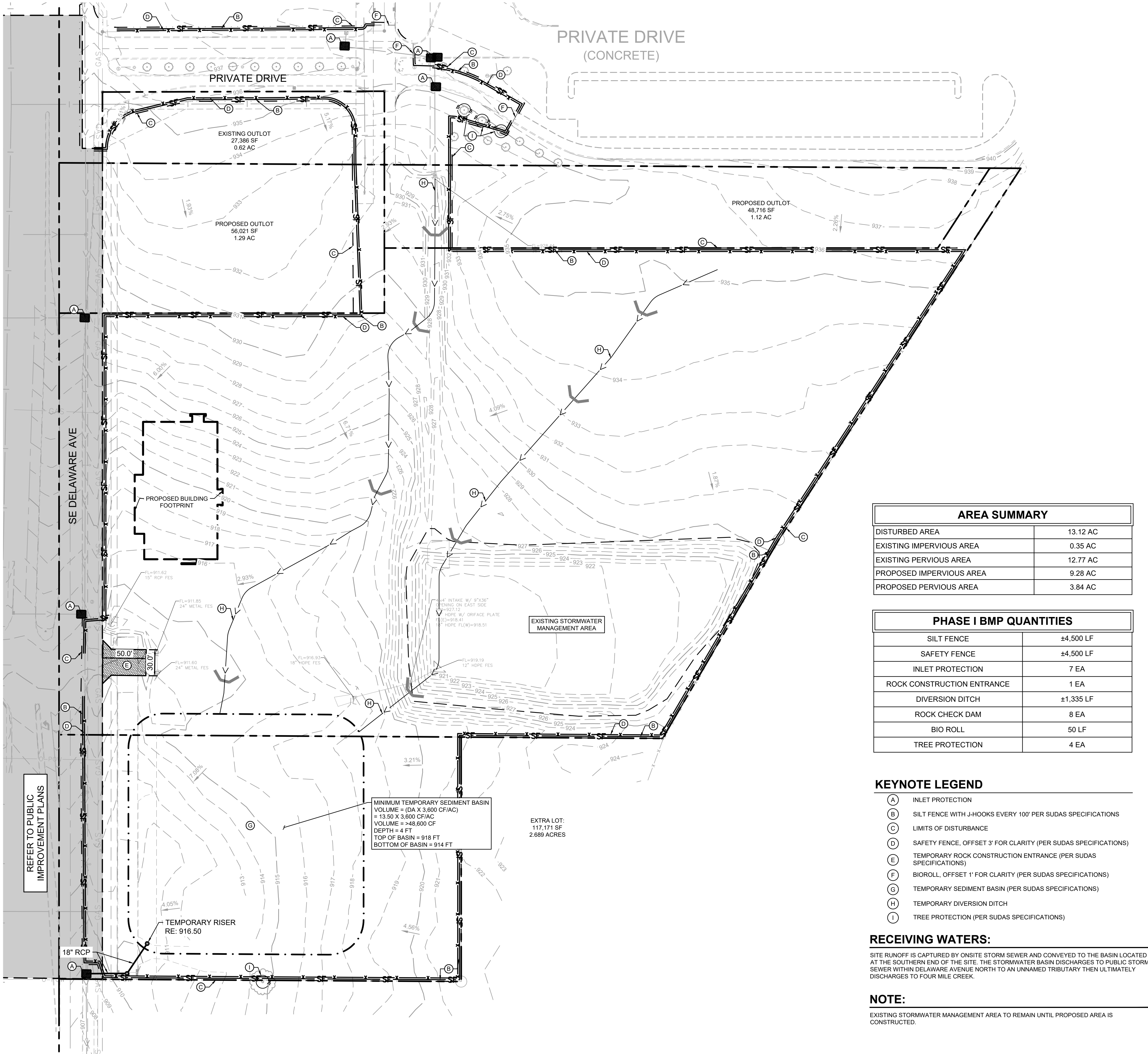
SITE PLAN DETAILS

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- TEMPORARY DIVERSION DITCH
- BIOROLL

EROSION CONTROL PLAN NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS. AS APPLICABLE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMPs, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
- EROSION CONTROL BMPs SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMPs AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

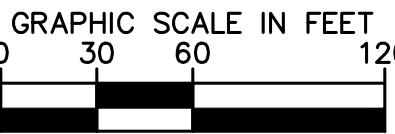
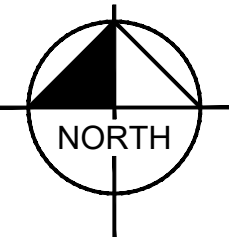
SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
- CLEAR AND GRUB THE SITE.
- BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- TEMPORARILY SEED THROUGHOUT CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.



Know what's below.
Call before you dig.

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

Kimley»Horn

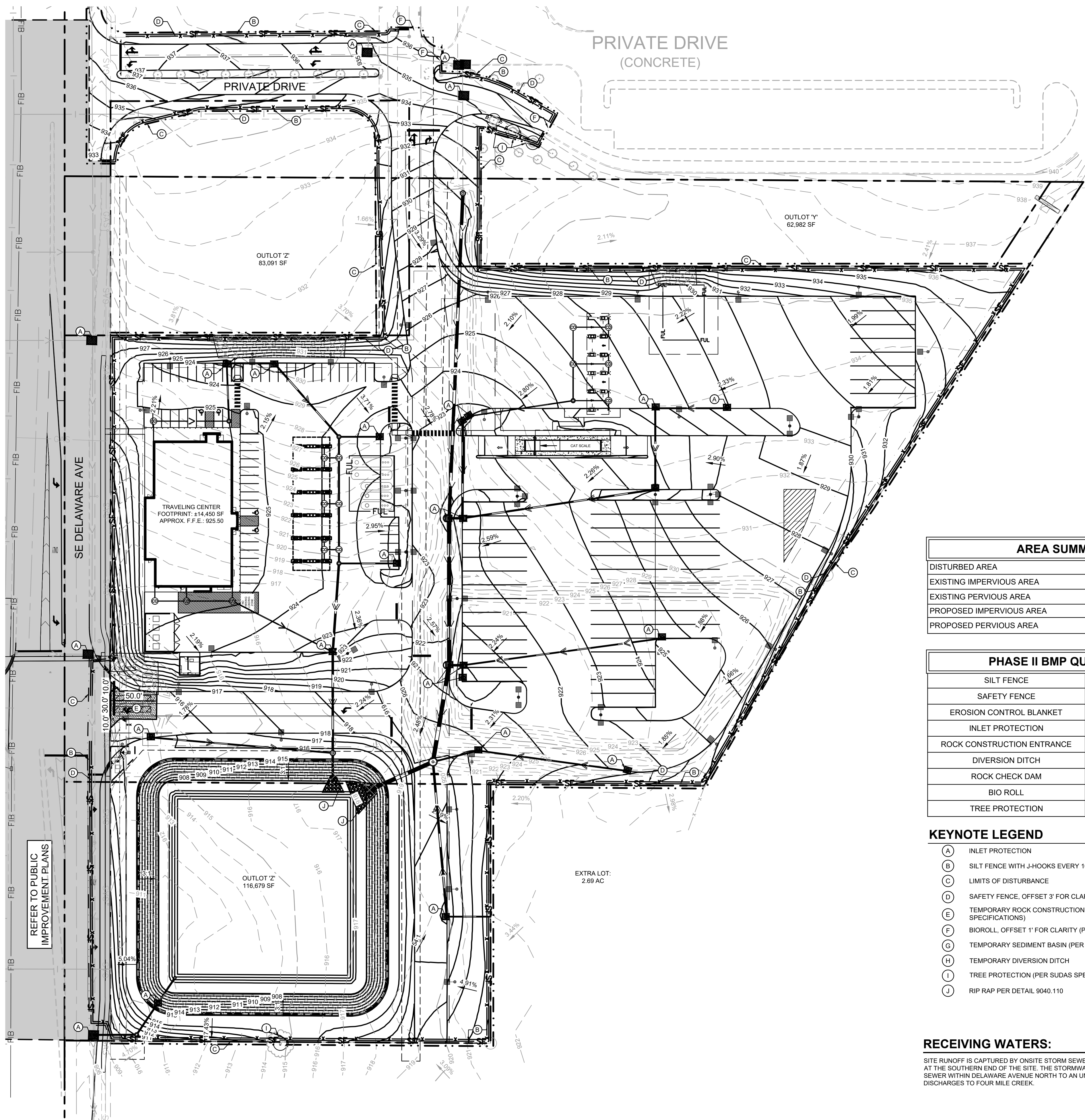


EROSION CONTROL PLAN

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C600



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
- EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING STORMWATER MANAGEMENT SYSTEMS.
- INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
- COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
- CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
- AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
- COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

AREA SUMMARY	
DISTURBED AREA	13.12 AC
EXISTING IMPERVIOUS AREA	0.35 AC
EXISTING PERVIOUS AREA	12.77 AC
PROPOSED IMPERVIOUS AREA	9.28 AC
PROPOSED PERVIOUS AREA	3.84 AC

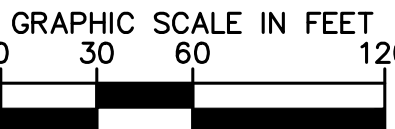
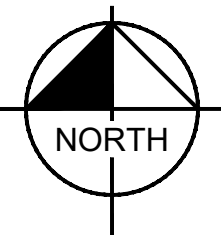
PHASE II BMP QUANTITIES	
SILT FENCE	±4,500 LF
SAFETY FENCE	±4,500 LF
EROSION CONTROL BLANKET	±27,050 SF
INLET PROTECTION	24 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
DIVERSION DITCH	±1,335 LF
ROCK CHECK DAM	7 EA
BIO ROLL	50 LF
TREE PROTECTION	4 EA

KEYNOTE LEGEND

- INLET PROTECTION
- SILT FENCE WITH J-HOOKS EVERY 100' PER SUDAS SPECIFICATIONS
- LIMITS OF DISTURBANCE
- SAFETY FENCE, OFFSET 3' FOR CLARITY (PER SUDAS SPECIFICATIONS)
- TEMPORARY ROCK CONSTRUCTION ENTRANCE (PER SUDAS SPECIFICATIONS)
- BIOROLL, OFFSET 1' FOR CLARITY (PER SUDAS SPECIFICATIONS)
- TEMPORARY SEDIMENT BASIN (PER SUDAS SPECIFICATIONS)
- TEMPORARY DIVERSION DITCH
- TREE PROTECTION (PER SUDAS SPECIFICATIONS)
- RIP RAP PER DETAIL 9040.110

RECEIVING WATERS:

SITE RUNOFF IS CAPTURED BY ONSITE STORM SEWER AND CONVEYED TO THE BASIN LOCATED AT THE SOUTHERN END OF THE SITE. THE STORMWATER BASIN DISCHARGES TO PUBLIC STORM SEWER WITHIN DELAWARE AVENUE NORTH TO AN UNNAMED TRIBUTARY THEN ULTIMATELY DISCHARGES TO FOUR MILE CREEK.



Kwik Trip

Kwik Star

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FAX (608) 781-8960

Kimley»Horn



EROSION CONTROL PLAN

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
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DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C601

PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF THE DEMOLITION OF TWO EXISTING SINGLE FAMILY HOME AND ASSOCIATED BUILDINGS AND THE CONSTRUCTION OF A 1-STORY COMMERCIAL BUILDING, CAT SCALE, AND FUELING INFRASTRUCTURE. ADDITIONAL PROPOSED IMPROVEMENTS TO INCLUDE SURFACE PARKING, LANDSCAPE AND ONE DETENTION BASINS.

GENERAL NOTES

- A. PROJECT OFFICE WALL SWPPP POSTINGS:**
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- B. PERMITTED PROJECT AREA:**
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.
- ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE ENGINEER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE ENGINEER.
- C. SPECIAL PROJECT AREAS:**
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

- D.1 NON-STORMWATER DISCHARGES:**
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

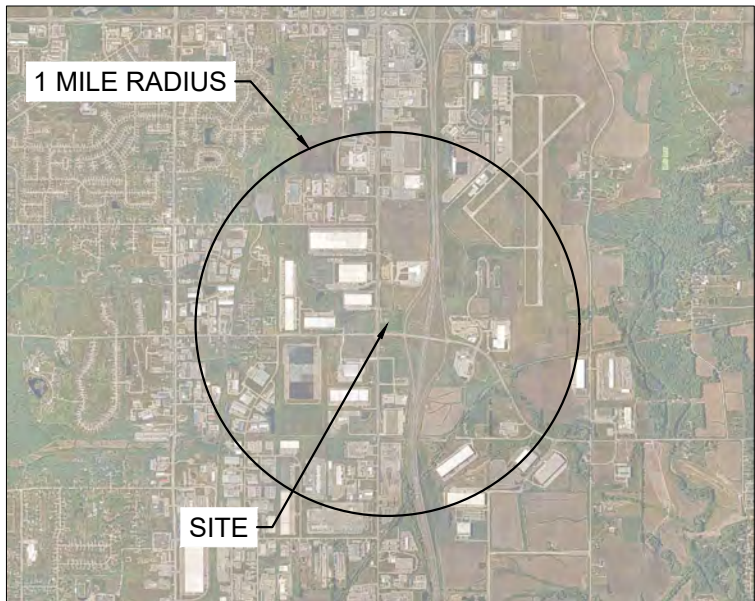
NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

- D.2 POWER WASHING:**
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.
- D.3 DISCHARGE POINTS:**
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRAIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

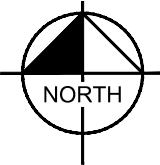
SWPPP DESIGNER:	INSTALLER CERTIFICATION
ALAN CATCHPOOL	NAME:
767 EUSTIS STREET STE 100,	ADDRESS:
ST PAUL, MN 55114	SWPPP CERTIFICATION
CERTIFICATION EXPIRES 2025	SIGNATURE:
SIGNATURE:	INSPECTOR CERTIFICATION
	NAME:
	ADDRESS:
	SWPPP CERTIFICATION
	SIGNATURE:

EROSION AND SEDIMENT CONTROL NOTES

- A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.



VICINITY
1" = 5000'



IMPAIRED WATER

- NO IMPAIRED RIVERS OR LAKES WITHIN 1 MILE OF THE SITE

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE IOWA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- THERE IS AN IMPACT TO HUMAN HEALTH
- THERE IS AN IMPACT TO THE ENVIRONMENT
- THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD
- A SPILL IS NOT IMMEDIATELY CLEANED UP
- THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT

THE REPORT SHOULD BE FILED WITH THE STATE OF IOWA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

[HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RQ](http://www.epa.gov/superfund/policy/release/rq)

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
 - a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
 - b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

BMP QUANTITY TABLE	
SILT FENCE	±4,500 LF
INLET PROTECTION	24 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
EROSION CONTROL BLANKET	±3,000 SY
BIO ROLL	±50 LF

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
10. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
11. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

SWPPP UPDATES AND AMMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPs (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPs;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE, OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPs, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AT THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING
 - 1.1. INLET PROTECTION AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION
 - 1.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED
 - 1.3. SILT FENCES AND BIO-ROLL SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF HEIGHT OF THE FENCE.
 - 1.4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.
 - 1.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

EROSION CONTROL NOTES

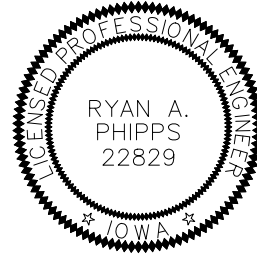
TRAVEL CENTER #1707

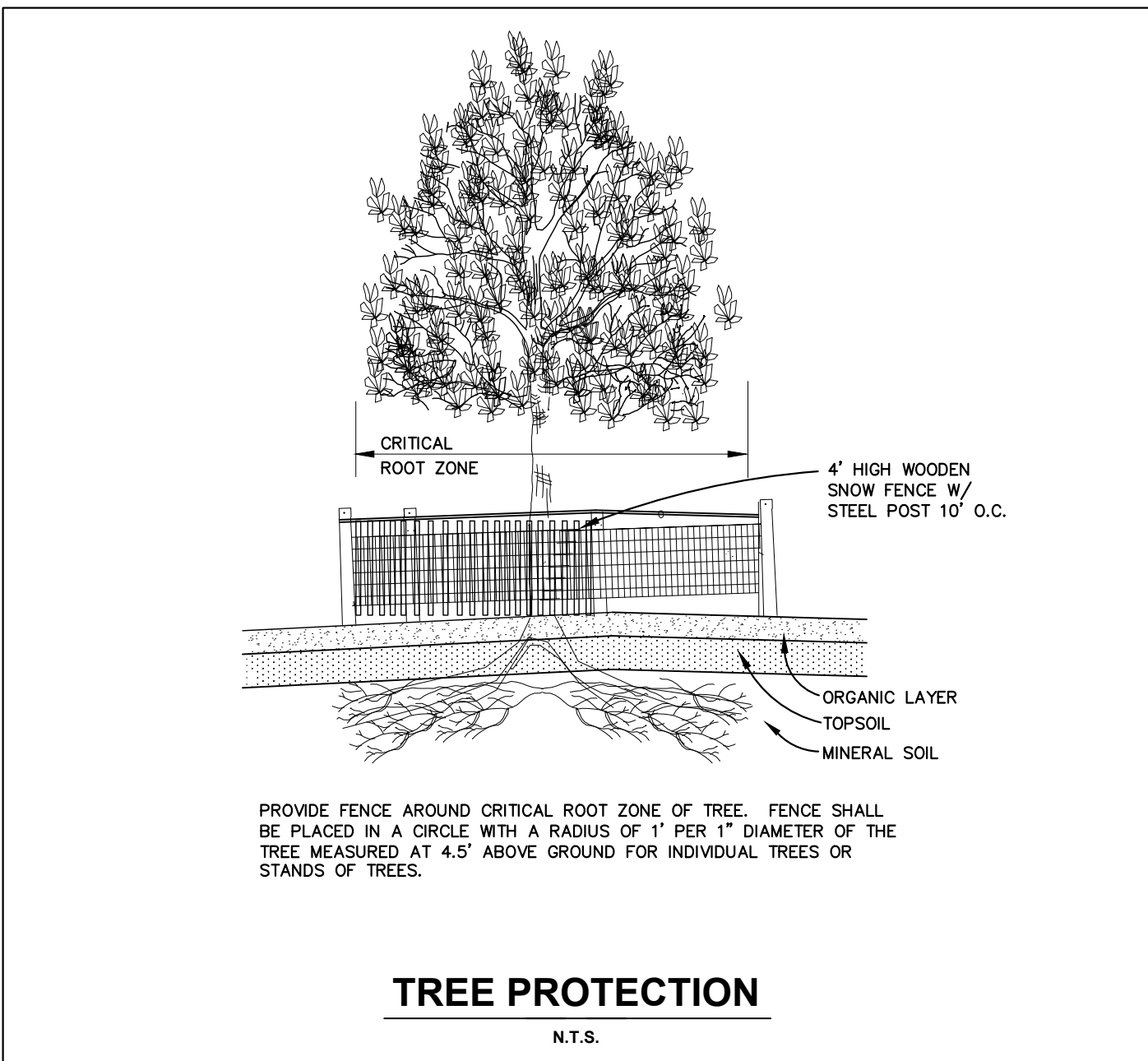
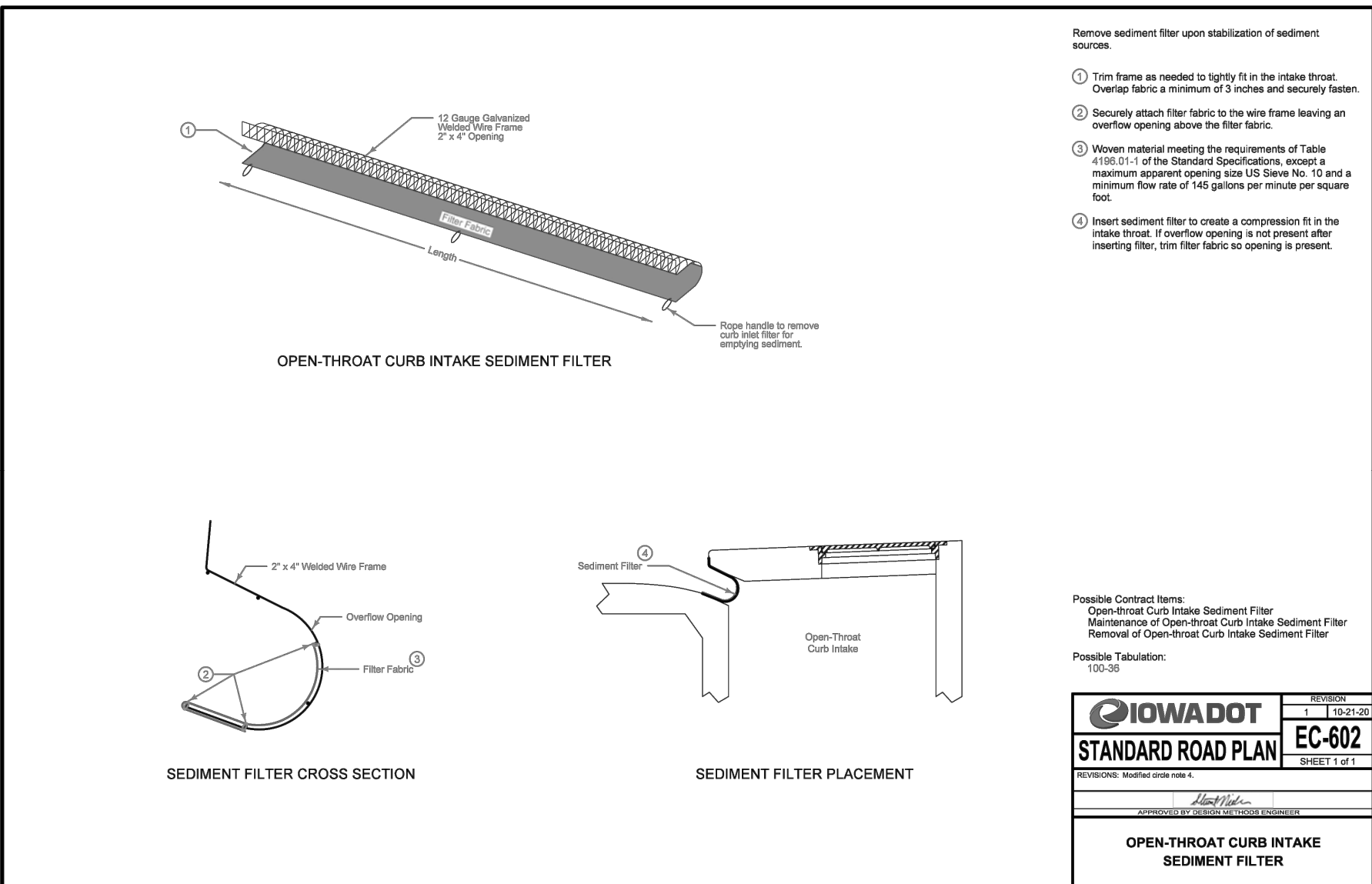
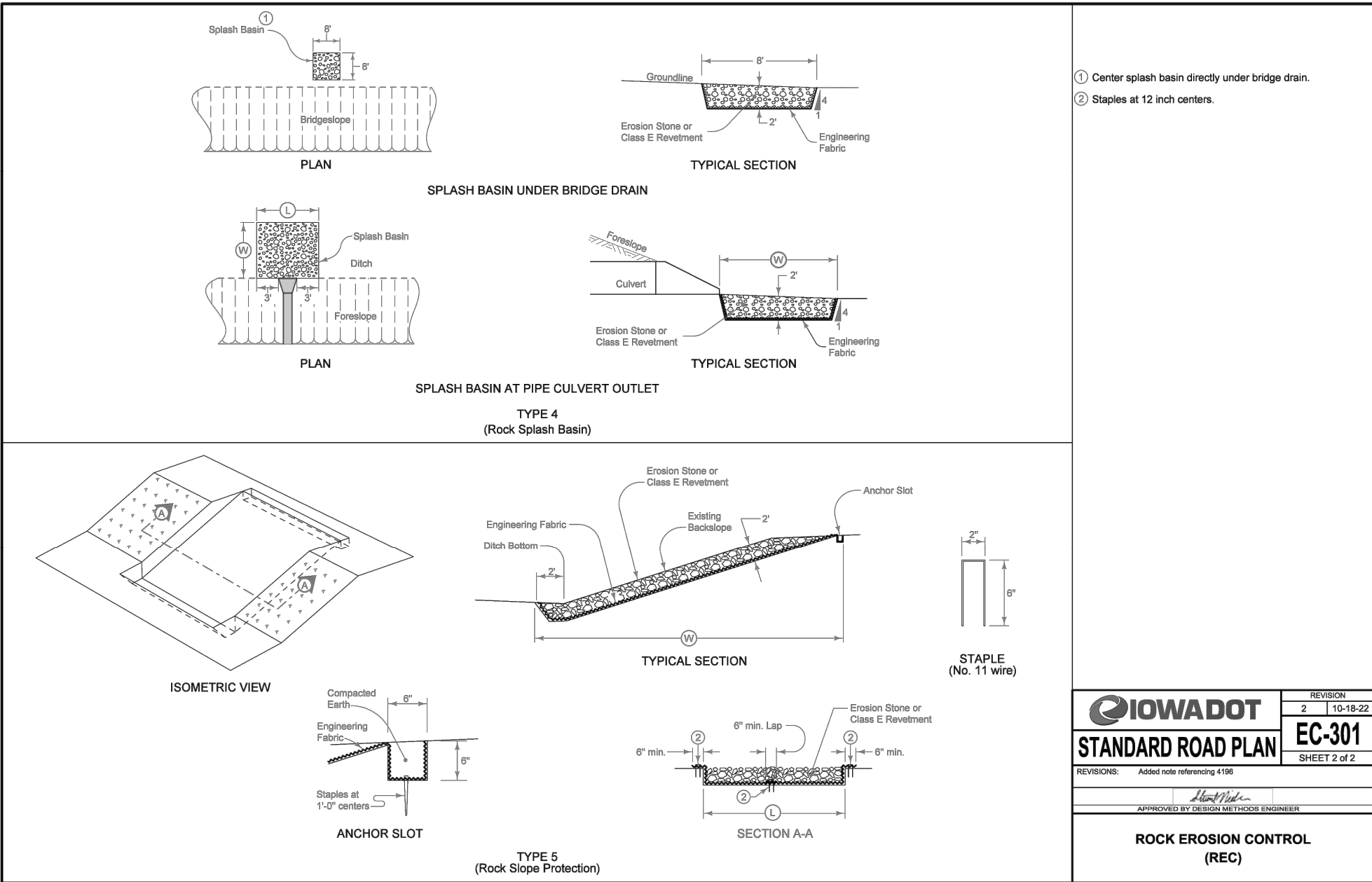
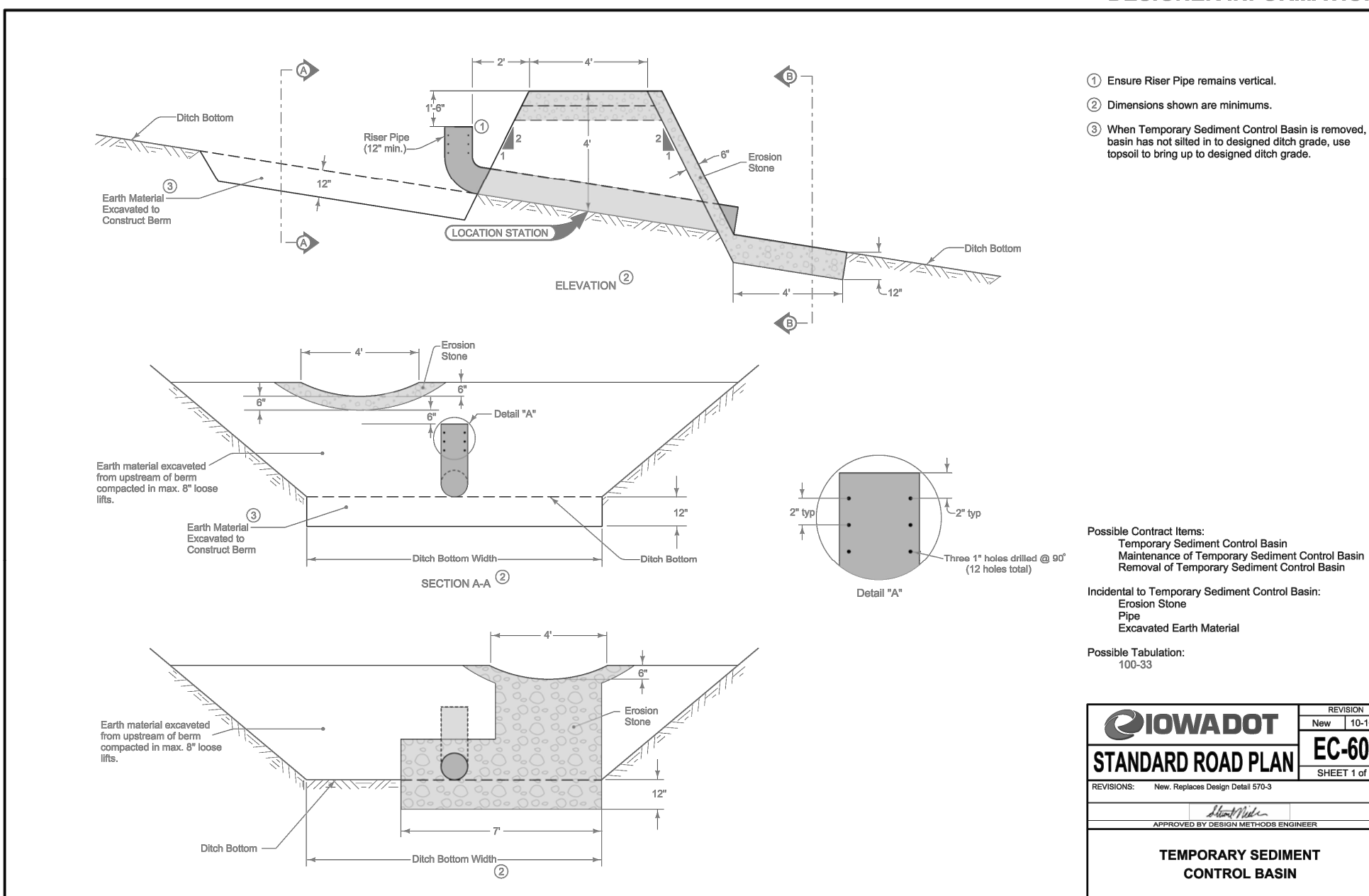
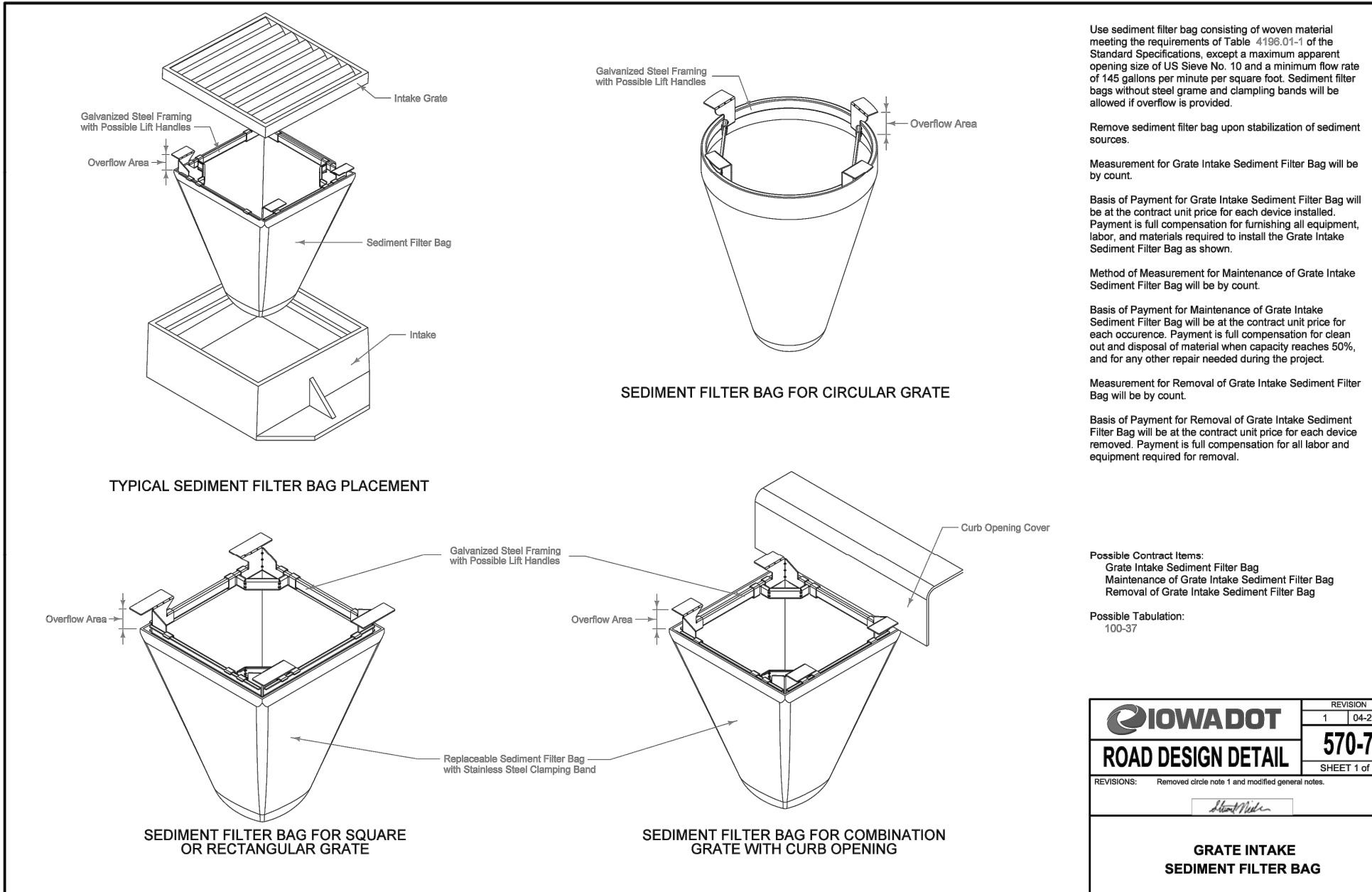
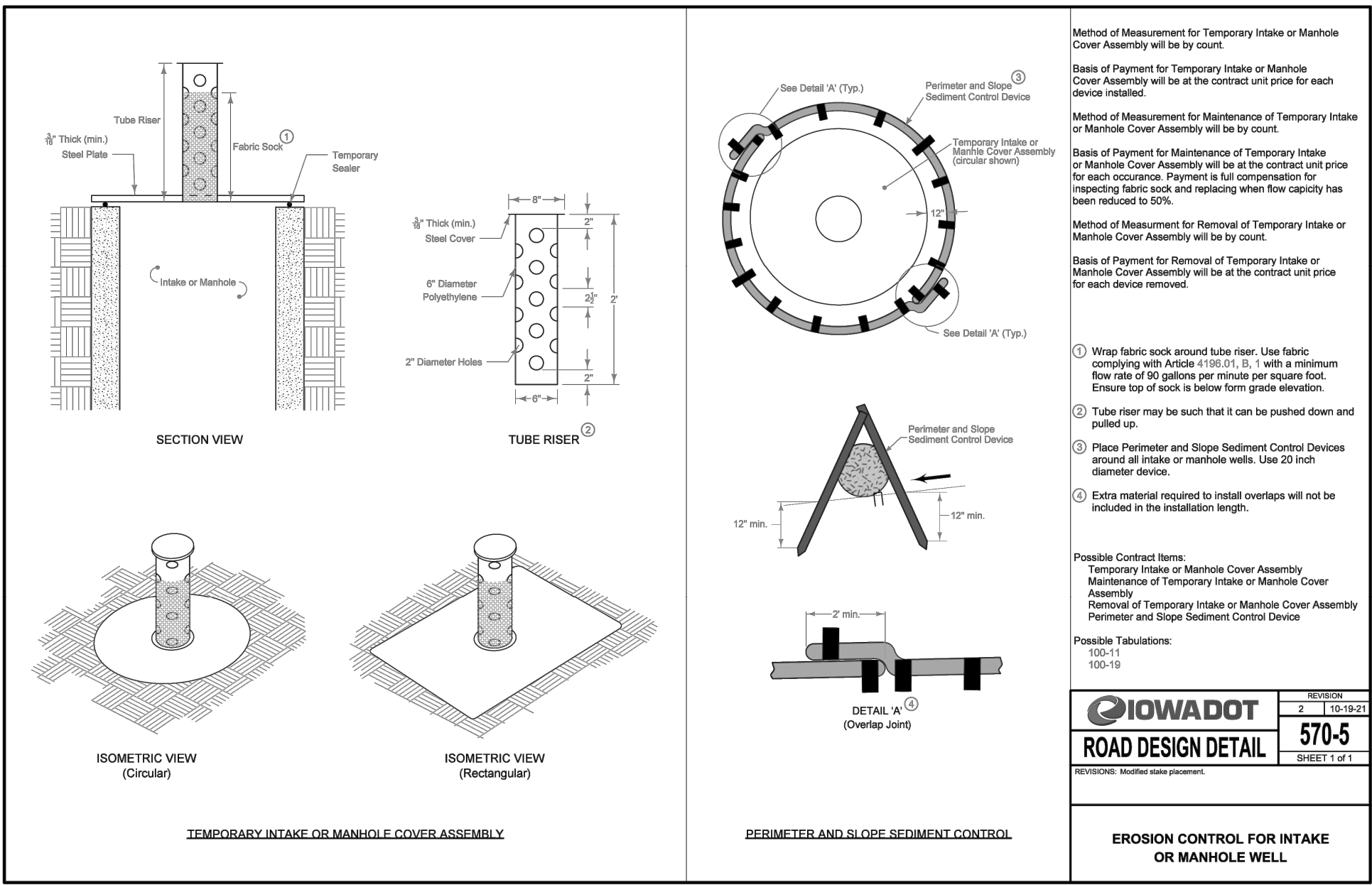
DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C602

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SUDAS STANDARD DETAIL TABLE	
SUDAS FIGURE NUMBER	DESCRIPTION
9040.103	ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES
9040.105	WATTLE
9040.106	CHECK DAM SPACING
9040.110	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.120	STABILIZED CONSTRUCTION ENTRANCE
9040.113	SEDIMENT BASIN WITHOUT EMERGENCY SPILLWAY
9040.119	SILT FENCE
UNLESS SPECIFIED DIFFERENTLY, CONTRACTOR TO MEET THE SPECIFICATIONS OF THE ABOVE SUDAS DETAILS	

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Kwik Star

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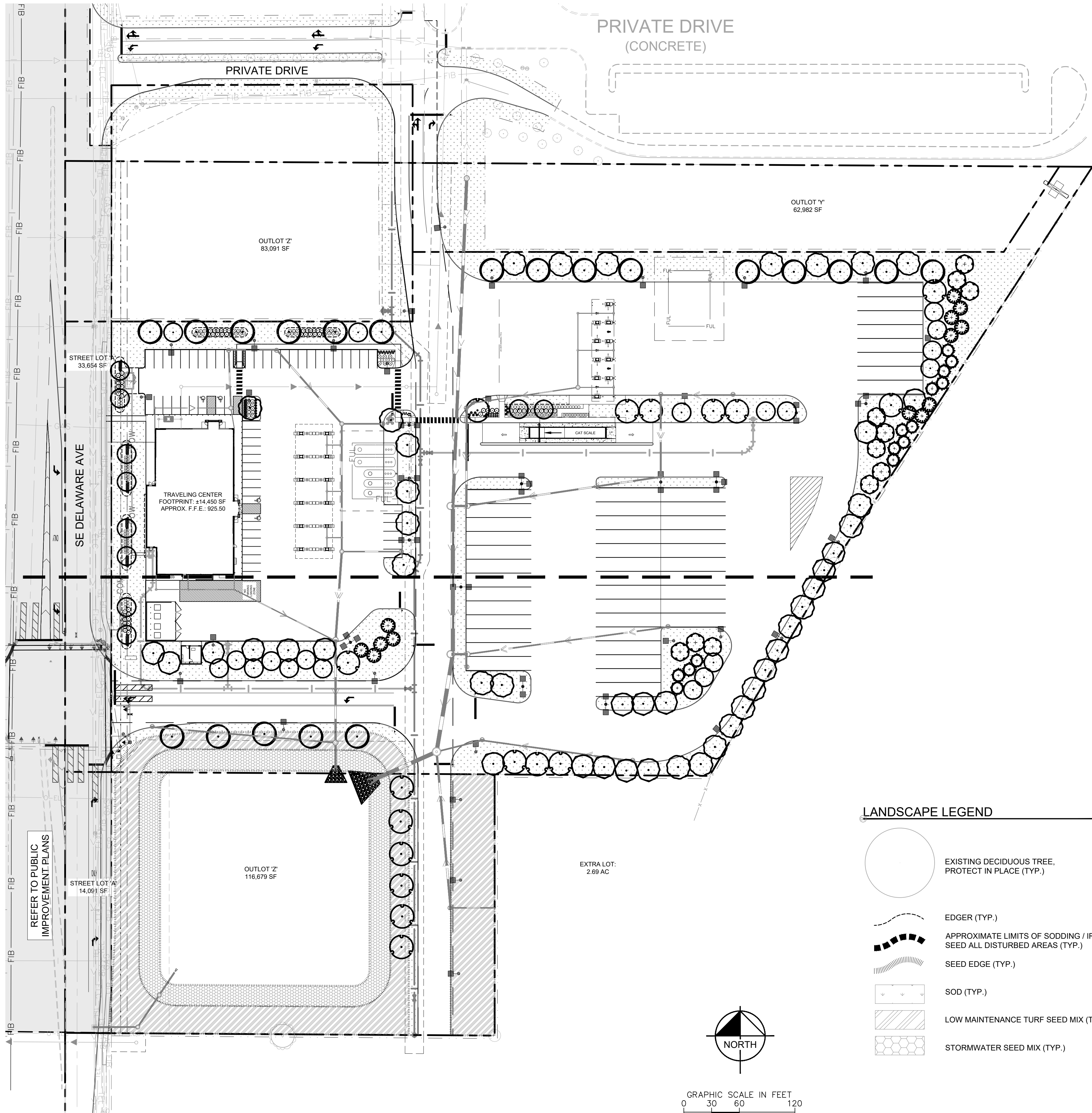
EROSION CONTROL DETAILS

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
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3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY: BSK
SCALE: AS SHOWN
PROJ. NO.: 160038017
DATE: 07-05-2024
SHEET: C603



LANDSCAPE SUMMARY

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED:	MINIMUM 20% OF TOTAL SITE AREA3 92,000 S.F. = 460,000 S.F. SITE * (.20)
OPEN SPACE PROVIDED:	265,281 S.F. (45.2% OF TOTAL SITE)
TREES AND SHRUBS REQUIRED:	31 LANDSCAPE UNITS = MINIMUM OF 1 LANDSCAPE UNIT / 3,000 S.F. OF REQUIRED OPEN SPACE 1 LANDSCAPE UNIT = 2 TREES + 6 SHRUBS OR 1 LANDSCAPE UNIT = 3 TREES + 3 SHRUBS 31 LANDSCAPE UNITS = 62 TREES + 186 SHRUBS OR 31 LANDSCAPE UNITS = 93 TREES + 93 SHRUBS 31 LANDSCAPE UNITS = 62 TREES + 186 SHRUBS

SHADING TREE REQUIREMENTS

SHADED AREA REQUIRED:	61,666 S.F. = GROSS PAVED AREA (308,330) X .20
SHADING TREES REQUIRED:	88 TREES = 61,666 / 706
SHADING TREES PROVIDED:	88 TREES

SCREENING REQUIREMENTS

SCREENING REQUIRED:	OUTDOOR STORAGE AREAS TO BE SCREENED FROM PUBLIC VIEW
SCREENING PROVIDED:	SEE PLAN

*SCREENING REQUIREMENTS ARE IN ADDITION TO OTHER REQUIREMENTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME
CONIFEROUS TREE			
	BHS	14	PICEA GLAUCA 'DENSATA'
	ERC	13	JUNIPERUS VIRGINIANA
	SCP	11	PINUS SYLVESTRIS
OVERSTORY TREE			
	BOL	20	TILIA AMERICANA 'BOULEVARD'
	IHL	30	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'
	KCY	21	GYMNOCLADUS DIOICA 'ESPRESSO'
	NPO	17	QUERCUS ELLIPSOIDALIS
	PRE	25	ULMUS AMERICANA 'PRINCETON'

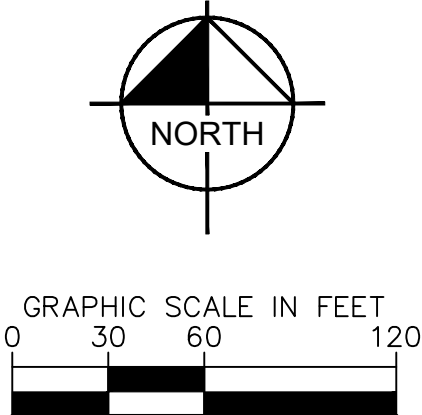
SYMBOL	CODE	QTY	BOTANICAL NAME
CONIFEROUS SHRUBS			
	GOJ	24	JUNIPERUS VIRGINIANA 'GREY OWL'
	SGJ	64	JUNIPERUS CHINENSIS 'SEA GREEN'
DECIDUOUS SHRUBS			
	AMC	65	ARONIA MELANOCARPA 'AUTUMN MAGIC'
	DBH	7	DIERVILLA LONICERA
	GLS	19	RHUS AROMATICA 'GRO-LOW'

ORNAMENTAL GRASSES			
	HMS	42	PANICUM VIRGATUM 'HEAVY METAL'
	KFG	65	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	SWG	60	PANICUM VIRGATUM

PERENNIALS			
	BES	24	RUDBECKIA FULGIDA 'GOLDSTURM'
	NW	17	NEPETA X 'WALKER'S LOW'
	PCF	9	ECHINACEA PURPUREA

LANDSCAPE LEGEND

	EXISTING DECIDUOUS TREE, PROTECT IN PLACE (TYP.)
	EDGER (TYP.)
	APPROXIMATE LIMITS OF SODDING / IRRIGATION, SEED ALL DISTURBED AREAS (TYP.)
	SEED EDGE (TYP.)
	SOD (TYP.)
	LOW MAINTENANCE TURF SEED MIX (TYP.)
	STORMWATER SEED MIX (TYP.)

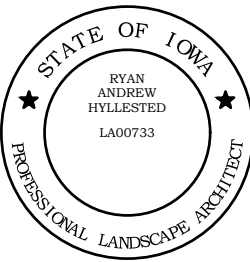


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OVERALL LANDSCAPE PLAN

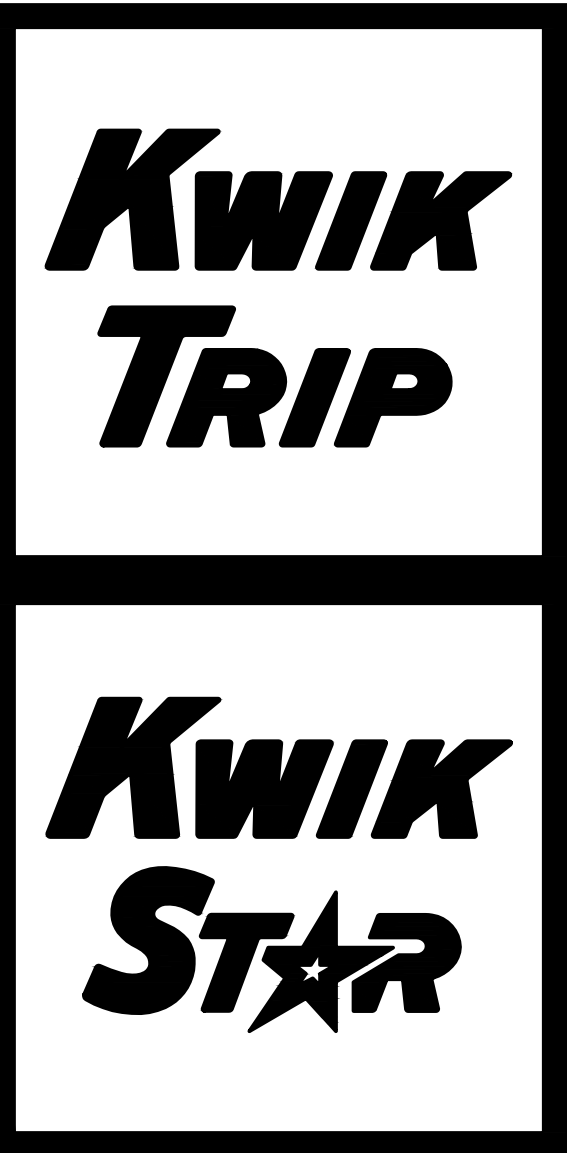
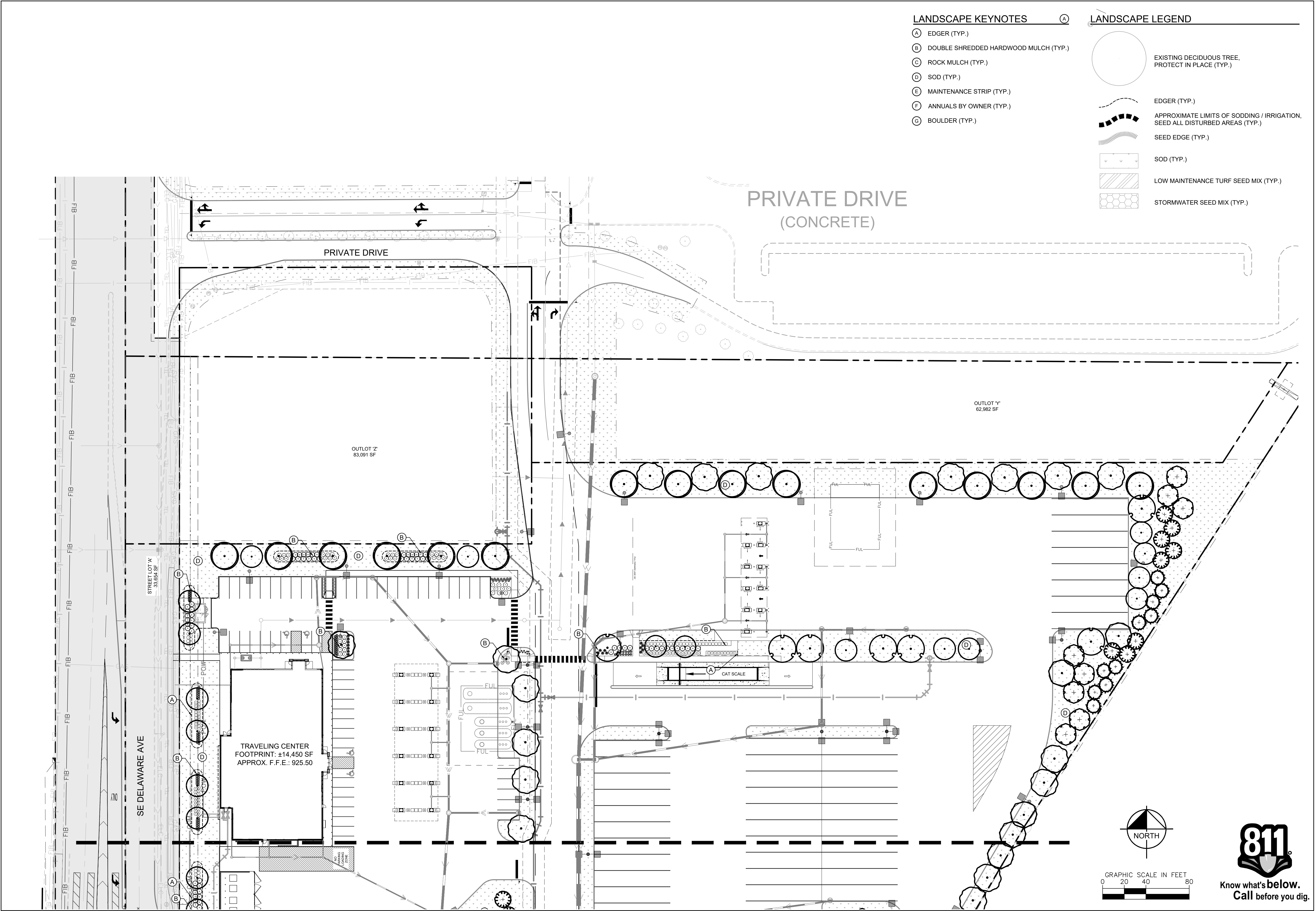
TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

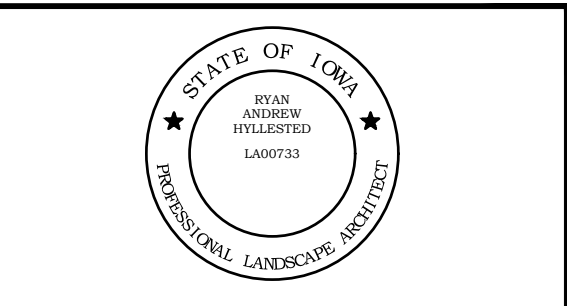
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3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C700



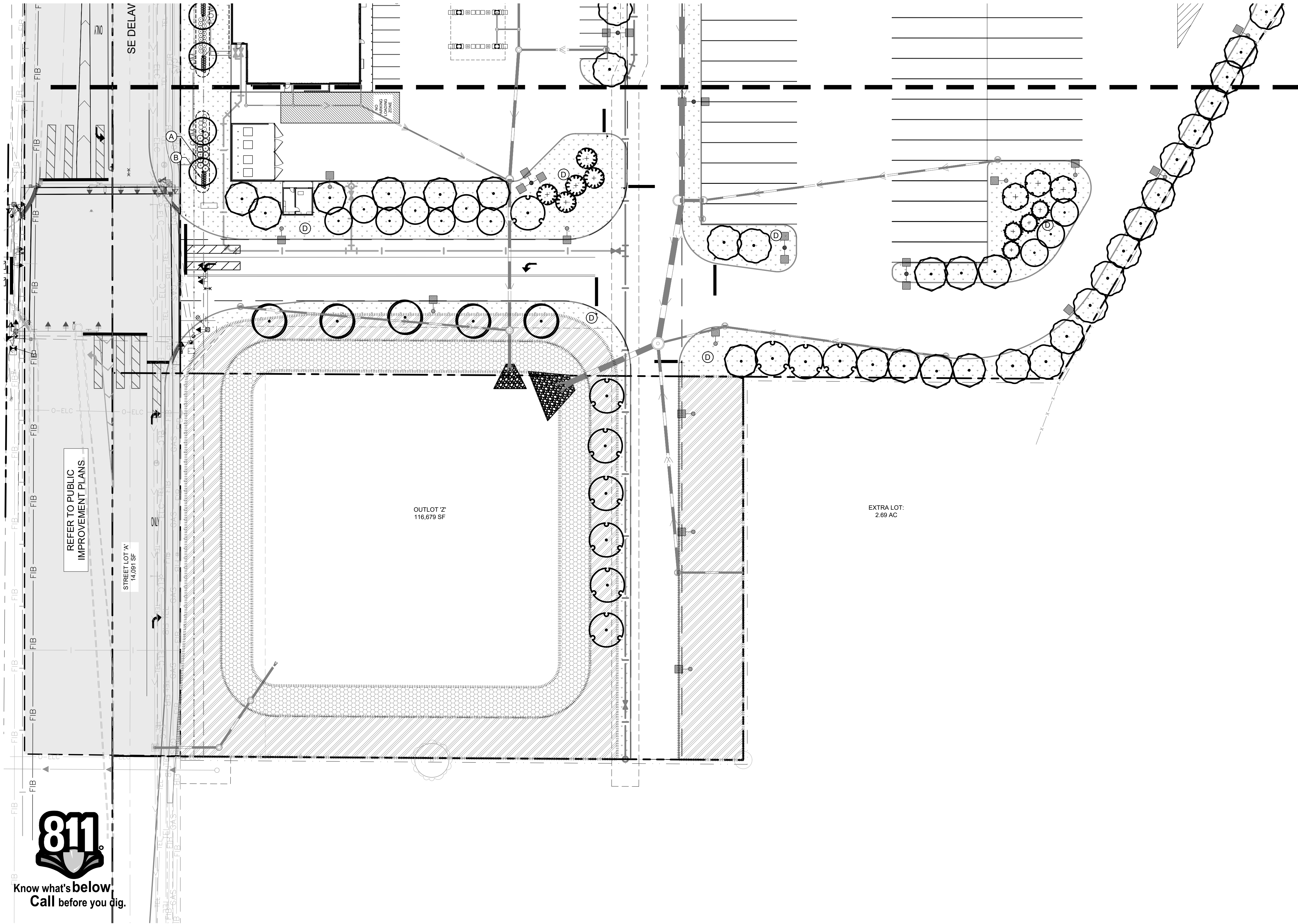
Know what's below.
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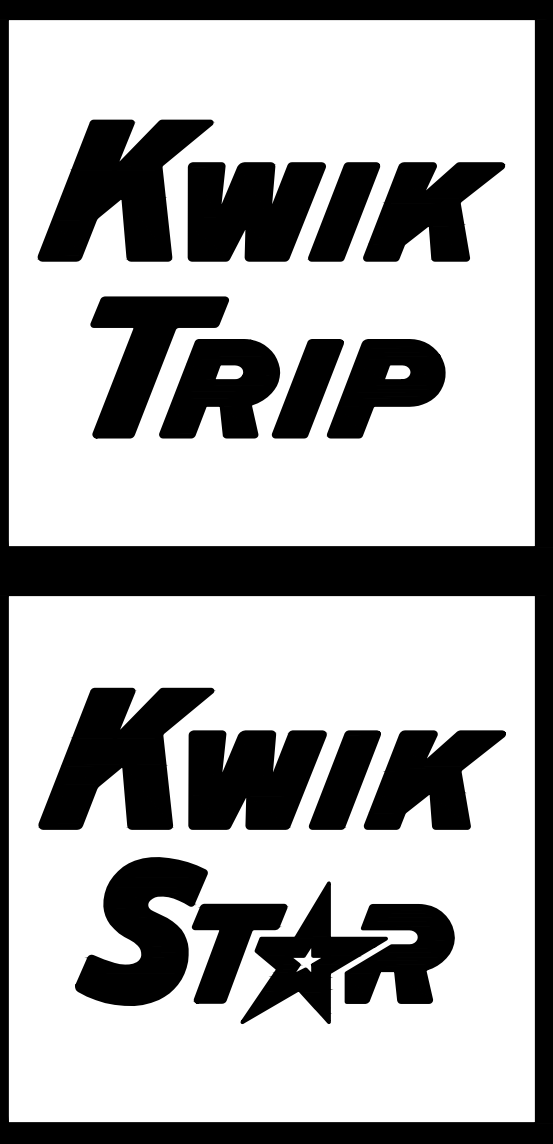
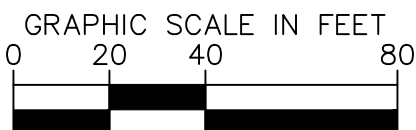
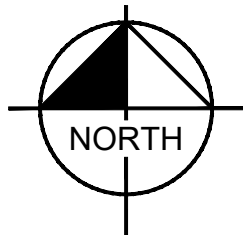


LANDSCAPE PLAN	
TRAVEL CENTER #1707	
DELAWARE AVENUE ANKENY, IA	
#	DATE DESCRIPTION
2	04/03/24 CITY RESUBMITTAL
3	05/24/24 CITY RESUBMITTAL
4	06/12/24 CITY RESUBMITTAL
5	06/24/24 CITY RESUBMITTAL
6	07/05/24 CITY RESUBMITTAL
DRAWN BY	BSK
SCALE	AS SHOWN
PROJ. NO.	160038017
DATE	07-05-2024
SHEET	C701



- LANDSCAPE KEYNOTES** (A)
- (A) EDGER (TYP.)
 - (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
 - (C) ROCK MULCH (TYP.)
 - (D) SOD (TYP.)
 - (E) MAINTENANCE STRIP (TYP.)
 - (F) ANNUALS BY OWNER (TYP.)
 - (G) BOULDER (TYP.)

- LANDSCAPE LEGEND**
- EXISTING DECIDUOUS TREE, PROTECT IN PLACE (TYP.)
 - EDGER (TYP.)
 - APPROXIMATE LIMITS OF SODDING / IRRIGATION, SEED ALL DISTURBED AREAS (TYP.)
 - SEED EDGE (TYP.)
 - SOD (TYP.)
 - LOW MAINTENANCE TURF SEED MIX (TYP.)
 - STORMWATER SEED MIX (TYP.)



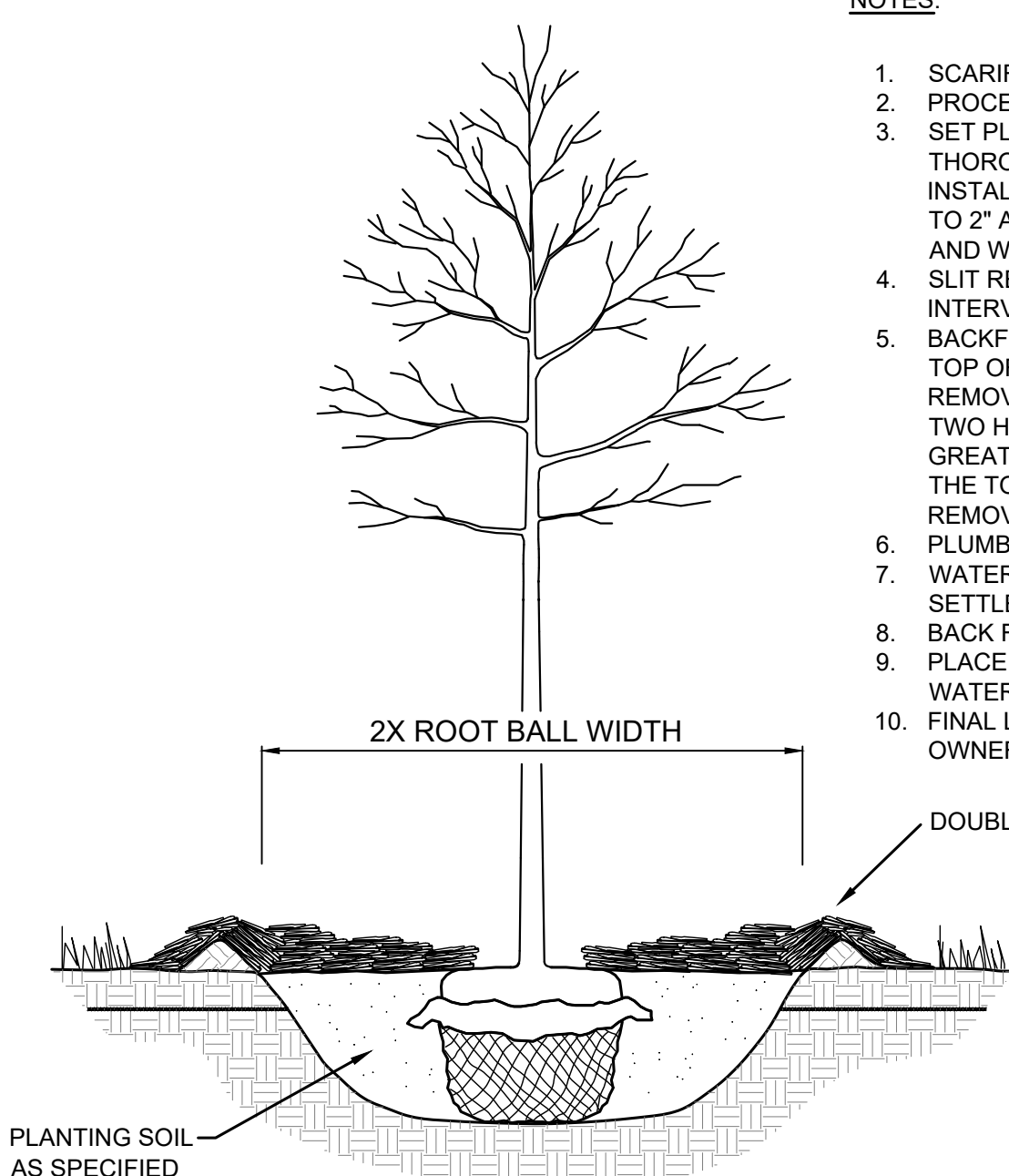
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LANDSCAPE PLAN
TRAVEL CENTER #1707
DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
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PROJ. NO.		160038017
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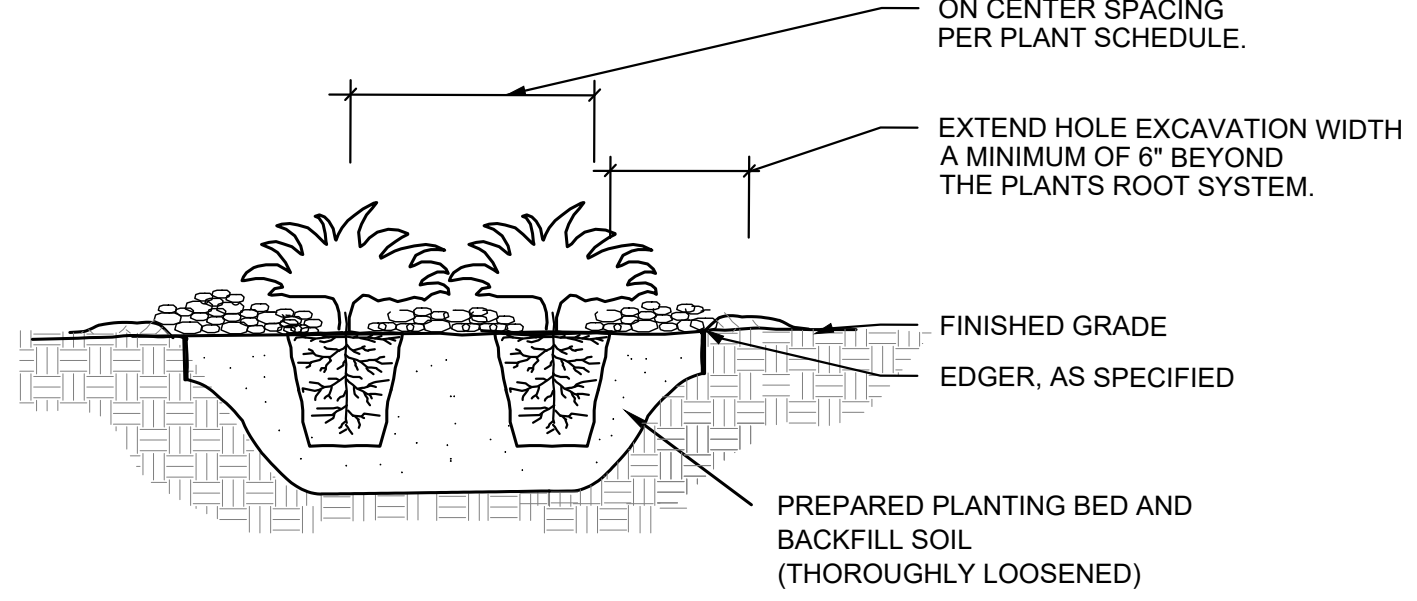


1 TREE PLANTING DETAIL

SCALE: N.T.S.

NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL. THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S.

C703

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL.
CONIFEROUS TREE						
	BHS	14	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' HT.
	ERC	13	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	6' HT.
	SCP	11	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HT.
OVERSTORY TREE						
	BOL	20	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL.
	IHL	30	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.
	KCY	21	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B & B	2.5" CAL.
	NPO	17	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	B & B	2.5" CAL.
	PRE	25	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
CONIFEROUS SHRUBS						
	GOJ	24	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.
	SGJ	64	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.
DECIDUOUS SHRUBS						
	AMC	65	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	#5 CONT.	3' O.C.
	DBH	7	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.
	GLS	19	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.
ORNAMENTAL GRASSES						
	HMS	42	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#1 CONT.	3' O.C.
	KFG	65	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	18" O.C.
	SWG	60	PANICUM VIRGATUM	SWITCH GRASS	#1 CONT.	24" O.C.
PERENNIALS						
	BES	24	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	18" O.C.
	NW	17	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	18" O.C.
	PCF	9	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 CONT.	18" O.C.

LANDSCAPE NOTES

PLANTING

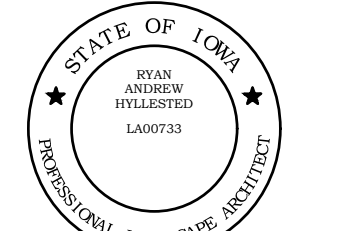
1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECTS OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, IOWA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- SOIL**
15. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- MULCH**
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGER**
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- SEED/SOD**
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD IOWA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- IRRIGATION**
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.
- ESTABLISHMENT**
21. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- WARRANTY**
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIRES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.
25. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

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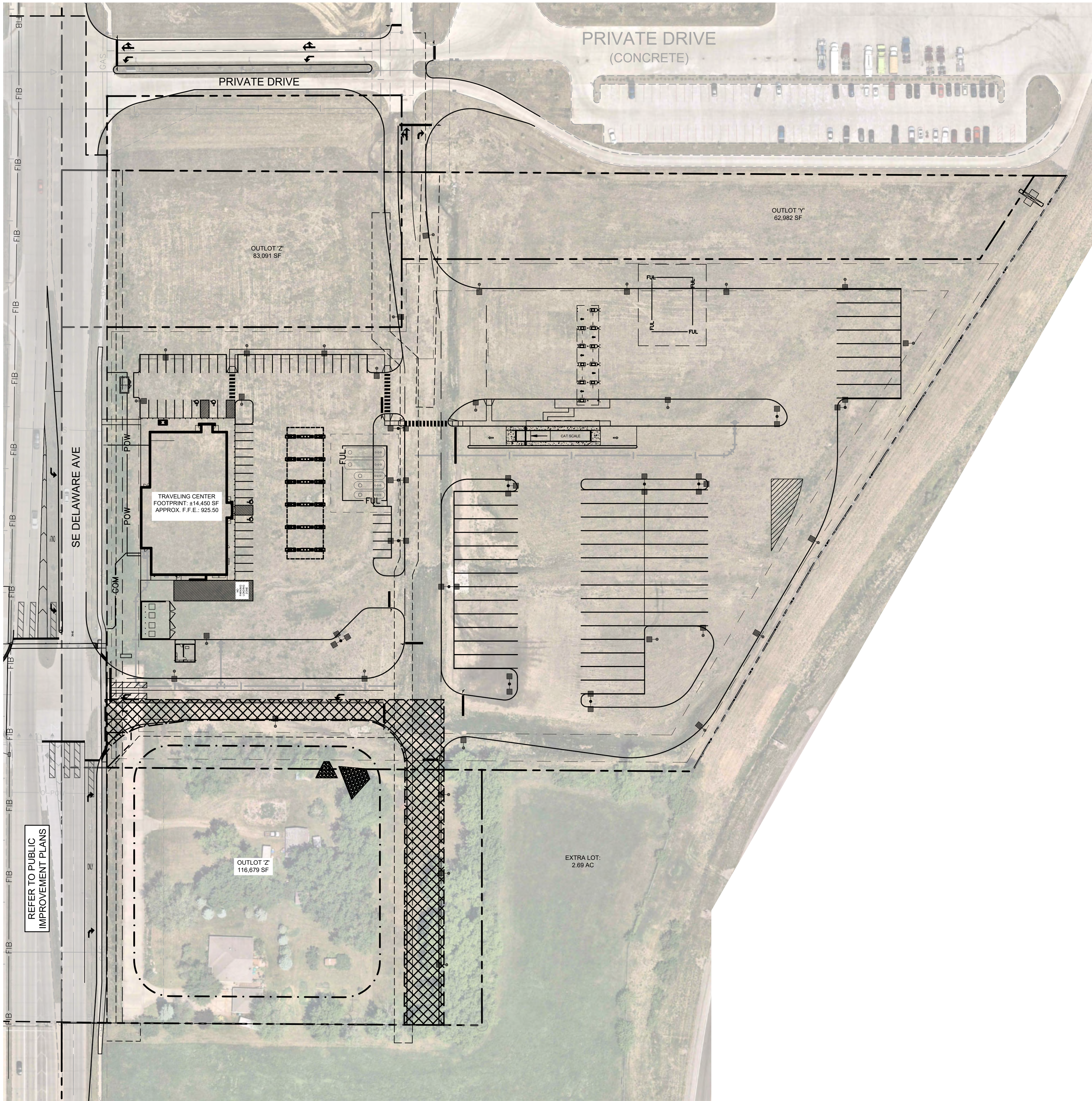
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LA CROSSE, WI 54602-2107
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LANDSCAPE DETAILS
TRAVEL CENTER #1707
DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C703

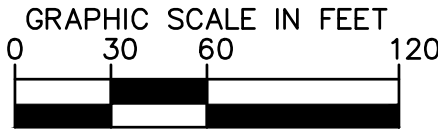
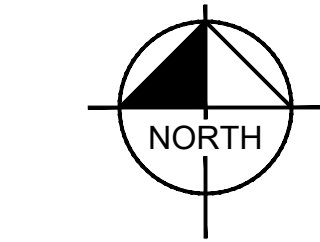


STAGE 1 CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE AN AGGREGATE DRIVEWAY WITHIN THE DESIGNATED WORK AREA TO MAINTAIN ACCESS TO THE ADJACENT PROPERTY.

LEGEND

 WORK AREA



Know what's below.
Call before you dig.

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CONSTRUCTION STAGING PLAN
- STAGE 1

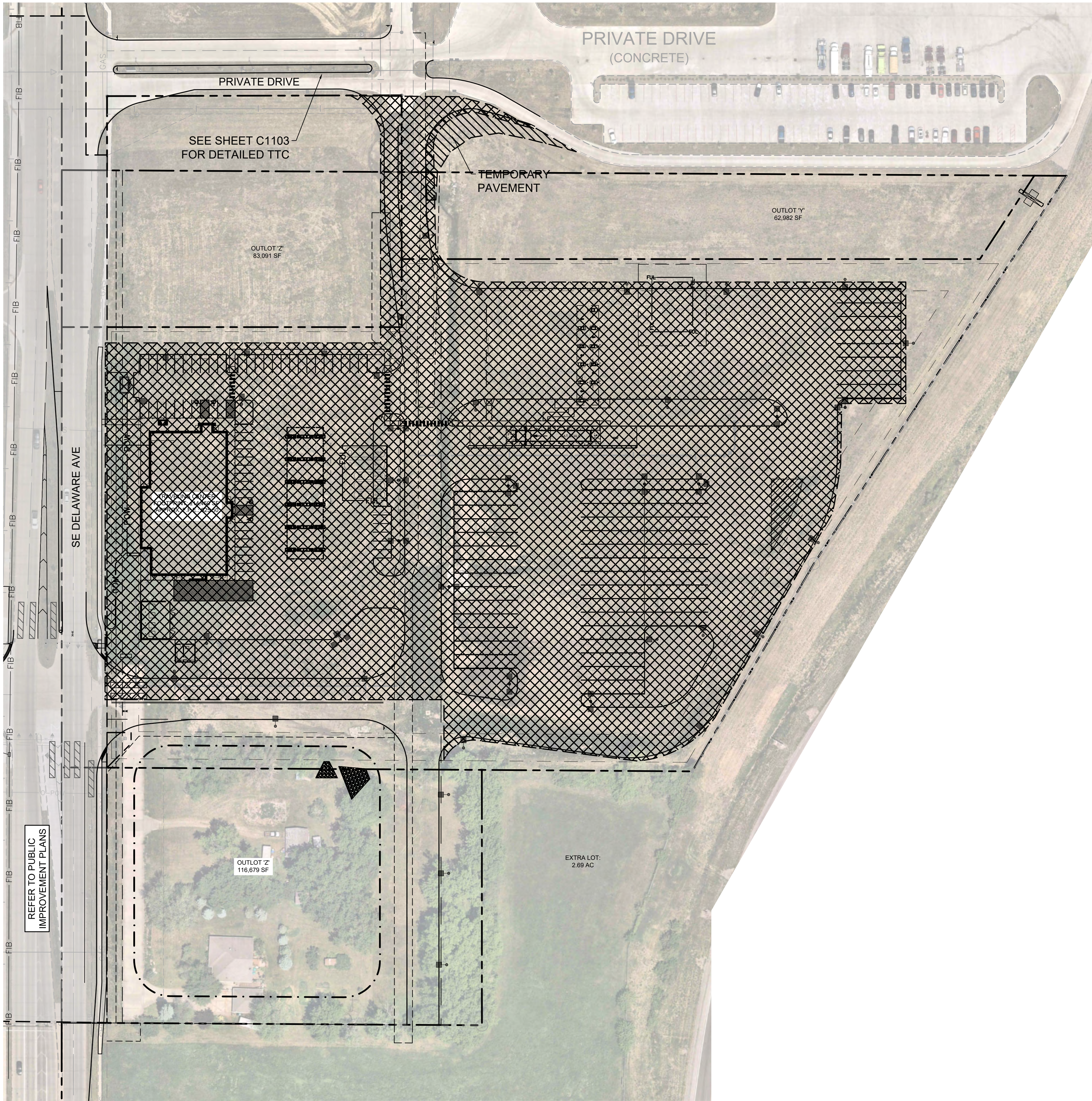
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DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
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3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY	BSK
SCALE	AS SHOWN
PROJ. NO.	160038017
DATE	07-05-2024
SHEET	

C1100



STAGE 2 CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLETE ALL NECESSARY PAVING WITHIN THE DESIGNATED WORK AREA.

LEGEND

 WORK AREA

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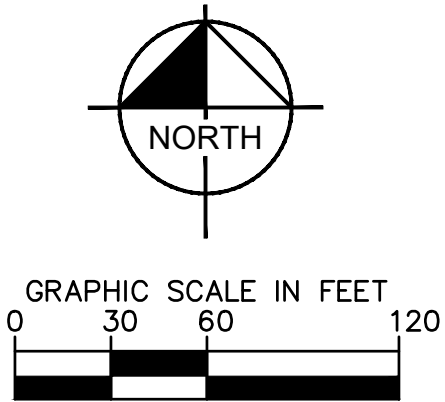
CONSTRUCTION STAGING PLAN
- STAGE 2

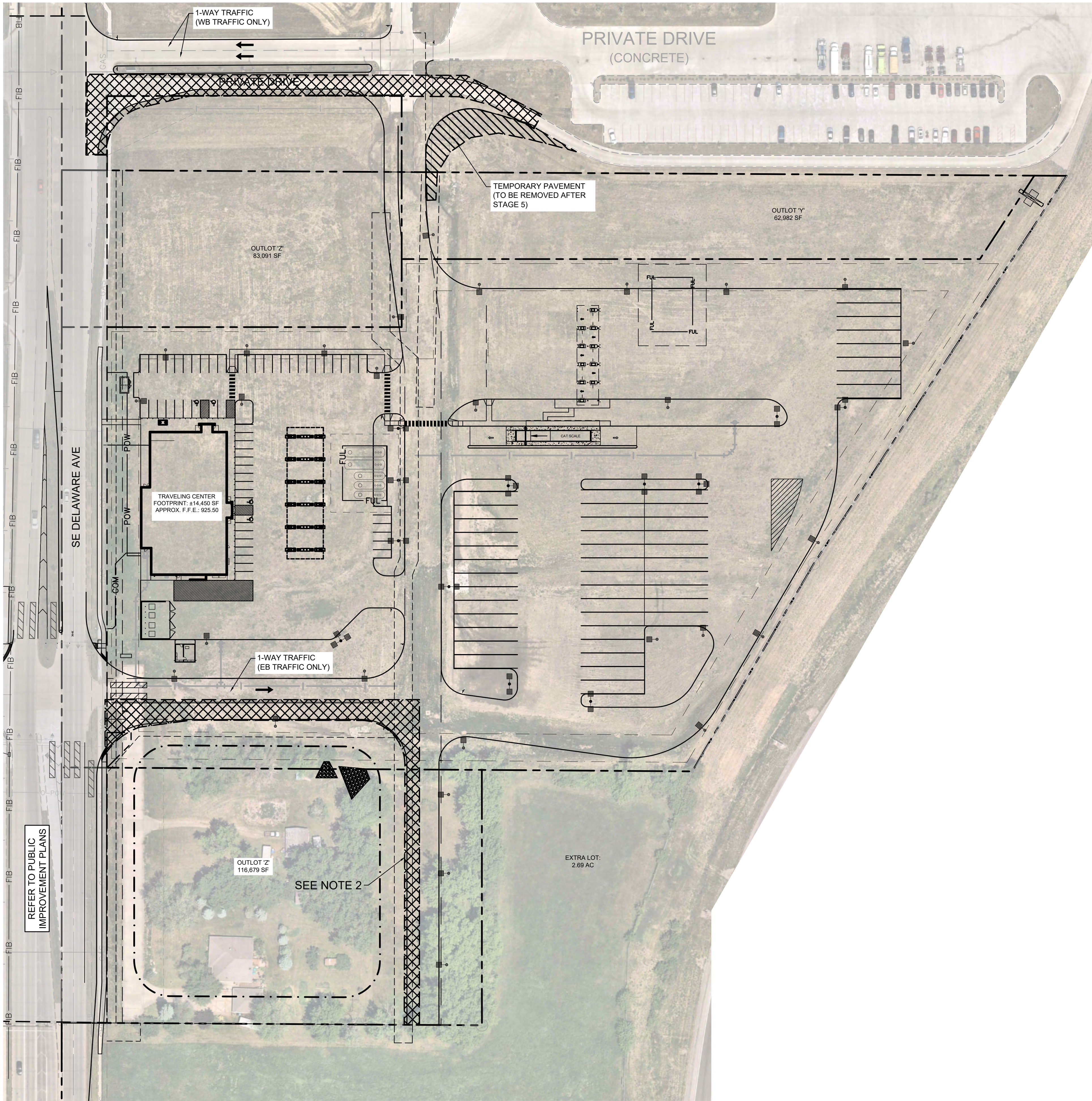
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DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY	BSK
SCALE	AS SHOWN
PROJ. NO.	160038017
DATE	07-05-2024
SHEET	C1101



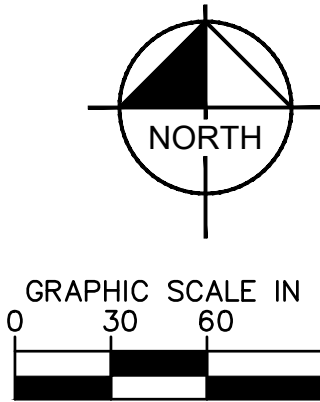


STAGE 3 CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL COMPLETE ALL NECESSARY PAVING WITHIN THE DESIGNATED WORK AREA.
- 2. CONTRACTOR SHALL MAINTAIN A MINIMUM 9' DRIVEABLE LANE TO MAINTAIN ACCESS TO ADJACENT PROPERTY.
- 3. DETAILED TEMPORARY TRAFFIC CONTROL PLANS PROVIDED ON SHEET C1103. CONTRACTOR SHALL COORDINATE WITH PETERBILT PRIOR TO INSTALLING TEMPORARY TRAFFIC CONTROL.

LEGEND

WORK AREA



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CONSTRUCTION STAGING PLAN
- STAGE 3

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

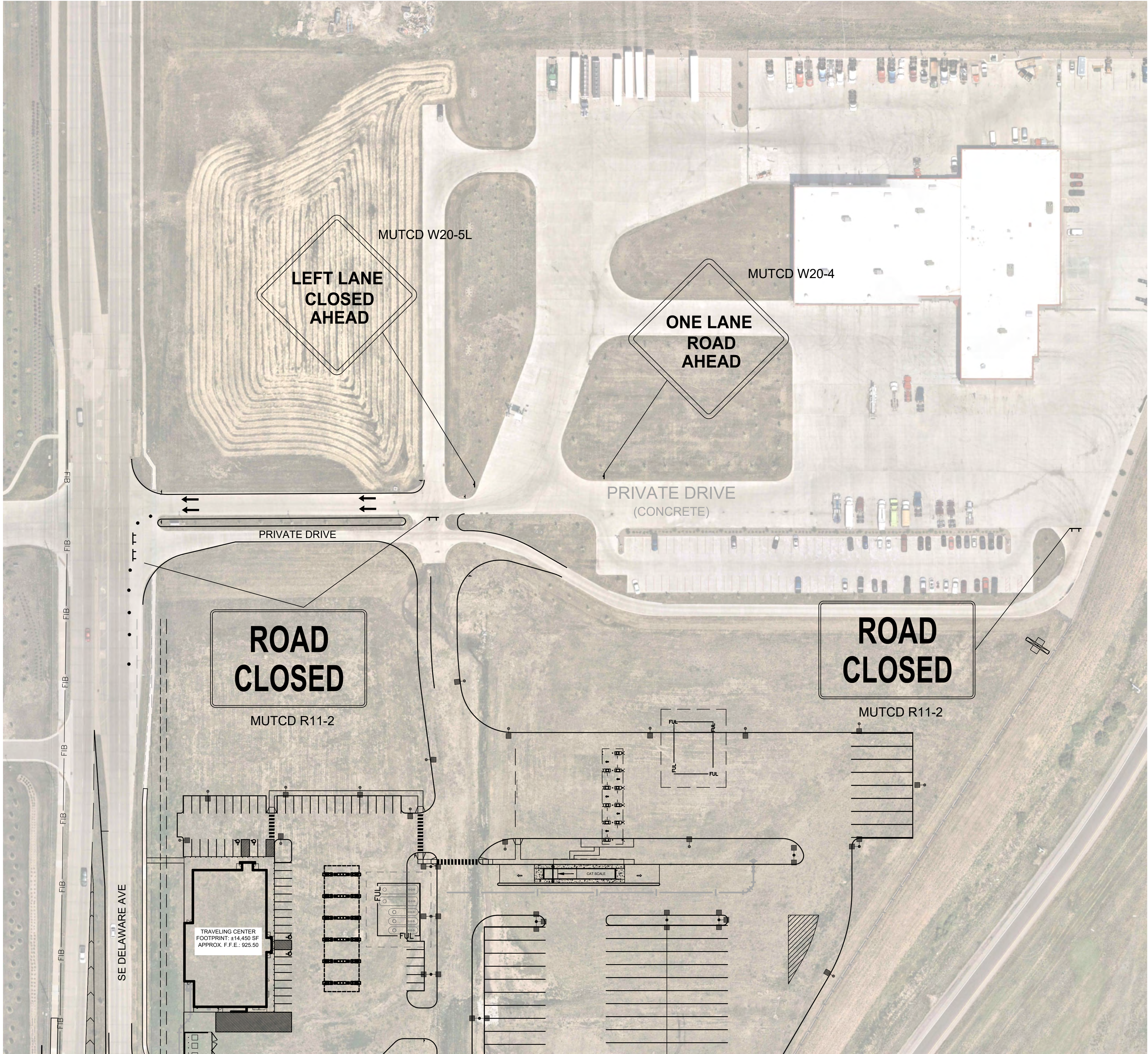
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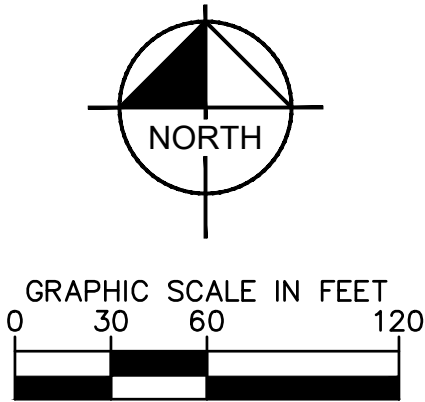
DATE07-05-2024

SHEETC1102



STAGE 3 TTC

LEGEND	
	TYPE III BARRICADE
	CHANNELIZING DEVICE
	TRAFFIC SIGN



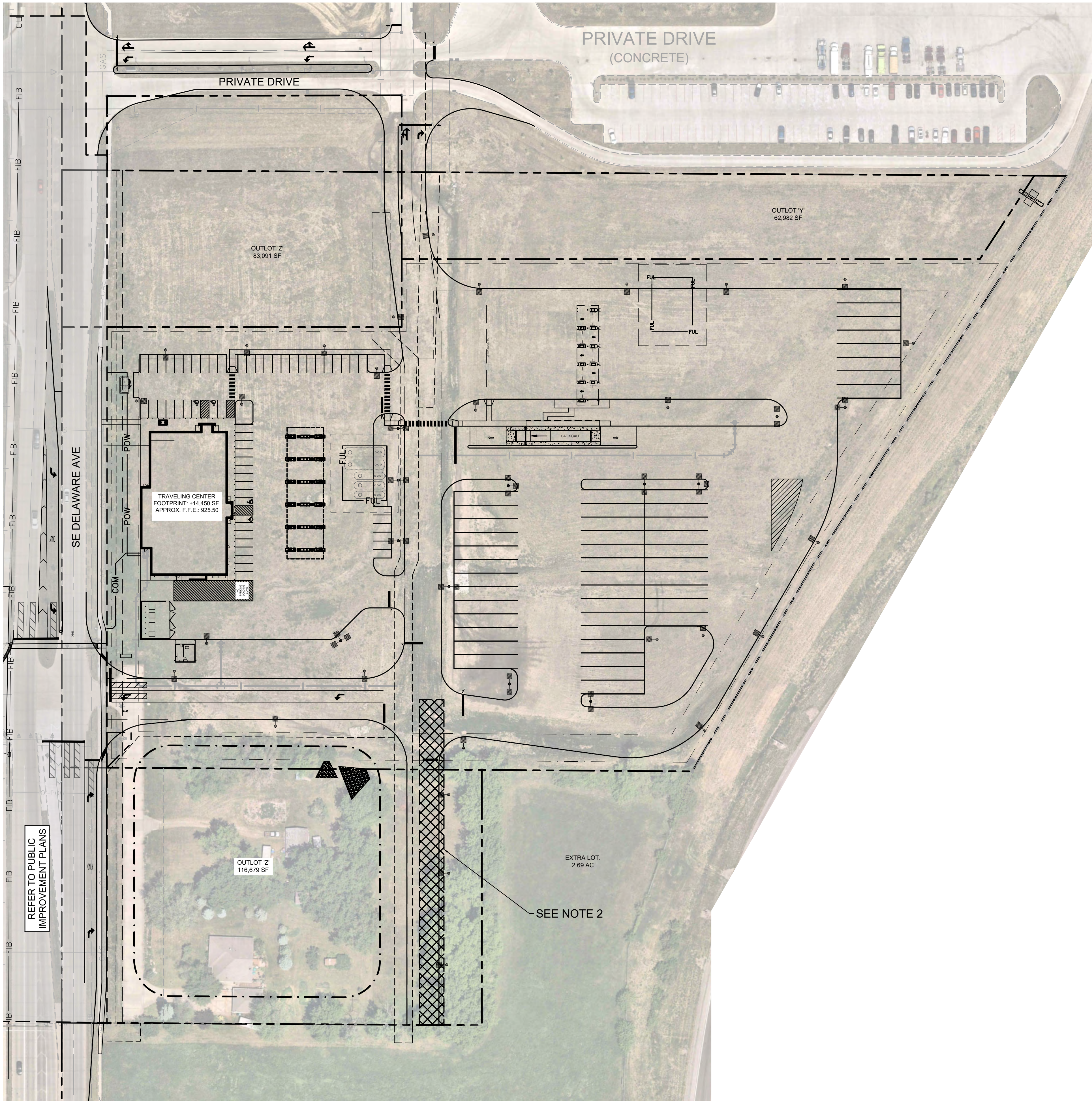
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CONSTRUCTION STAGING PLAN		
- STAGE 3 TTC		
TRAVEL CENTER #1707		
DELAWARE AVENUE ANKENY, IA		
#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C1103

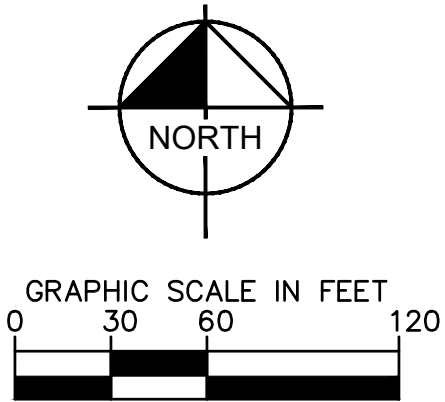


STAGE 4 CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL COMPLETE ALL NECESSARY PAVING WITHIN THE DESIGNATED WORK AREA.
- 2. CONTRACTOR SHALL MAINTAIN A MINIMUM 9' DRIVEABLE LANE TO MAINTAIN ACCESS TO ADJACENT PROPERTY.

LEGEND

 WORK AREA



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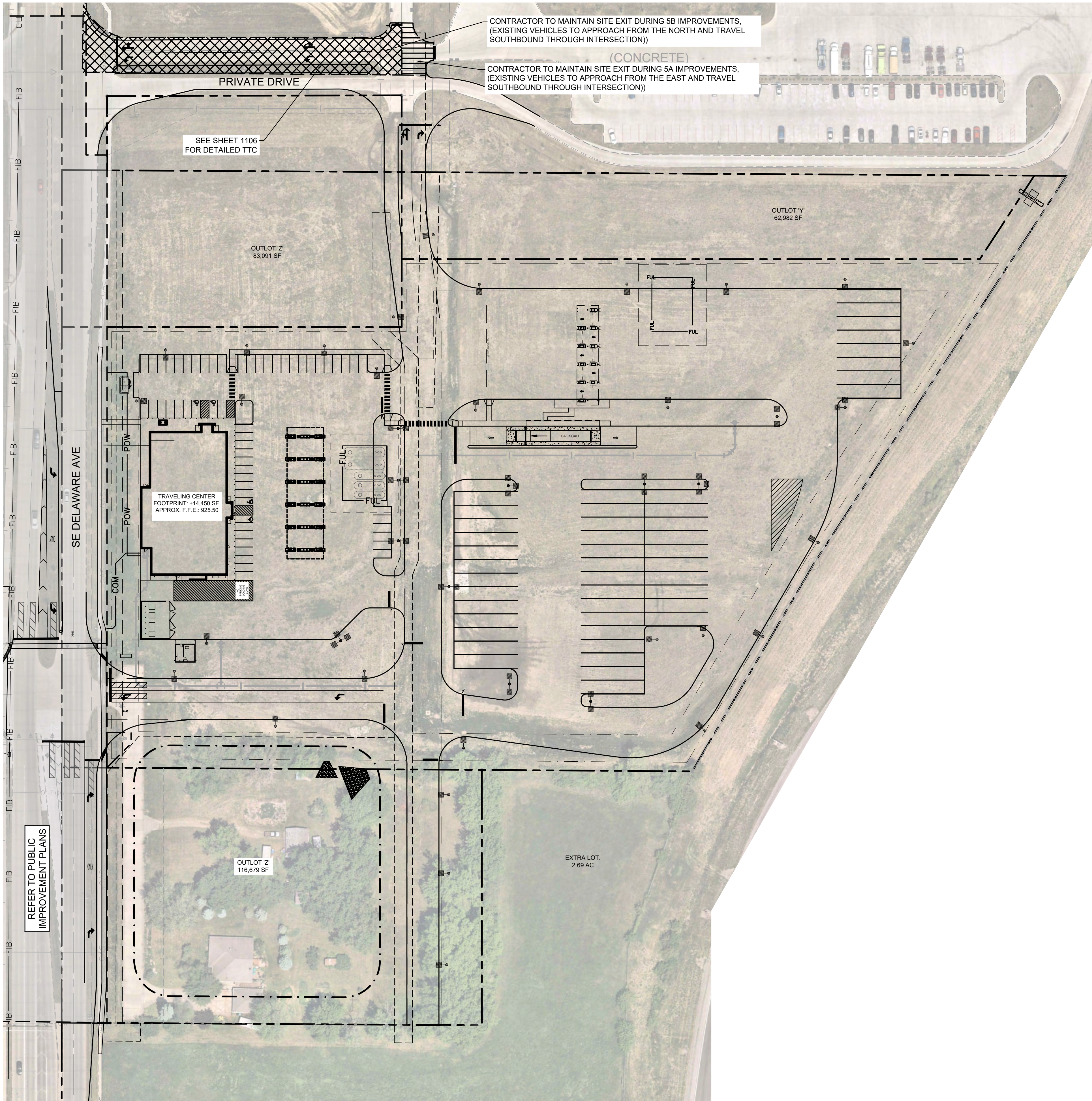
CONSTRUCTION STAGING PLAN
- STAGE 4

TRAVEL CENTER #1707

DELAWARE AVENUE
ANKENY, IA

#	DATE	DESCRIPTION
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3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL

DRAWN BY	BSK
SCALE	AS SHOWN
PROJ. NO.	160038017
DATE	07-05-2024
SHEET	C1104



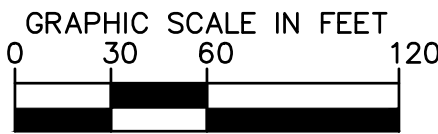
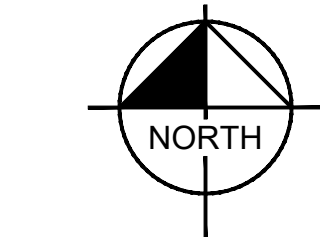
STAGE 5 CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL COMPLETE ALL NECESSARY PAVING WITHIN THE DESIGNATED WORK AREA.
- 2. CONTRACTOR SHALL MAINTAIN A MINIMUM 9' DRIVEABLE LANE TO MAINTAIN ACCESS TO ADJACENT PROPERTY.
- 3. DETAILED TEMPORARY TRAFFIC CONTROL PLANS PROVIDED ON SHEET C1106. CONTRACTOR SHALL COORDINATE WITH PETERBILT PRIOR TO INSTALLING TEMPORARY TRAFFIC CONTROL.

LEGEND

WORK AREA - STAGE 5A

WORK AREA - STAGE 5B



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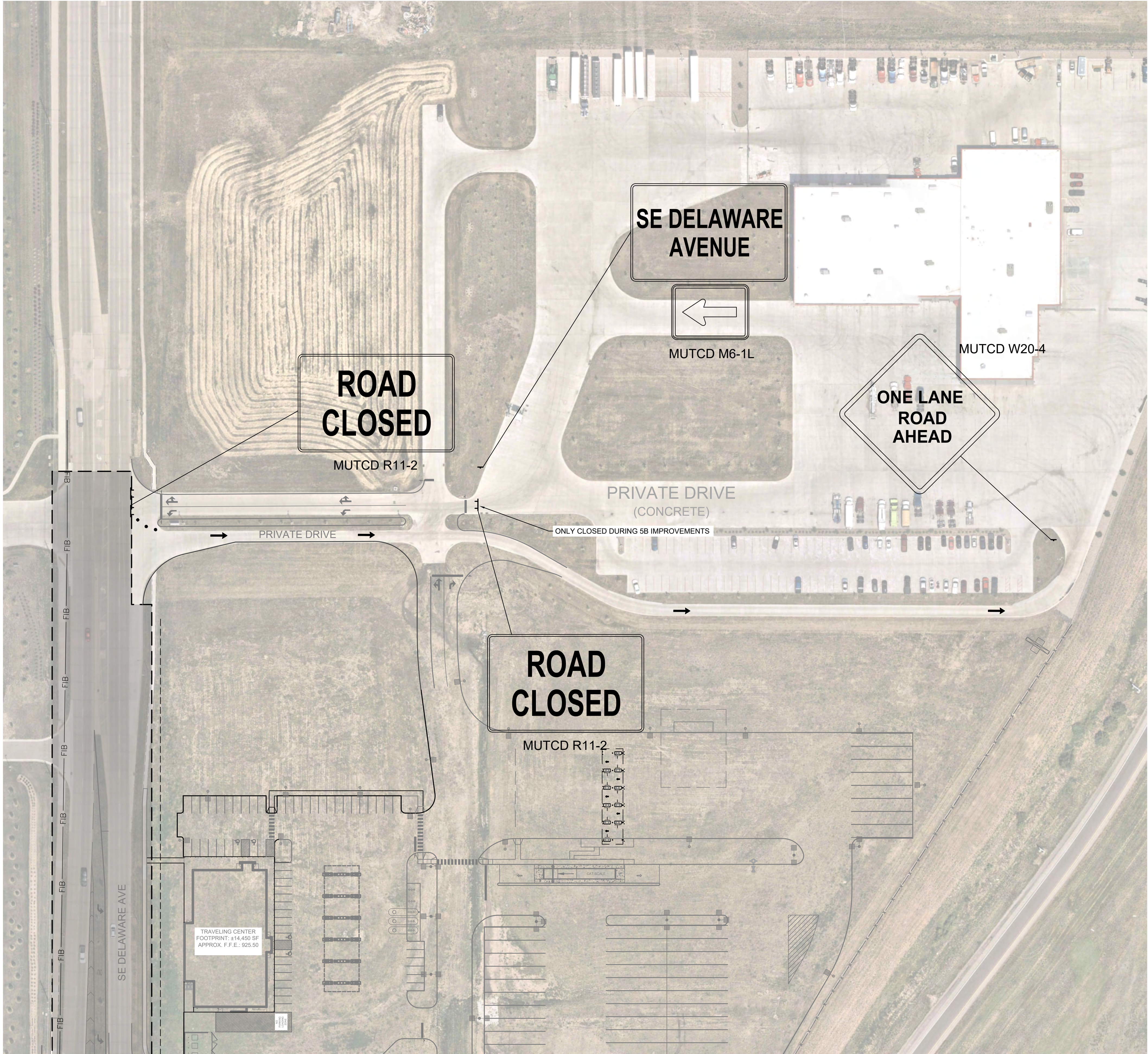
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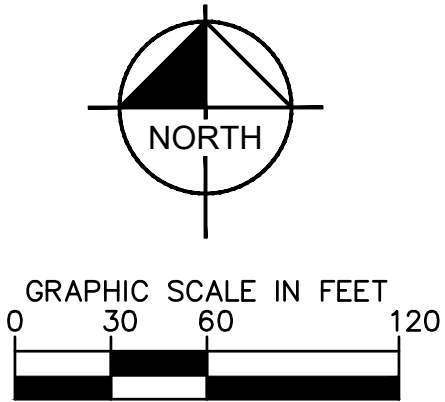


CONSTRUCTION STAGING PLAN		
- STAGE 5		
TRAVEL CENTER #1707		
DELAWARE AVENUE ANKENY, IA		
#	DATE	DESCRIPTION
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3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C1105



STAGE 5 TTC

LEGEND	
	TYPE III BARRICADE
	CHANNELIZING DEVICE
	TRAFFIC SIGN



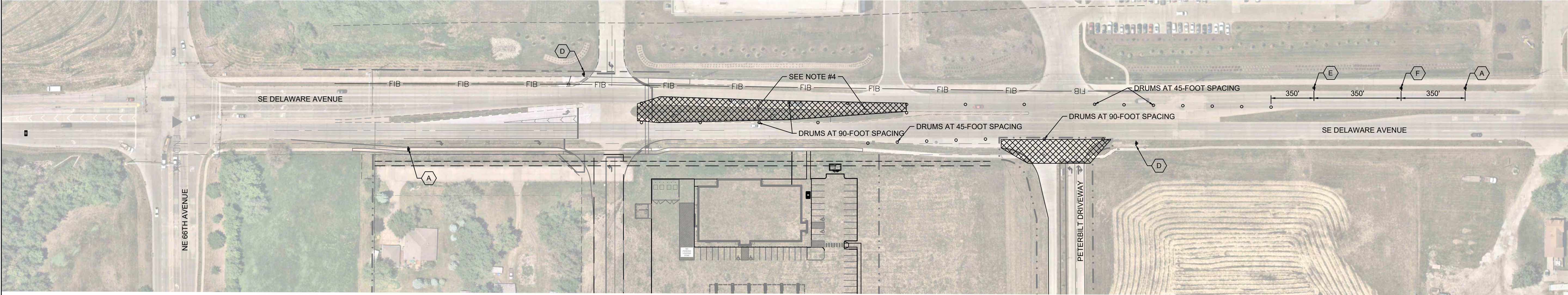
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CONSTRUCTION STAGING PLAN - STAGE 5 TTC		
TRAVEL CENTER #1707		
DELAWARE AVENUE ANKENY, IA		
#	DATE	DESCRIPTION
2	04/03/24	CITY RESUBMITTAL
3	05/24/24	CITY RESUBMITTAL
4	06/12/24	CITY RESUBMITTAL
5	06/24/24	CITY RESUBMITTAL
6	07/05/24	CITY RESUBMITTAL
DRAWN BY		BSK
SCALE		AS SHOWN
PROJ. NO.		160038017
DATE		07-05-2024
SHEET		C1106



STAGE 2 CONSTRUCTION NOTES

1. STAGE 2 SHALL CONSIST OF CONSTRUCTION OF THE SOUTHBOUND LEFT-TURN LANE ON SE DELAWARE AVENUE AND DRIVEWAY IMPROVEMENTS AT THE PETERBILT DRIVEWAY.
2. CONTRACTOR SHALL REFER TO SUDAS STANDARD DETAIL 8030.102 FOR FUTHER DETAILS ON WORK OFF PAVEMENT WITH MINOR ENCROACHMENT ONTO TRAVELED WAY.
3. ALL TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO SUDAS STANDARD DETAIL 8030.101.
4. TEMPORARY TRAFFIC CONTROL AT THE PROPOSED SOUTHERN ACCESS AND IMPROVEMENTS IN DELAWARE ARE SHOWN FOR REFERENCE ONLY AND WILL BE COMPLETED AS PART OF THE PUBLIC IMPROVEMENT SCOPE.

SIGN LEGEND



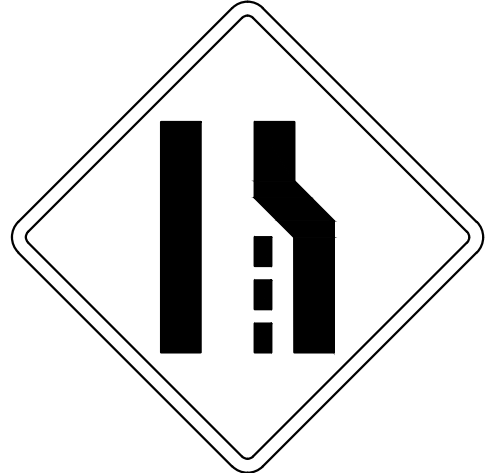
ROAD
WORK
AHEAD

A
W20-1
36" X 36"



RIGHT LANE
CLOSED
AHEAD

B
W20-5R
36" X 36"



LEFT LANE
CLOSED
AHEAD

E
W4-2L
36" X 36"



END
ROAD WORK

D
G20-2
36" X 18"

LEGEND



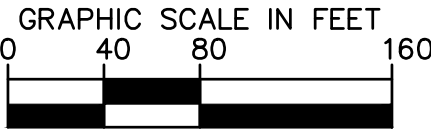
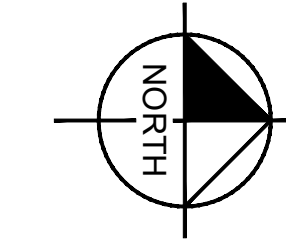
WORK AREA



SIGN ON PORTABLE OR PERMANENT
SUPPORT



CONE, DRUM, OR BARRICADE



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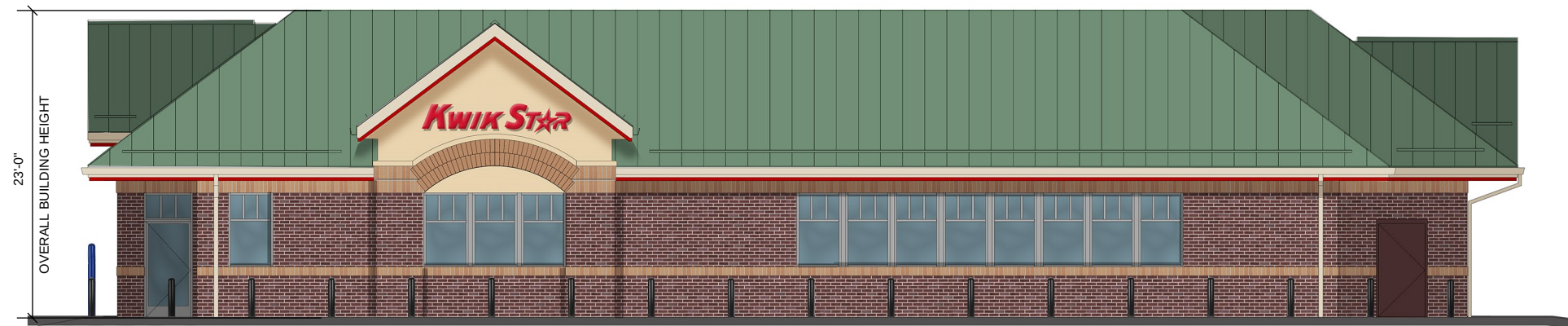


TRAFFIC CONTROL PLAN	
TRAVEL CENTER #1707	
DELAWARE AVENUE ANKENY, IA	
#	DATE DESCRIPTION
2	04/03/24 CITY RESUBMITTAL
3	05/24/24 CITY RESUBMITTAL
4	06/12/24 CITY RESUBMITTAL
5	06/24/24 CITY RESUBMITTAL
6	07/05/24 CITY RESUBMITTAL
DRAWN BY BSK	
SCALE AS SHOWN	
PROJ. NO. 160038017	
DATE 07-05-2024	
SHEET C1107	



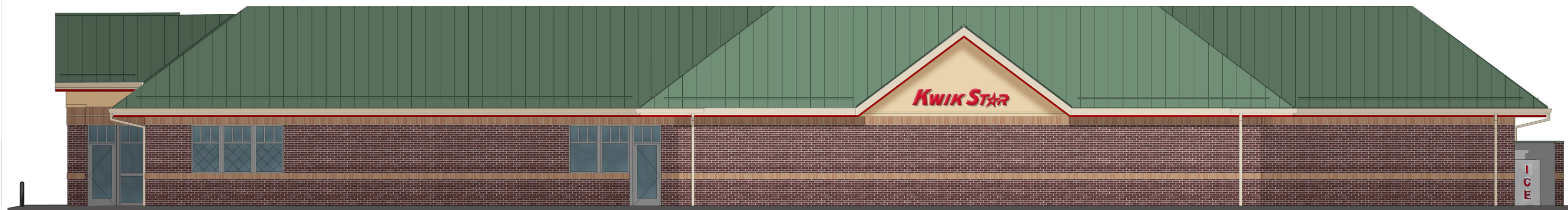
1 FRONT ELEVATION

Front Elevation	Area S.F	% Elevation
Brick	1262	35%
EIFS	120	3%
Glass Storefront Doors	97	3%
Storefront Windows	425	12%
Standing Seam Roof	1747	48%



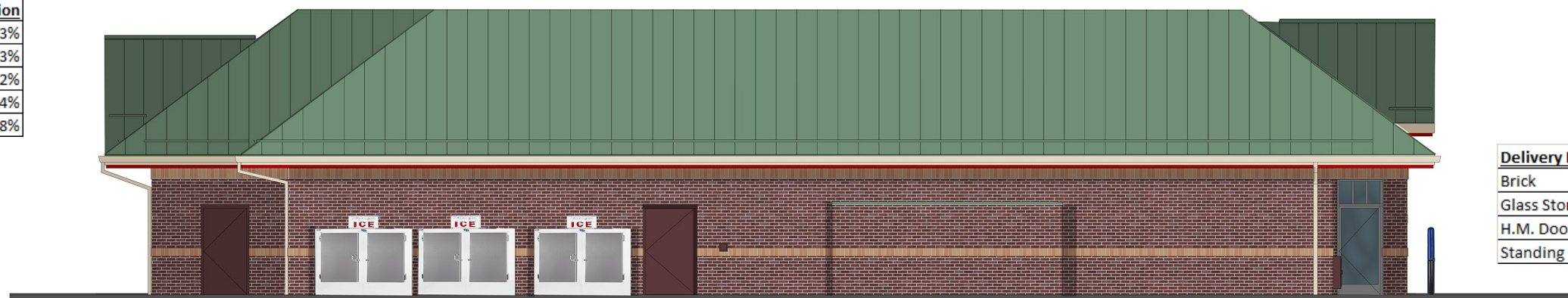
2 RIGHT ELEVATION

Side Vestibule Elevation	Area S.F	% Elevation
Brick	756	34%
EIFS	122	5%
Glass Storefront Doors	34	2%
Storefront Windows	235	10%
H.M. Doors	28	1%
Standing Seam Roof	1079	48%



3 REAR ELEVATION

Rear Elevation	Area S.F	% Elevation
Brick	1565	43%
EIFS	122	3%
Glass Storefront Doors	67	2%
Storefront Windows	129	4%
Standing Seam Roof	1768	48%



4 LEFT ELEVATION

Delivery Elevation	Area S.F	% Elevation
Brick	941	42%
Glass Storefront Doors	37	2%
H.M. Doors	60	3%
Standing Seam Roof	1216	54%



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FAX (608) 781-8960



1 FRONT ELEVATION



2 SIDE ELEVATION



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

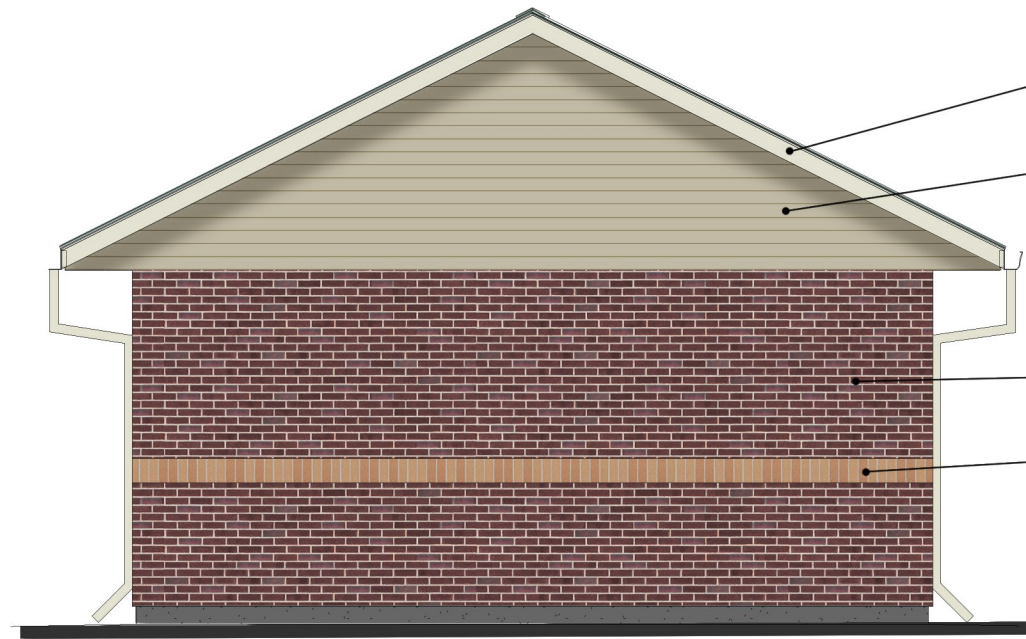
12 MPD



FRONT ELEVATION

3/16" = 1'-0"

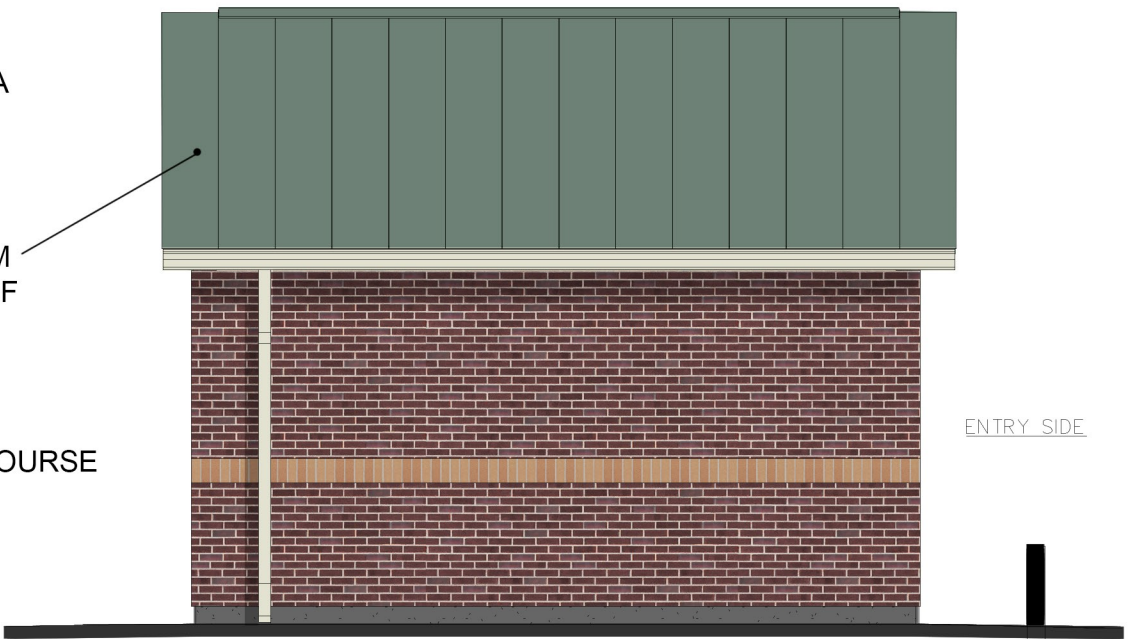
Front Elevation	Area S.F	% Elevation
Brick	110	37%
Siding	84	28%
HM Door	24	8%
Overhead Door	81	27%



BACK ELEVATION

Rear Elevation	Area S.F	% Elevation
Brick	215	72%
Siding	84	28%

- ALMOND FASCIA
- VINYL SIDING
- STANDING SEAM METAL ROOF
- BRICK
- TAN SOLDIER COURSE



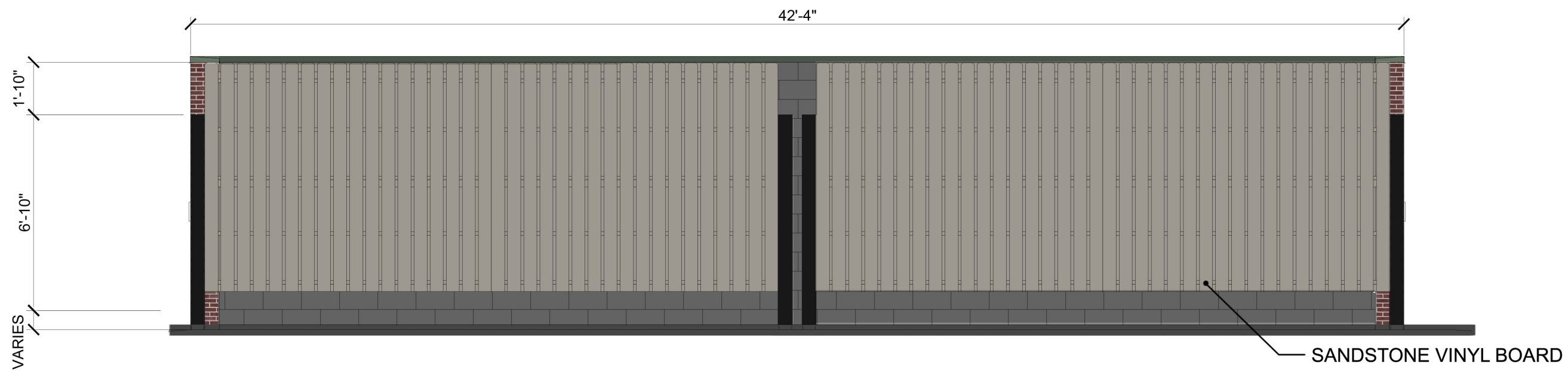
LEFT/ RIGHT ELEVATION

Left/Right Elevation	Area S.F	% Elevation
Brick	188	56%
Standing Seam Roof	148	44%

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

GATOR SHED ELEVATIONS

DRAWN BY	MULTIPLE
SCALE	0001
PROJ. NO.	2024 06-20
DATE	
SHEET	

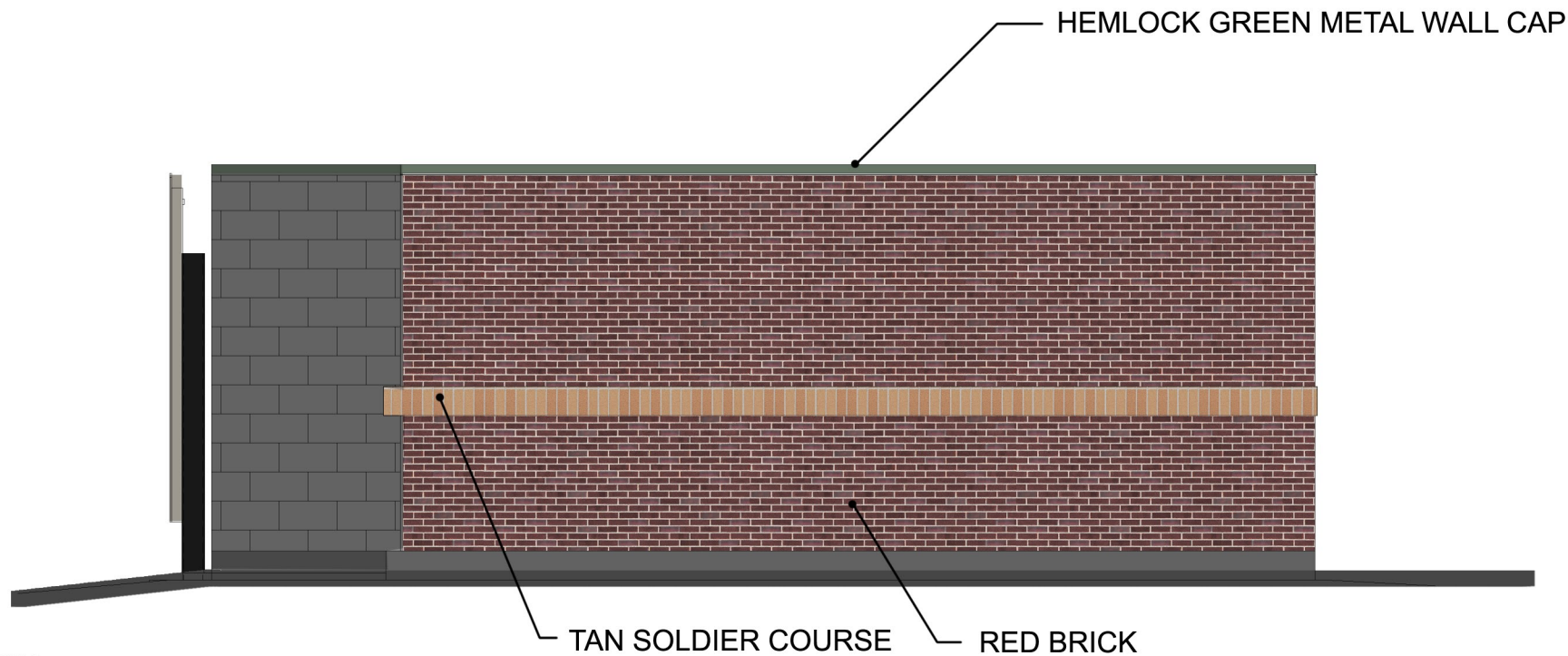


TRASH ENCLOSURE - FRONT ELEVATION

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



TRASH ENCLOSURE - SIDE ELEVATION

Front Elevation	Area S.F	% Elevation
Brick	18	5%
Wood Gate	320	95%
Rear Elevation	Area S.F	% Elevation
Brick	372	100%
Left Elevation	Area S.F	% Elevation
Brick	220	100%
Right Elevation	Area S.F	% Elevation
Brick	182	100%



PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2820 NE 38th Street - Spectrum Heights Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

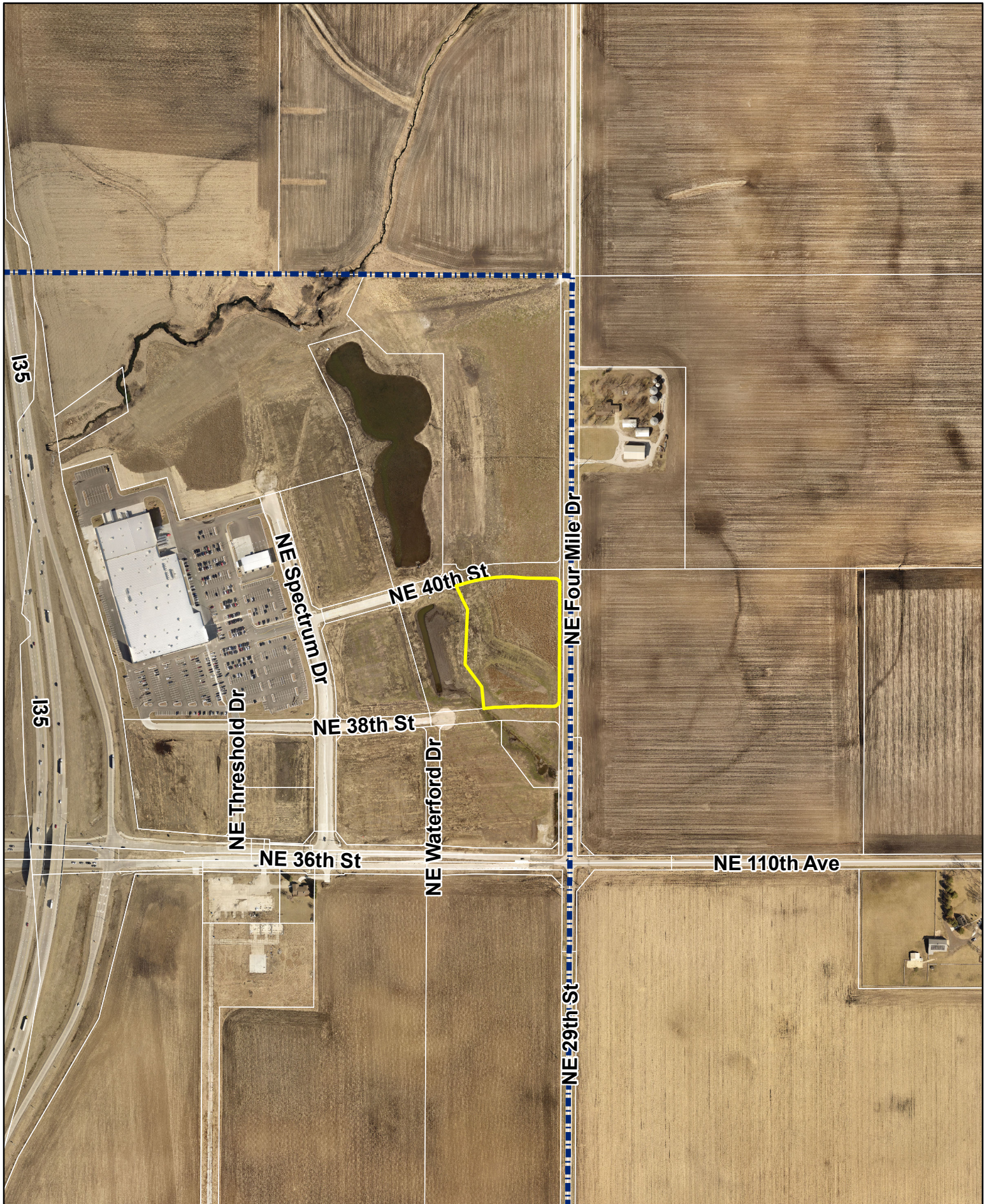
Action: Consider MOTION to approve the site plan for 2820 NE 38th Street, Spectrum Heights.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations - Color
 Elevations - Trash Enclosure





*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16th, 2024

Agenda Item: 2820 NE 38th Street – Spectrum Heights Site Plan

Report Date: July 11, 2024

Prepared by: Bryan Morrissey
Associate Planner

ESL

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2820 NE 38th Street, Spectrum Heights.

Project Summary:

The subject property is located on Lot 1, Spectrum 36 Plat 2, just north of the NE 38th Street and NE Four Mile Drive intersection. The site itself is approximately 5.44 acres (+/-) in size and is zoned PUD (Otter Creek Planned Unit Development). An outlot designated for storm water detention borders the site to the west, while the property to the south is anticipated to be the future site for the Community State Bank headquarters. The applicant is proposing a 180-unit multifamily development on the undeveloped site.

The exterior of the multifamily structure is proposed to be constructed primarily of modular brick and fiber cement siding. Being that this property is a part of the Otter Creek Planned Unit Development, the architectural and style standards of the PUD take precedent over the traditional design standards of the Code. Per the approved PUD Book, residential structures should be constructed of materials normally associated and approved for residential construction. The proposed materials of modular brick, fiber cement siding, and fiber cement trim qualify as materials typically utilized for residential construction. The site plan shows two trash enclosures on the site near the north access drive off NE 40th Street. The trash enclosures will be constructed primarily of modular brick to match the primary structure on the site.

The site plan shows two access points that lead to the proposed development, one off NE 38th Street and the other off NE 40th Street. Both access drives are full-access points, giving patrons the option to head west towards NE Spectrum Drive or east towards NE Fourmile Drive. For a development of this size and use, 285 parking stalls would typically be required per Code; however, the applicant has requested a 10% parking reduction, which has been approved by the Community Development Director. With the reduction request factored in, 256 parking stalls are required for the proposed development, with the site plan showing 271 stalls. Parking stalls border the proposed building on the north, east, and south sides of the property, with underground parking included as well.

The landscaping requirements of the Code have been satisfied with what's proposed on the site plan. In addition to fulfilling the requirements for open space and pavement shading landscaping, additional screening is provided along the perimeter of the north, east, and west sides of the site to screen the parking areas from public right-of-ways. For utilities on the site, the development will be serviced by connecting to the twelve-inch water line that runs along NE Four Mile Drive and the twelve-inch sanitary line that runs parallel to NE 38th Street. Eight-inch water and eight-inch sanitary service will be provided to the development. Storm water on the site will be detained via the detention pond that borders the site to the west after it's collected via one of the multiple storm water intakes on the site.

Site Plan Worksheet
2820 NE 38th Street – Spectrum Heights Site Plan

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

A. Site Development

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

The proposed building is situated near the center of Lot 1, Spectrum 36 – Plat 2, with the primary building façade facing east towards NE Four Mile Drive. Parking areas are located on the north, east, and south sides of the proposed building and are appropriately screened with plantings to lessen their impacts on public right-of-ways. Underground parking is also proposed with this development.

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

The site plan generally complies with the landscaping requirements of the Code. The proposed parking is less than what is required by Code, however, the Community Development Director has approved a 10% parking stall reduction. Factoring in the parking stall reduction, the proposed plans meet the parking requirements of the Code.

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

The site provides for adequate parking and circulation in the area. Code requires a minimum of 285 parking stalls for a development of this size and use. The applicant has requested a 10% parking stall reduction, which has been approved by the Community Development Director. Factoring in the parking reduction, 256 parking stalls are required for this development, with the plans showing 271 stalls. Sidewalks border the site to the north, east, and south.

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

A traffic impact study is under review by City staff for the proposed development. Any public improvements stemming from the traffic study will need to be installed prior to the applicant receiving a certificate of occupancy for the building.

- 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 areas are proposed along the north, east, and south sides of the site, as well as underground parking for patron use. Screening is proposed along the perimeter of the parking stalls to lessen any impacts on right-of-ways.

- 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.**

Two trash enclosures are proposed near the north access drive of NE 40th Street. The trash enclosures will be constructed of modular brick to match the primary structure on the site.

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

All services to the building will be underground.

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

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

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

Storm water on the site will drain from one of the multiple storm water intakes on the site to the storm water detention basin located west of the project area on Outlot T, Spectrum Heights Plat 2.

- 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.**

Water service will be provided by connecting to the twelve-inch water line that runs parallel to NE Four Mile Drive to provide eight-inch water service to the development. Sanitary service will be provided by connecting to the twelve-inch sanitary line that runs parallel to NE 38th Street to provide eight-inch sanitary service to the development.

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

The proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the west side of the proposed building.

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

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

B. Building Design

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

The proposed building is comparable in size and scale to the other commercial developments within the Spectrum 36 development. The proposed size and design align with the regulations of the Otter Creek Planned Unit Development.

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

The building materials for the proposed building consist primarily of modular brick and fiber cement siding. The proposed design and materials are similar to the other development along NE 36th Street and the Spectrum 36 development. The design requirements of the Otter Creek Planned Unit Development have been met.

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

Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from public view. The proposed trash enclosures will be comprised of materials consistent with the primary structure on the site.

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

There is only one building being proposed on the site.

C. Signs

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

D. Factors for Evaluation

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

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

The plans submitted generally conform to the written regulations of the 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 on the site is appropriate and comparable to similar commercial developments within the Spectrum 36 development.

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

The proposed building is comparable in scale and style to the existing and anticipated commercial developments along NE 36th Street. The building will be constructed primarily of brick and fiber cement panels.

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.

June 7, 2024

Planning and Zoning Commission & City Council
City of Ankeny
220 West First Street
Ankeny, Iowa 50023

RE: SPECTRUM HEIGHTS - SITE PLAN RESUBMITTAL
S&A PROJECT NO. 124.0138.01

Dear Honorable Mayor, City Council Members, & Planning and Zoning Commission:

On behalf of Spectrum Heights Apartments, LP please find accompanying the revised Site Plan and associated supporting documentation for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents.

This proposed project is a 4 story – 180 unit executive style apartment project complete with underground parking, common lounge area, outdoor pool/patio, associated utility and site infrastructure. Upon approval, construction is proposed to begin in late Summer of 2024.

The Developer is requesting an administrative parking count variance for 14 stalls from the required number of 285 stalls. This represents a reduction of 5%. Based on their experience with previous projects, the Developer is satisfied that adequate off-street parking is being provided.

Please find accompanying the following items:

- 4 copies of the Site Plan
- 4 copies of the colored building elevations
- 1 copy of the signed drainage report
- 1 copy of the response letter
- SWPPP, COSESCO and fee

In keeping with City policy, we respectfully request cost participation of:

1. \$6,090 for upsizing 8-foot-wide sidewalk along NE Four Mile (580 LF x \$10.50/LF)

Please feel free to contact me at your convenience should you have any questions or comments.

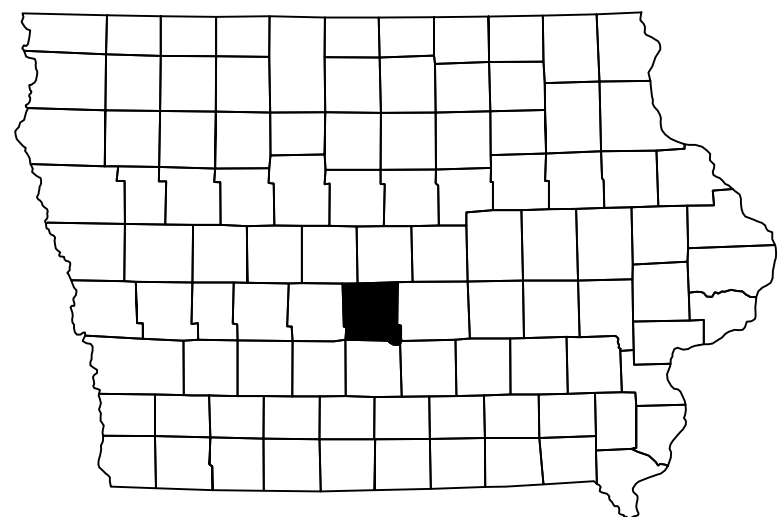
Sincerely,
SNYDER AND ASSOCIATES, INC.



Eric D. Cannon, P.E.

Cc: Brian Martin – Spectrum Heights Apts.
Nick Jensen - Calibe

V:\Projects\2024\124.0138.01\CADD\SP - 1240138_TSH.dwg JEREMY W MCCORMICK, TITLE SHEET, 20240520, 2:44 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



SITE PLAN
FOR
SPECTRUM HEIGHTS
2820 NE 38TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA



VICINITY MAP



OWNER / DEVELOPER
THRESHOLD DEVELOPMENT LLC
3880 NE FOUR MILE DRIVE
ANKENY, IOWA 50021
CONTACT: BRIAN MARTIN
EMAIL: BMARTIN@THRESHOLDCAPITOL.COM
PHONE: 515-334-5388

INDEX OF SHEETS

- | | |
|------|------------------------|
| C100 | TITLE SHEET |
| C101 | PROJECT INFORMATION |
| C200 | SITE LAYOUT PLAN |
| C201 | DIMENSION PLAN - SOUTH |
| C202 | DIMENSION PLAN - NORTH |
| C300 | OVERALL GRADING PLAN |
| C301 | GRADING PLAN - SOUTH |
| C302 | GRADING PLAN - NORTH |
| C303 | RAMP DETAILS |
| C400 | OVERALL UTILITY PLAN |
| C401 | UTILITY PLAN - SOUTH |
| C402 | UTILITY PLAN - NORTH |
| C500 | PLANTING PLAN |
| C501 | PLANTING PLAN DETAILS |
| C600 | DETAIL SHEET |
| C601 | DETAIL SHEET |
| C602 | DETAIL SHEET |

SPECTRUM HEIGHTS		ANKENY, IOWA	
TITLE SHEET		SNYDER & ASSOCIATES, INC.	
		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Project No: 124.0138.01		Sheet C100	

2	REVISED AS PER CITY COMMENTS	06-20-19	JWM
1	REVISED AS PER CITY COMMENTS	06-07-24	LJM
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1" = 500'	
Technician: JWM	Date: 05-17-24	T-R-S: TTN-RRW-SS	

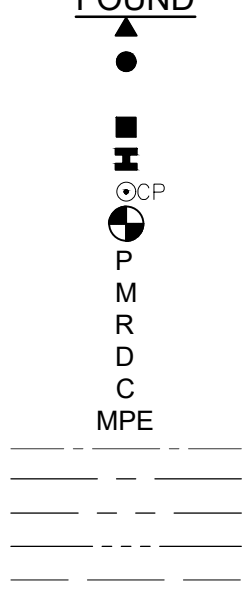
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LEGEND

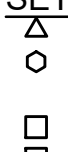
FEATURES

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



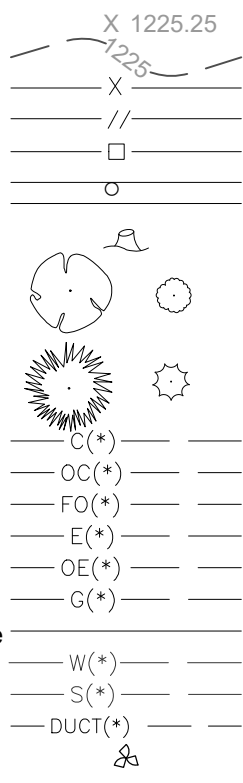
SET



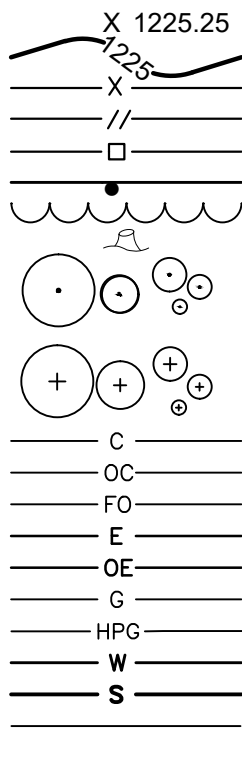
FEATURES

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

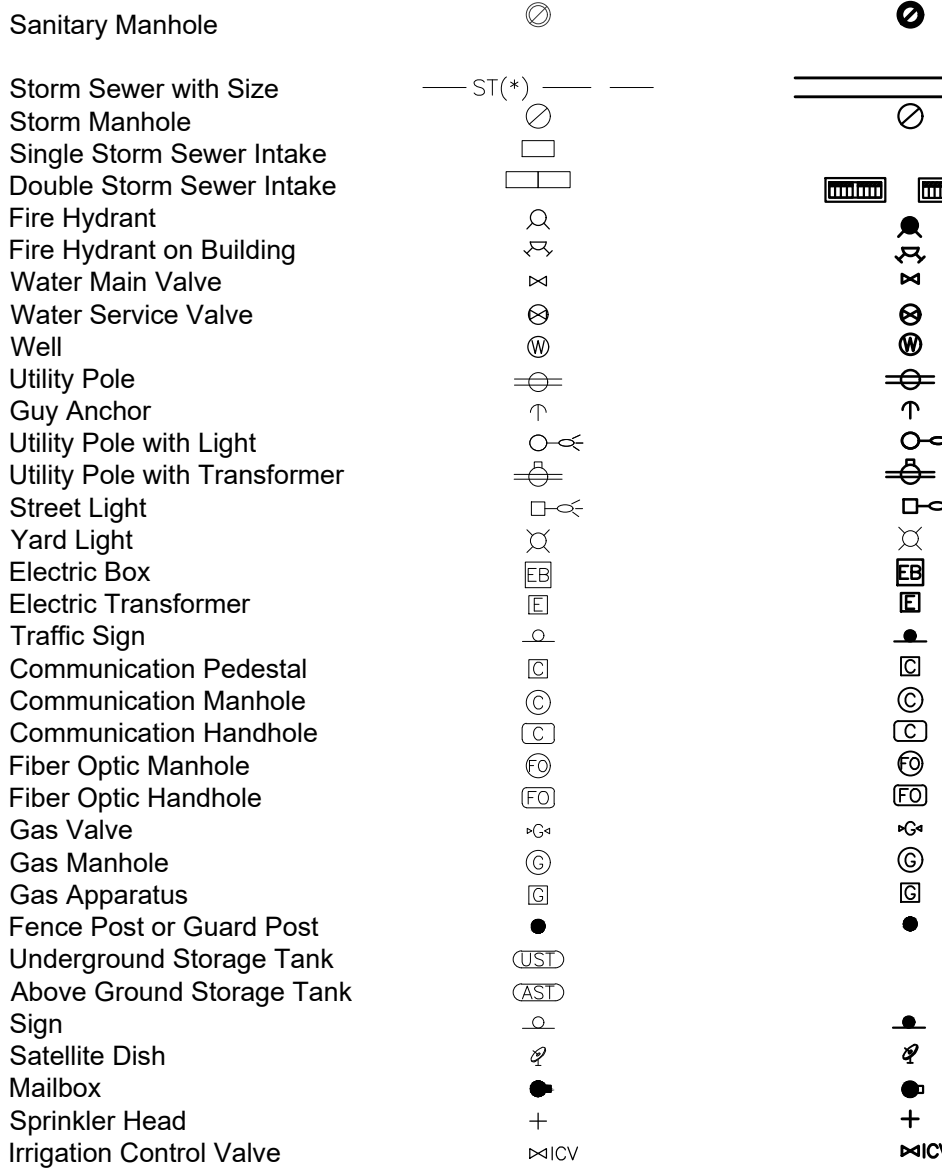
EXISTING



PROPOSED



(*) Denotes the survey quality service level for utilities



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.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP305 N=7551119.52 E=18541779.46 Z=950.88
FOUND CUT "X" ON TOP CURB LOCATED AT SOUTH EDGE OF 38TH ST., +-5' NORTH OF LIGHT POLE. (AS SHOWN ON SURVEY)
CP307 N=7551074.69 E=18542541.11 Z=949.73
FOUND CUT "X" ALONG WEST EDGE OF 29TH ST. AT CORNER CONCRETE TRANSITION TO ASPHALT, +-50' SOUTH OF 38TH ST. (AS SHOWN ON SURVEY)
CP402 N=7551849.40 E=18542499.28 Z=952.33
SET CUT "X" ON TOP CURB LOCATED AT NORTH EDGE OF 40TH ST., +-50' WEST OF 29TH ST., AND +-5' SOUTH OF STORM MANHOLE. (AS SHOWN ON SURVEY)
CP403 N=7551727.56 E=18541756.59 Z=947.74
SET CUT "X" ON TOP CURB LOCATED NORTH SIDE OF 40TH ST., +-20' EAST OF LIGHT POLE AT DOUBLE BACK OF CURB INTAKE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM3000 N=7551157. E=18541763. Z=953.38
BURY BOLT ON HYDRANT LOCATED NORTH SIDE OF 38TH ST., +-300' EAST OF SPECTRUM DRIVE. (AS SHOWN ON SURVEY)
BM3001 N=7551853. E=18541991. Z=948.70
BURY BOLT ON HYDRANT LOCATED NORTH SIDE OF 40TH ST., WEST SIDE STUB STREET, SE CORNER DETENTION AREA. (AS SHOWN ON SURVEY)

DATE OF SURVEY

APRIL 23, 2024

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552402555.

OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC G1-GAS MAIN	MIDAMERICAN ENERGY MATT DAVITT 515-242-4289 MATTHEW.DAVITT@MIDAMERICAN.COM
W1-WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER 515-963-3538 SBUCKNER@ANKENYIOWA.GOV
S-SANITARY SEWER	ANKENY, CITY OF ROGER MCFARLAND 515-963-3538 MCFARLAND@ANKENYIOWA.GOV
ST-STORM SEWER	ANKENY, CITY OF JARED BRIGHT 515-963-3538 JBRIGHT@ANKENYIOWA.GOV
CLEAR PER EMAIL	AT&T TRANSMISSION LENNY VOHS 816-275-4014 LV2121@ATT.COM
CLEAR PER EMAIL	CONSUMERS ENERGY JIM KIDD 641-754-1642 ONECALL@CONSUMERSENERGY.NET
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER MAP	HUXLEY COMMUNICATIONS COOPERAT TERRY FERGUSON 515-597-2281 TERRY@HUXLEYCOMMUNICATIONS.NET
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
W2-WATER MAIN	SOUTHEAST POLK RURAL WATER DIS ED CLARK 515-323-6244 ONECALLMAPS@DMWWW.COM
CLEAR PER MAP	UNITE PRIVATE NETWORKS, LLC JOE KILZER 816-425-3556 UPNGIS@UPNFIBER.COM

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 2024 URBAN STANDARD SPECIFICATIONS (SUDAS) AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS 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, CITY OF ANKENY 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, OR CONNECTED TO STORM SEWER 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 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

PROPERTY DESCRIPTION

LOT 1, SPECTRUM 36 PLAT 2
LOT AREA ~5.44AC (237,098 SF)

PROPERTY ADDRESS

2820 NE 38TH STREET, ANKENY IA

ZONING

OTTER CREEK PLANNED UNIT DEVELOPMENT
APPROVAL DATE OF OCTOBER 7, 2013

BULK REGULATIONS

RESIDENTIAL USE
MINIMUM LOT SETBACKS
FRONT 10'
SIDE 0' / 5' / 25'
REAR 35'
MAX BUILDING HEIGHT: 65'

PARKING REQUIREMENTS

PARKING REQUIRED

180 UNITS /4	45 GUEST STALLS
4 - STUDIO	4 STALLS
116 - 1 BEDROOM	116 STALLS
60 - 2 BEDROOM	120 STALLS
STALLS REQUIRED	285 STALLS
10% REDUCTION	-29 STALLS
TOTAL STALLS REQUIRED	256 STALLS

PARKING PROVIDED

UNDERGROUND STALLS	74 STALLS
EXTERIOR STALLS	191 STALLS
HANDICAP STALLS	6 STALLS
TOTAL STALLS PROVIDED	271 STALLS

ERU CALCULATIONS

1 ERU PER 4,000 SF OF HARD SURFACE
155,267 SF OF HARD SURFACE/4,000 SF = 39 ERU'S

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE REQUIREMENTS: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS EROSION CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

SPECTRUM HEIGHTS

PROJECT INFORMATION

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.



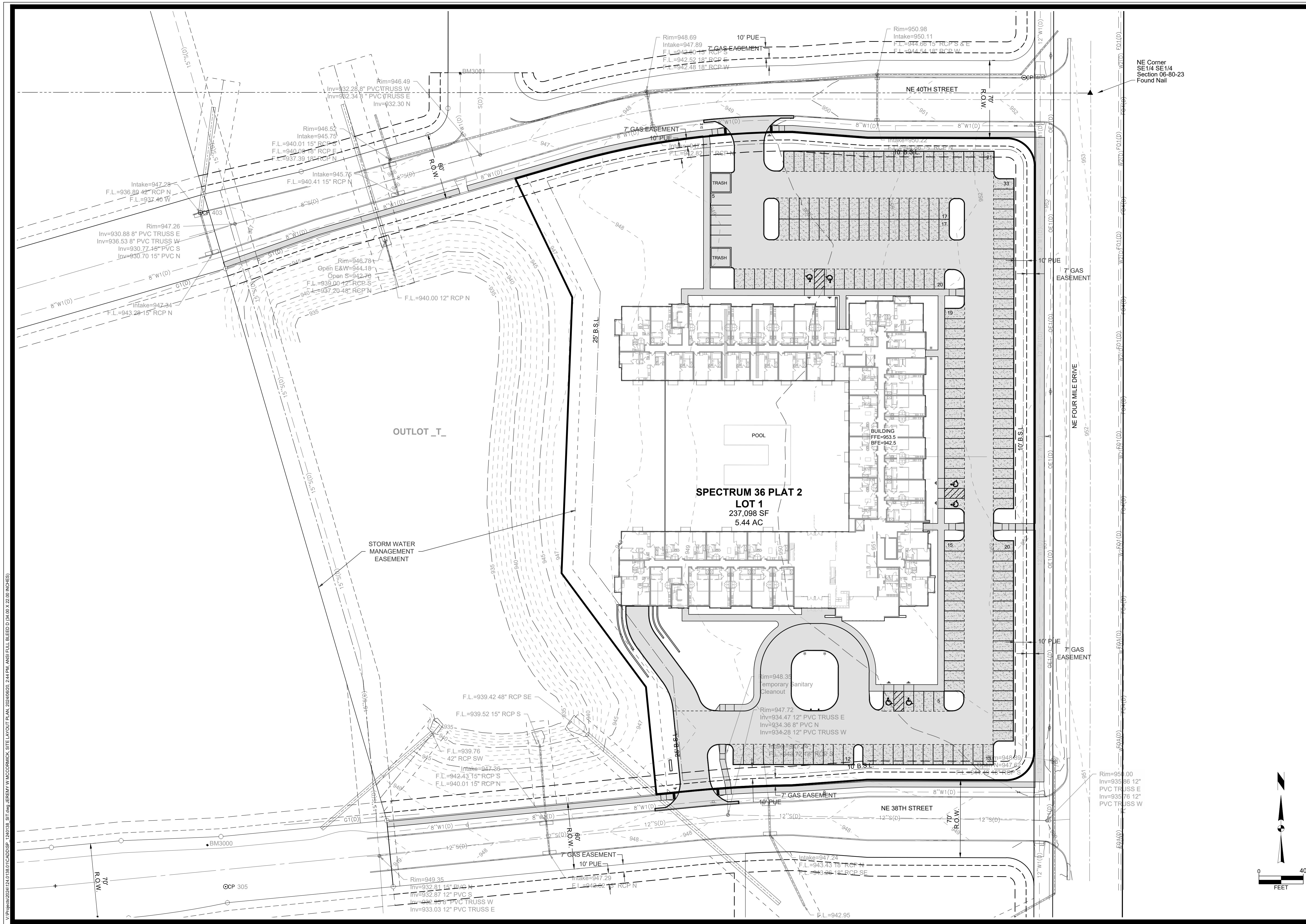
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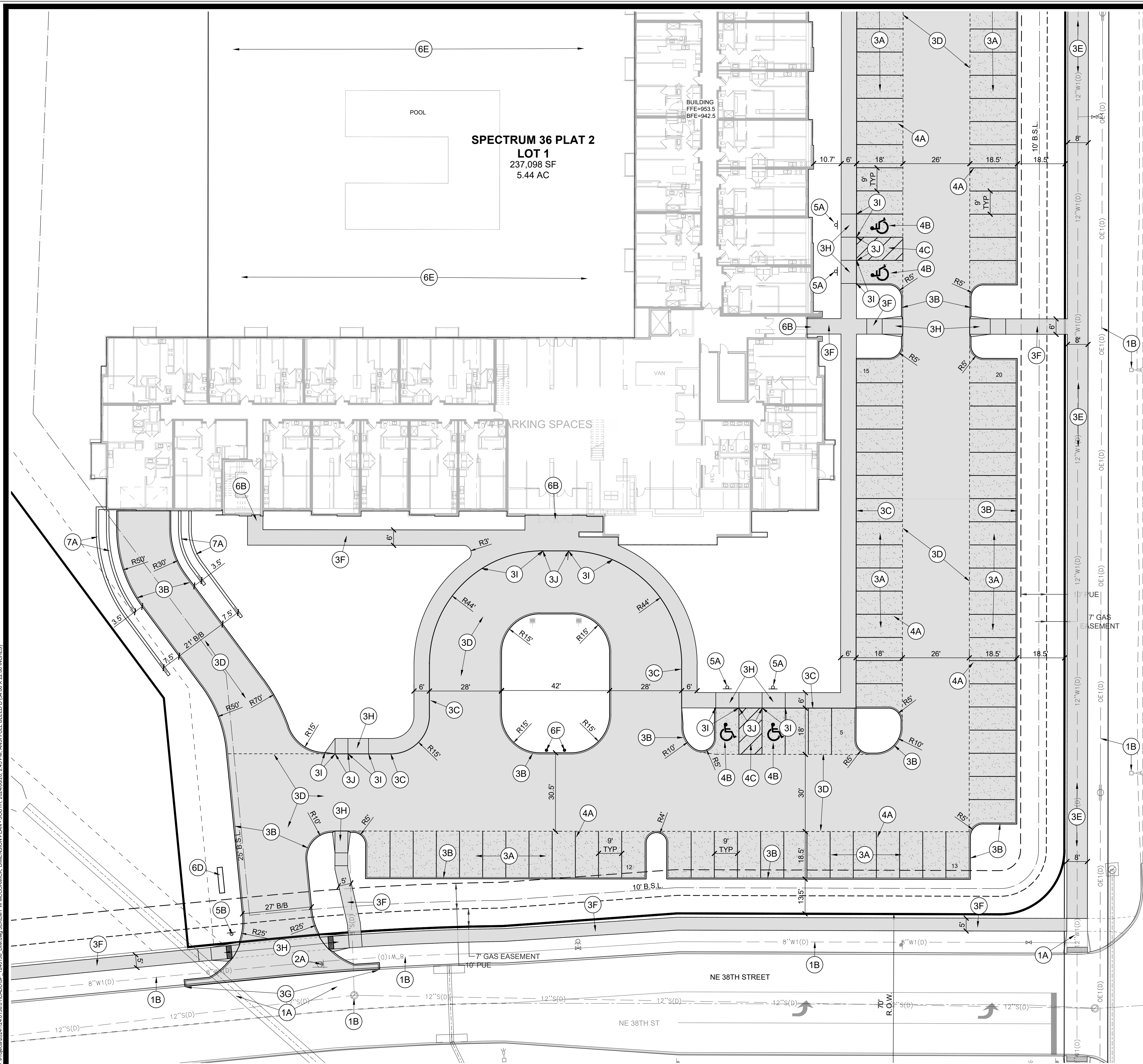
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Sheet C101

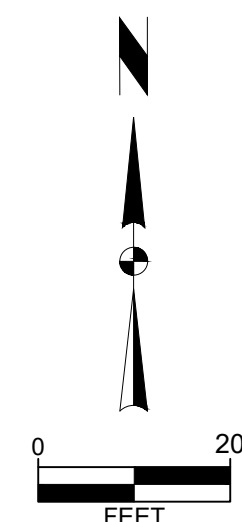
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DIMENSION PLAN CONSTRUCTION NOTES

4. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - A. 4" WIDE PAINTED PARKING STALL LINES (WHITE).
 - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL (WHITE).
 - C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (WHITE).
5. SIGNS. PROVIDE THE FOLLOWING:
 - A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - B. PROVIDE MUTCD R1-1 STOP SIGN. (24"x24")
6. PROVIDE THE FOLLOWING SITE AMENITIES
 - A. SITE ELECTRICAL.
 - B. BUILDING STOOP. SEE ARCHITECTURAL PLANS FOR DETAIL.
 - C. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
 - D. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAIL.
 - E. POOL AND OUTDOOR SPACE. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - F. BOLLARD. SEE DETAIL.
7. WALLS:
 - A. MODULAR BLOCK RETAINING WALL MATERIAL AND COLOR PER OWNER. ANY WALL OVER 4 FEET HEIGHT REQUIRES A BUILDING PERMIT AND ENGINEERING DESIGN BY AN IOWA LICENSED ENGINEER.
10. SITE LIGHTING: SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER, UTILITY SERVICE PROVIDER AND THE CITY OF ANKENY FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. ALL BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED FROM STREET TRAFFIC. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF ANKENY PRIOR TO THE INSTALLATION OF THE LIGHTING.
 - A. LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.

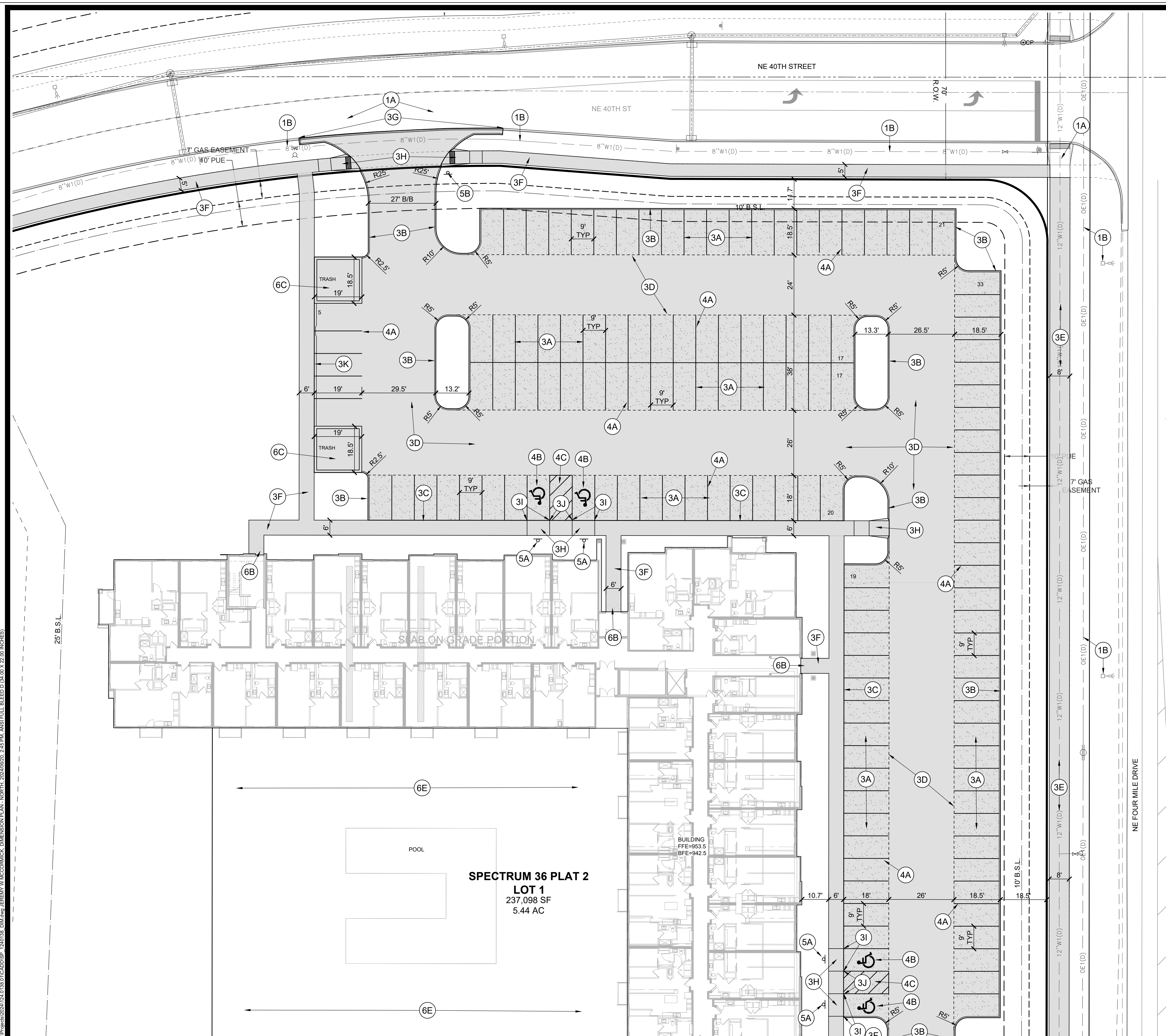


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SPECTRUM HEIGHTS

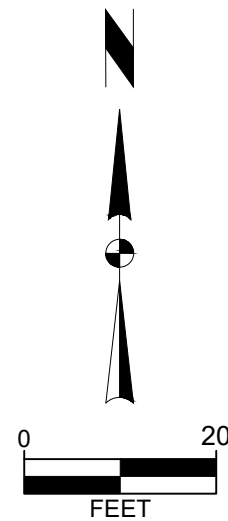
ANKENY, IOWA

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DIMENSION PLAN CONSTRUCTION NOTES

PAVEMENT LEGEND



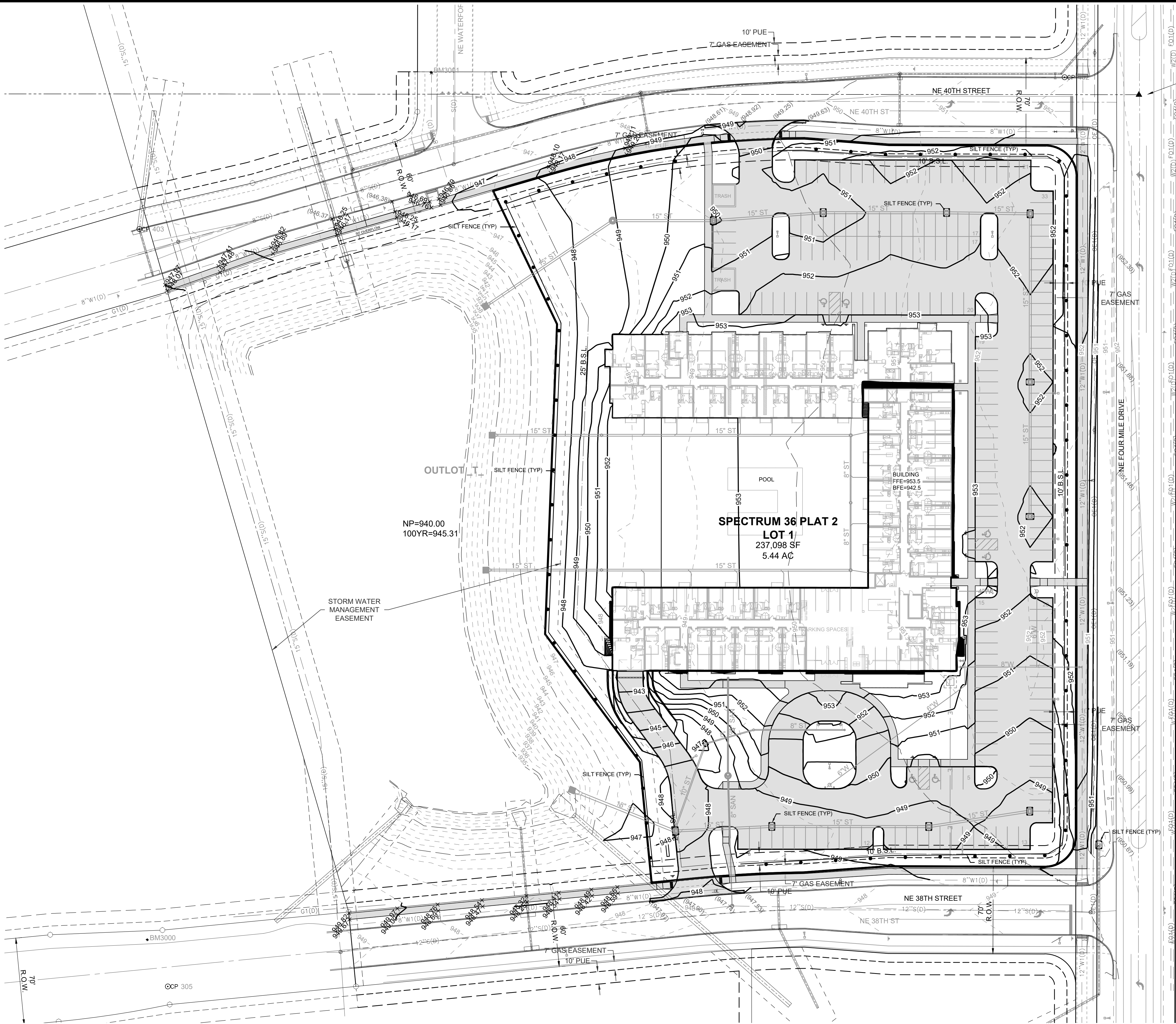
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SPECTRUM HEIGHTS

ANKENY, IOWA

Sheet C202

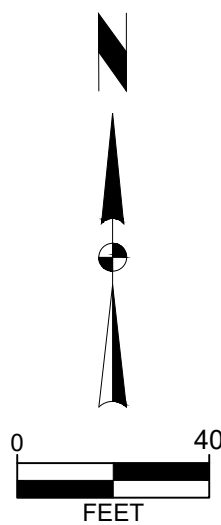
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SE1/4 SE1/4
Section 06-80-23
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GRADING NOTES

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A CITY OF ANKENY COSESCO.
- GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- POST CONSTRUCTION VOLUME OF DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.



SPECTRUM HEIGHTS

OVERALL GRADING PLAN



Project No: 124.0138.01

Sheet C300

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REVISION	DATE	BY
2	06-20-19	JWM
1	06-07-24	LJM

Engineer: EDC
Checked By: EDC
Technician: JWM

Scale: 1" = 40'
Date: 05-17-24
T-R-S: TTN-RRW-SS

Project No: 124.0138.01

Sheet C300

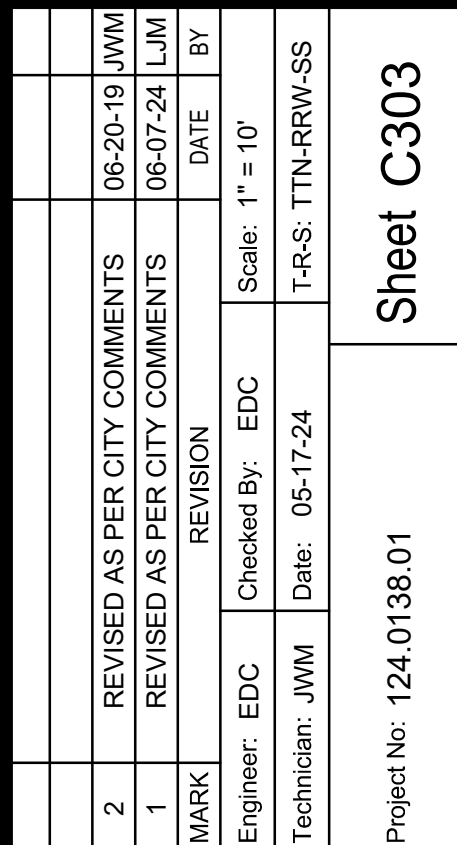
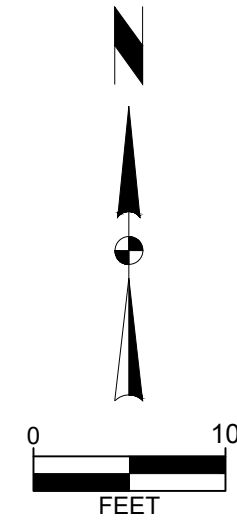
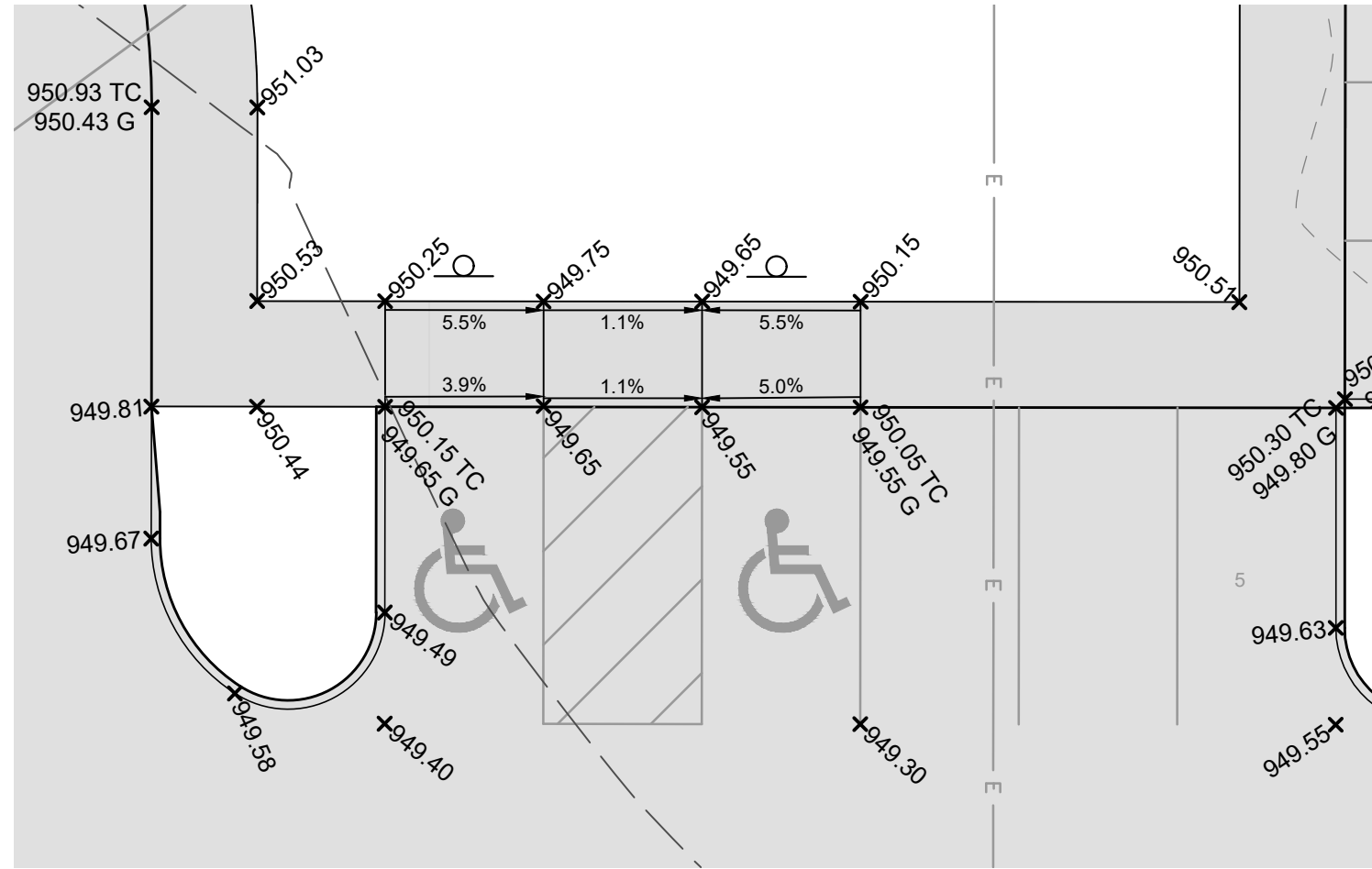
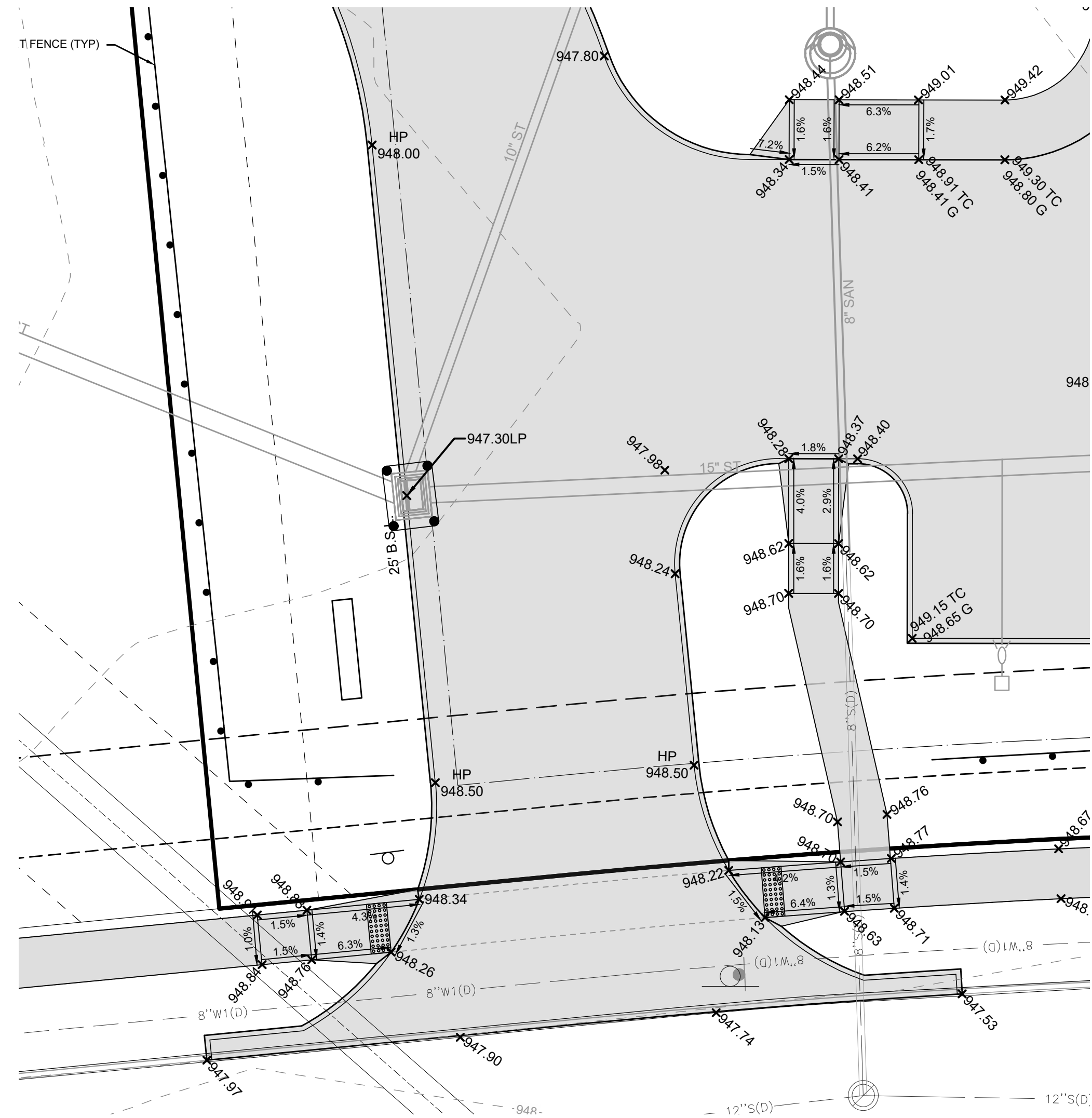
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SPECTRUM 36 PLAT 2
LOT 1
237,098 SF
5.44 AC

SPECTRUM HEIGHTS		ANKENY, IOWA	
GRADING PLAN - NORTH			
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Project No: 124.0138.01		Sheet C302	
Sheet C302			

2	REVISED AS PER CITY COMMENTS	06-20-19	JWM
1	REVISED AS PER CITY COMMENTS	06-07-24	LJM
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Date: 05-17-24	Scale: 1" = 20'
Technician: JWM	Date: 05-17-24	T-R-S: TTN-RRW-SS	

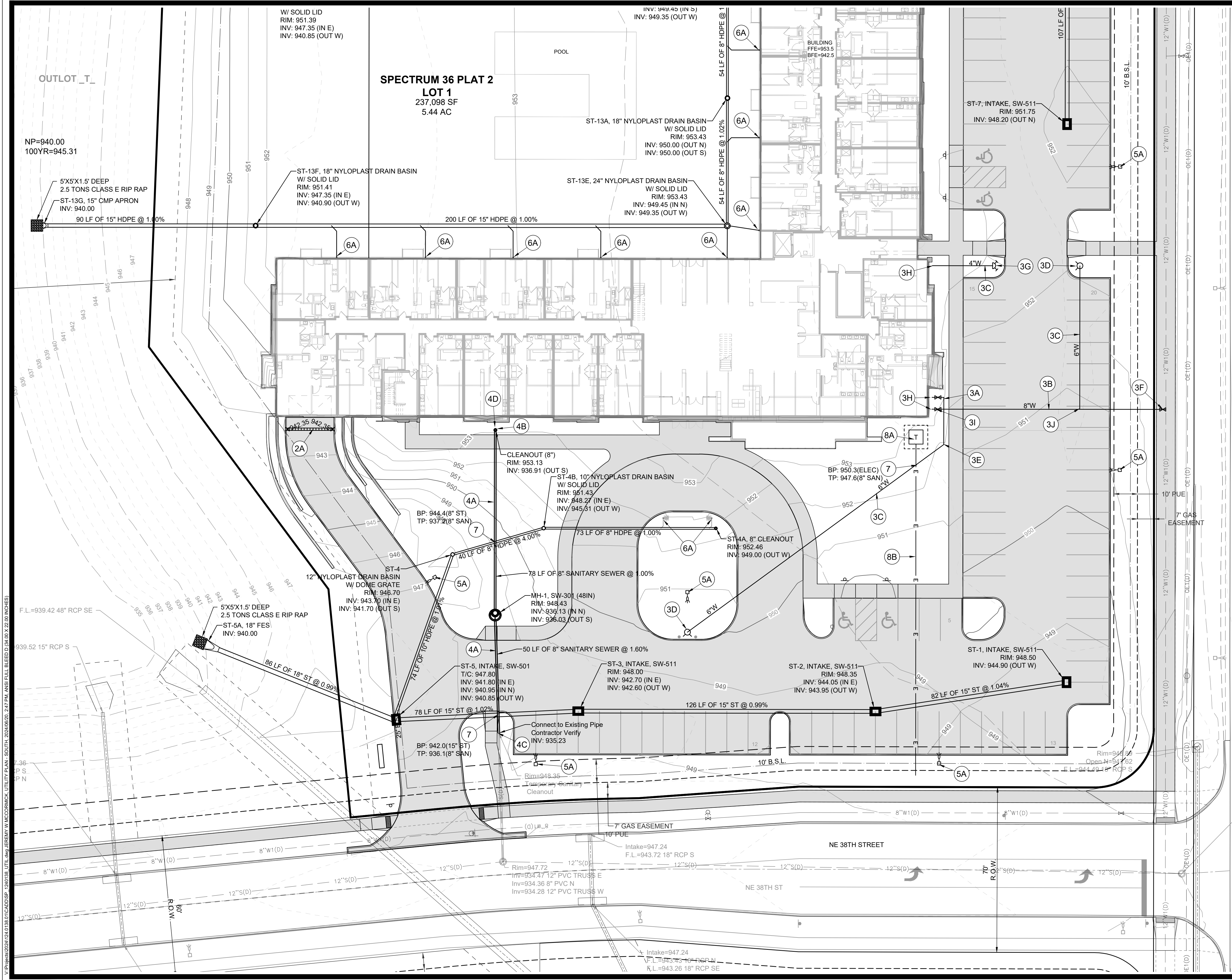


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& ASSOCIATES

Project No:	124.0138.01
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- UTILITY PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PROTECT EXISTING UTILITIES.
 - TRENCH DRAIN, PROVIDE THE FOLLOWING:
A. NEENAH R490 TRENCH DRAIN, GRATE ELEV=942.35. CONNECT OUTLET TO BUILDING INTERIOR PUMP STATION. SEE MECHANICAL PLANS FOR DETAIL.
 - WATER SERVICES, PROVIDE THE FOLLOWING:
A. 3" DOMESTIC LINE WITH VALVE.
B. PRIVATE 8" WATER SERVICE LINE WITH FITTINGS AND BENDS AS NECESSARY.
C. PRIVATE 6" WATER LINE.
D. HYDRANT ASSEMBLY.
E. 45' BEND.
F. CONNECT TO CITY 12" WATER MAIN WITH TAPPING SLEEVE AND VALVE.
G. REMOTE FIRE DEPARTMENT CONNECTION WITH 4" DRY LINE, VERIFY WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
H. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
I. FIRE SERVICE LINE WITH VALVE.
J. 8" X 6" TEE.
K. 4" DRY LINE WATER LINE TO RFDC.
 - SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING TO BE PRIVATELY OWNED AND MAINTAINED:
A. PRIVATE 8" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
B. SANITARY SEWER CLEANOUT (SUDAS SW-203).
C. CONNECT TO 8" EXISTING SANITARY SEWER SERVICE.
D. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - SITE LIGHTING, PROVIDE THE FOLLOWING:
A. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION ALL SITE LIGHTING SHALL USE OUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
 - DOWNSPOUT COLLECTION LINES:
A. DOWNSPOUT LOCATION WITH A MINIMUM SLOPE OF 1%. USE MANUFACTURED TEES, 45° BENDS AND 90° ELBOWS AS NEEDED. COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS.
 - CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
 - MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIGN DRAWINGS PRIOR TO CONSTRUCTION.
A. TRANSFORMER.
B. ELECTRIC SERVICE LINE AND CONDUIT.

ANKENY, IOWA

SPECTRUM HEIGHTS

UTILITY PLAN - SOUTH

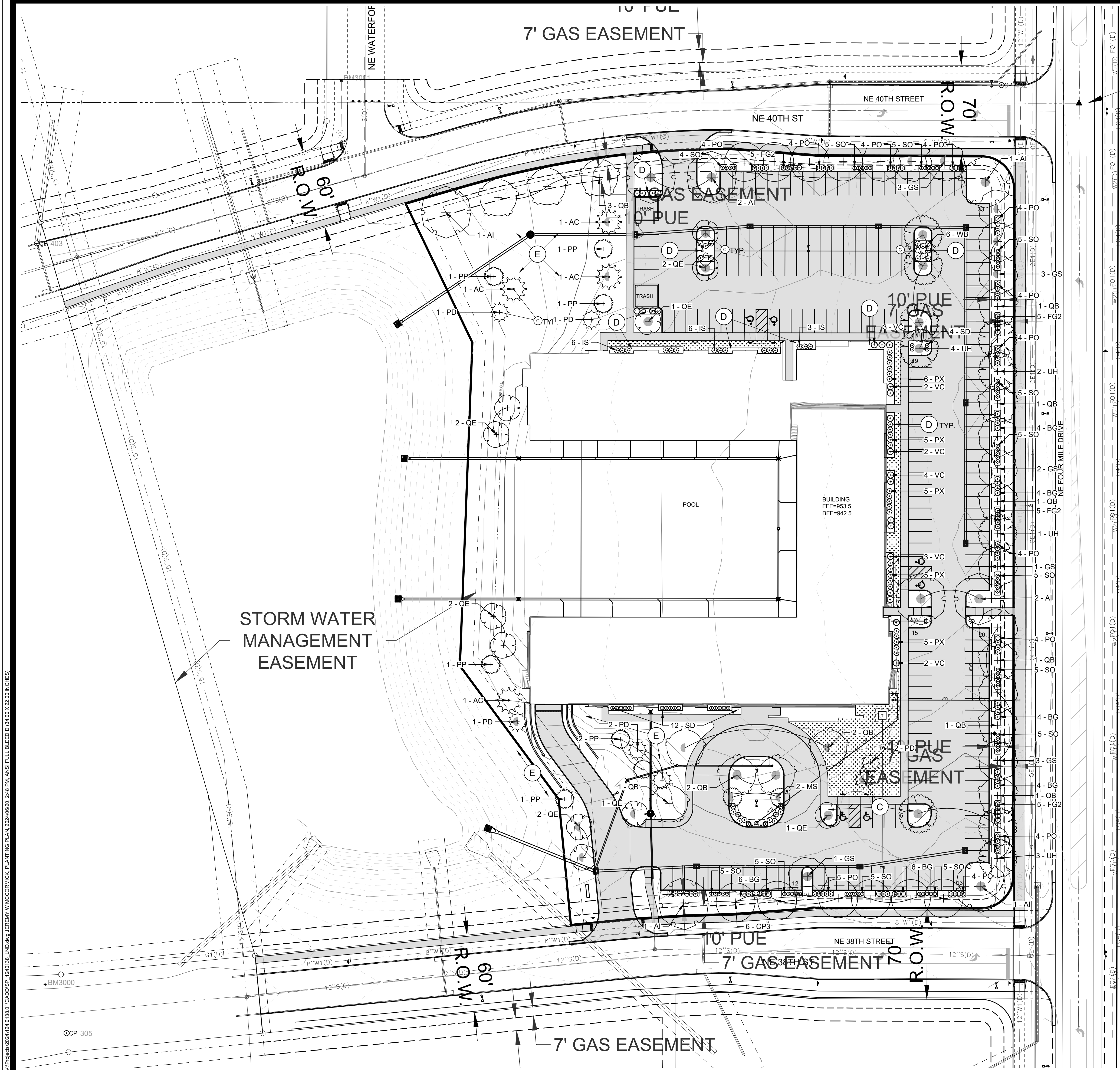
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Project No: 124.0138.01

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PLANTING PLAN GENERAL NOTES

- A. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- B. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- C. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- D. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH 3oz MIN. WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.
- E. PROVIDE 6-INCH DEPTH BLACK METAL EDGING.
- F. SOD: CONTRACTOR TO PROVIDE SOD IN AREAS SHOWN
- G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- H. PROVIDE MECHANICALLY BONDED FIBER MATRIX (MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS, LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
237,110 SF (5.44 AC.) OVERALL PROPERTY x 20% MIN. OPEN SPACE = 47,422 SF OPEN SPACE REQ'D
TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDINGS) = 129,456 SF
(107,654 SF) = 45.40% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
47,422 SF / 3000 SF = 15.81 PLANT UNITS REQ'D.
15.81 x 2 TREES = 31.62 TREES
32 TREES PROVIDED
15.81 x 6 SHRUBS = 94.86 SHRUBS REQ'D.
95 SHRUBS PROVIDED

PAVEMENT SHADING REQUIREMENTS:
81,448 SF OF PAVEMENT x 20% = 16,289.6 SF
16,289.60 / 706 SF = 23.07 TREES
24 OVERSTORY TREES REQUIRED

(21) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON TWO SIDES (COUNTED 100%)

(6) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED 50%)

16,944 SF PAVEMENT SHADING PROVIDED

LANDSCAPE SCREENING
SCREENING REQUIRED ALONG NE FOUR MILE DRIVE (EAST)

---- NE 40TH STREET (NO BUFFER) - 446 LF
446 LF/50LF = 8.92 PLANT UNITS
1 TREE REQUIRED PER 50 LF. 1 x 8.92 = 8.92 TREES REQUIRED (9 TREES PROVIDED)

---- NE FOUR MILE DRIVE (MINOR ARTERIAL BUFFER) - 566 LF

566 LF/ 35 LF = 11.32 PLANT UNITS
1 TREE REQUIRED PER 35 LF. 1 X 11.32 = 11.32 TREES REQUIRED (17 TREES PROVIDED)
4 - 36" TALL SHRUBS PER 35 LF. 4 X 11.32 = 45.28 SHRUBS REQUIRED (65 SHRUBS PROVIDED)

---- NE 38TH STREET (NO BUFFER) - 355 LF

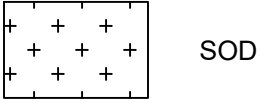
355 LF/ 50LF = 6.45 PLANT UNITS
1 TREE REQUIRED PER 50 LF. 1 X 6.45 = 6.45 TREES REQUIRED (7 TREES PROVIDED)

TREE SIZE REQUIREMENTS
ALL TREES FOR ENTIRE SITE TO BE 1-1/2" CALIPER AT TIME OF INSTALLATION.

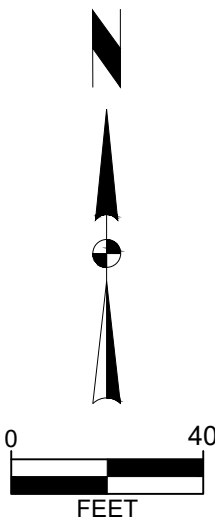
SHADING KEY

- 100% PAVEMENT SHADING = 17 PROVIDED
- 50% PAVEMENT SHADING = 15 PROVIDED

KEY



SOD



MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	06-20-19	JWM
1	REVISED AS PER CITY COMMENTS	06-07-24	LJM

Engineer: EDC
Checked By: EDC
Date: 05-17-24
Scale: 1" = 40'
Technician: JWM
T-R-S: TTN-RRW-SS

Sheet C500

Project No: 124.0138.01

ANKENY, IOWA

SPECTRUM HEIGHTS

PLANTING PLAN

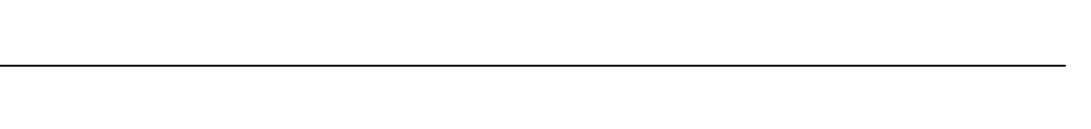


Project No: 124.0138.01

Sheet C500

2727 S.W. SNYDER BLVD
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515-364-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |



NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

SPECTRUM HEIGHTS

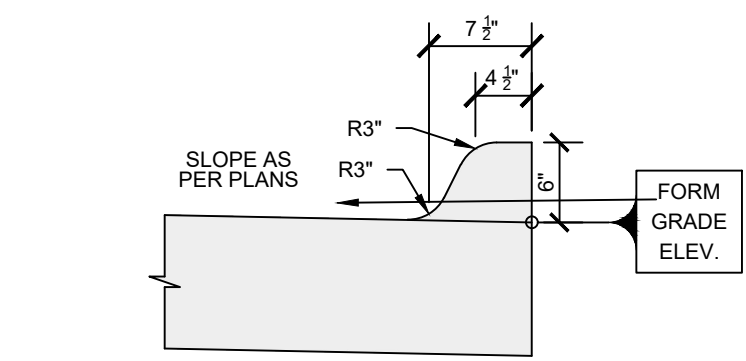
PLANTING PLAN DETAILS

SNYDER & ASSOCIATES, INC. |

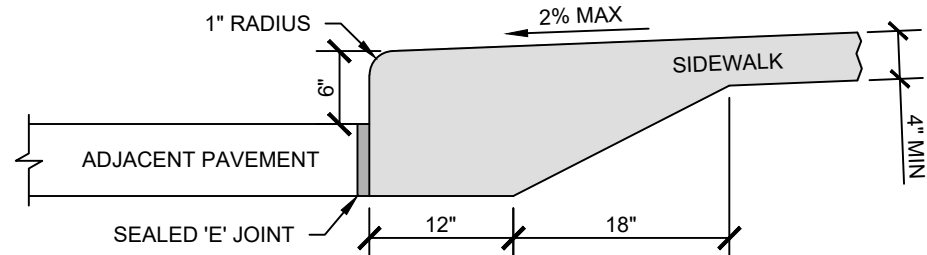
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

ANKENY, IOWA

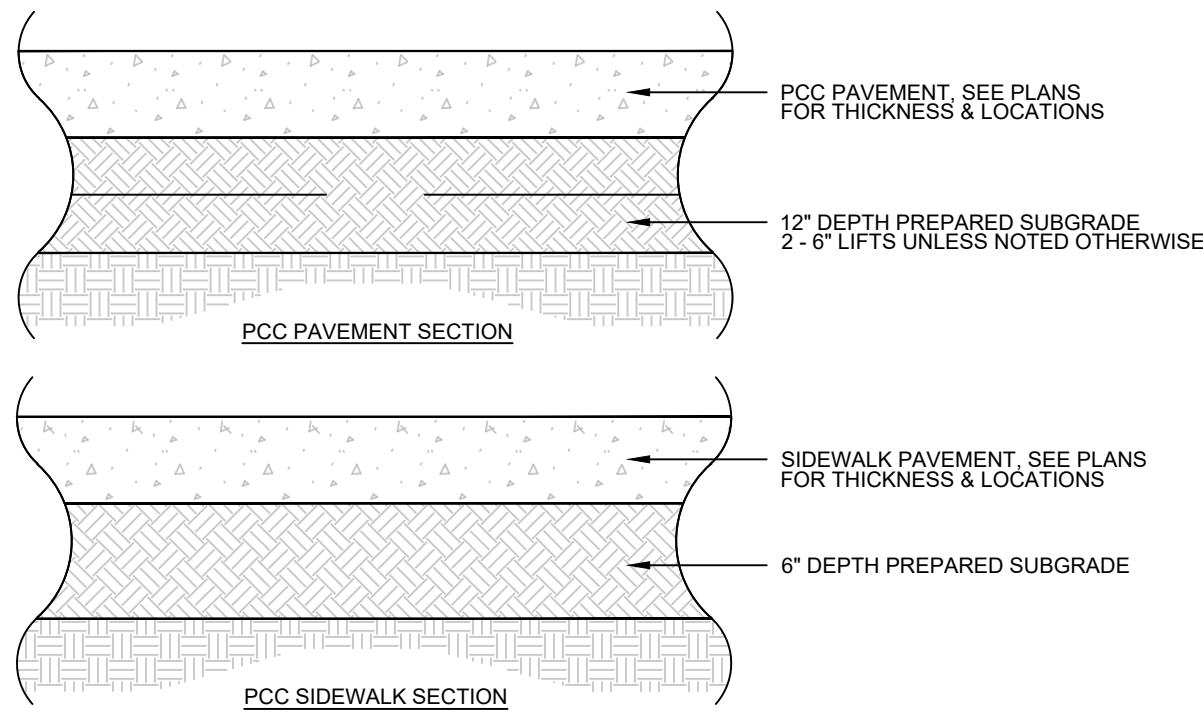
V:\Projects\2024\124.0138.01\CADD\SP_1240138_DTL.dwg, JEREMY W MCCORMICK, DETAIL SHEET, 2024/06/20, 2:48 PM, ANSI FULL BLEED, 0 (34.00 X 22.00 INCHES)



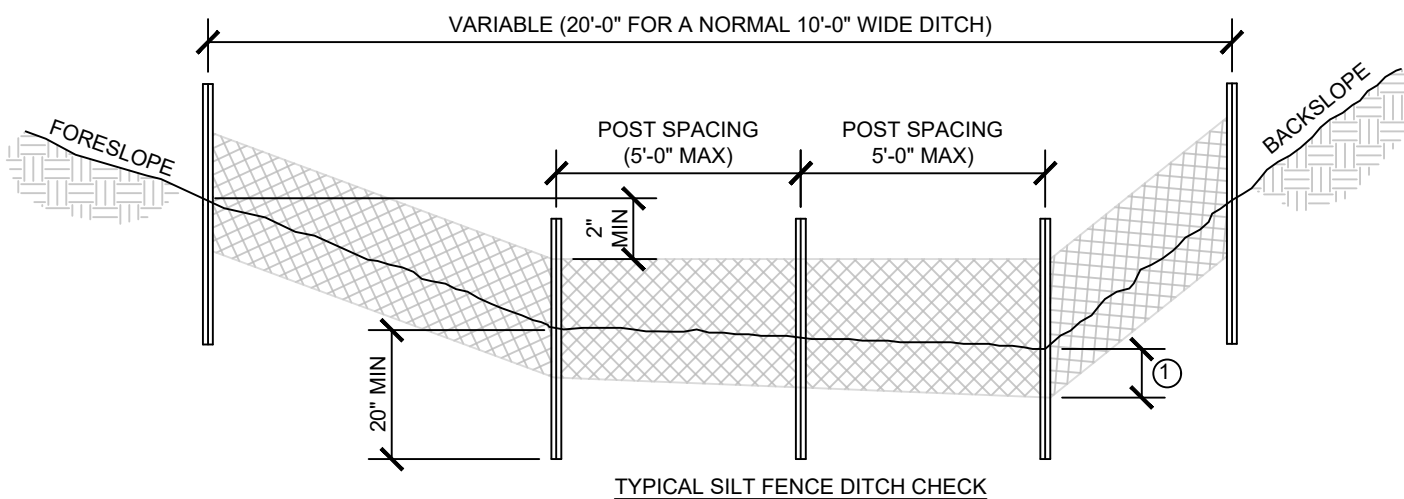
1 6-INCH STANDARD CURB
C600 NO SCALE



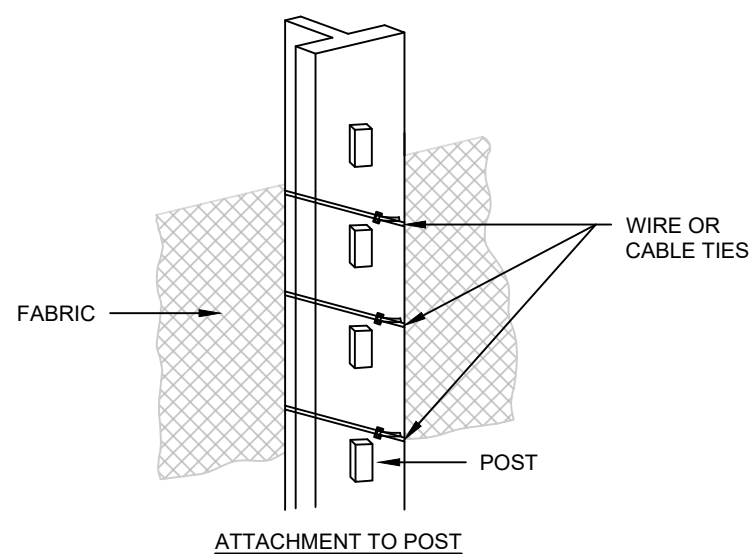
2 INTEGRAL SIDEWALK AND CURB DETAIL
C600 NO SCALE



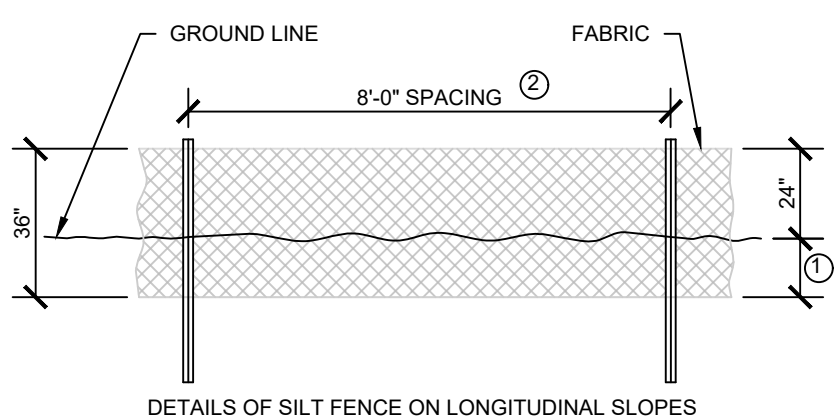
3 TYPICAL PAVEMENT CROSS SECTIONS
C600 NO SCALE



- 1 INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE)
- 2 REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.

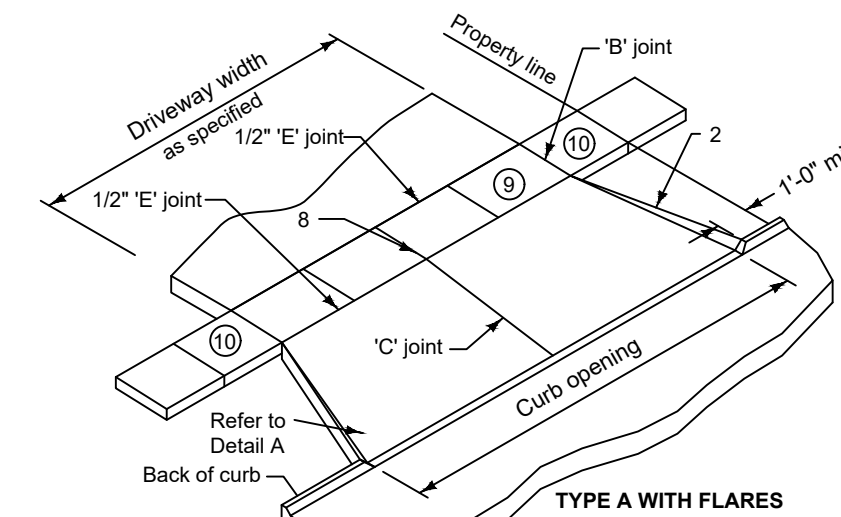


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

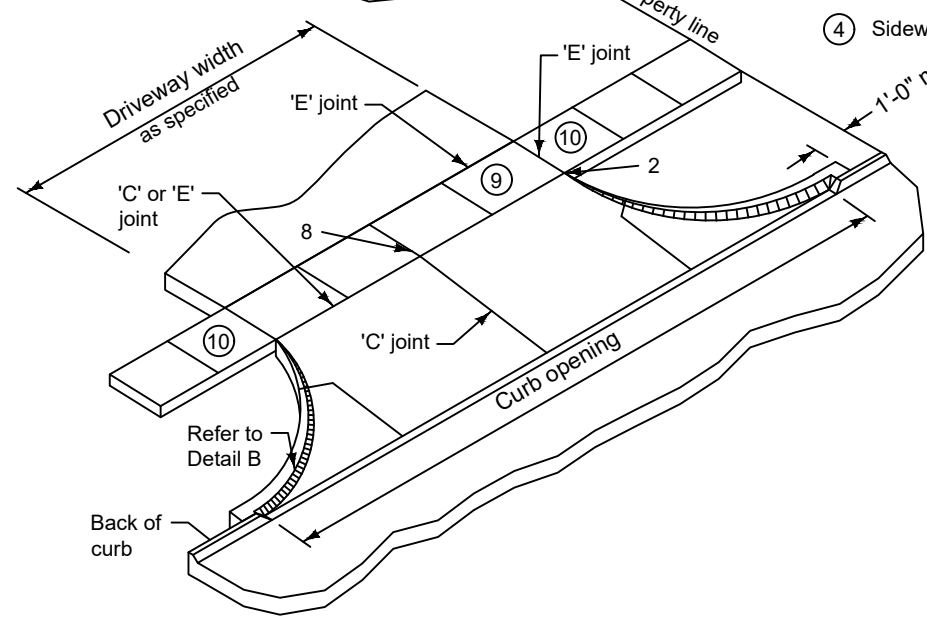


DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

4 SILT FENCE DETAIL
C600 NO SCALE

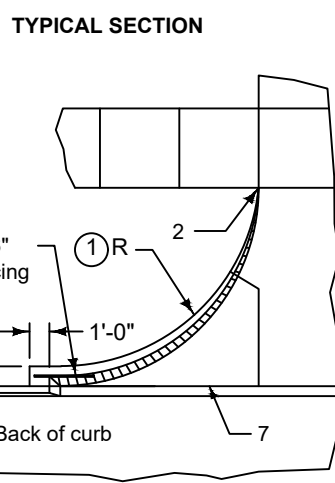
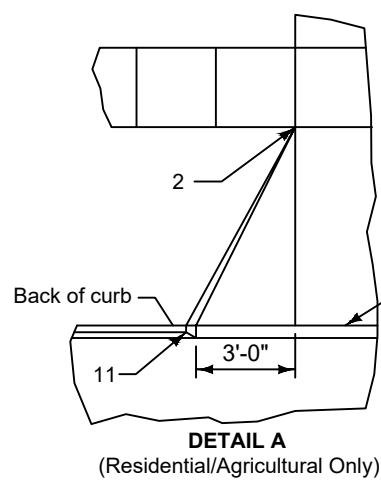


TYPE A WITH FLARES



TYPE A WITH RADII

6 CONCRETE DRIVEWAY, TYPE A
C600 NO SCALE



DETAIL B

- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 Center reinforcing bar vertically in the pavement.
- 6 Match thickness of adjacent roadway, 8 inches minimum.
- 7 Provide 'B' joint at back of curb with full depth engineering fabric as a bond breaker.
- 8 For alleys, invert the pavement crown 2% toward center of alley.
- 9 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 10 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 703.205; verify need for detectable warning panel with Engineer.
- 11 Transition street curb over horizontal distance to meet driveway curb.

DETAIL A (Residential/Agricultural Only)

TYPICAL SECTION

DETAIL B

DETAIL A (Residential/Agricultural Only)

TYPICAL SECTION

DETAIL B

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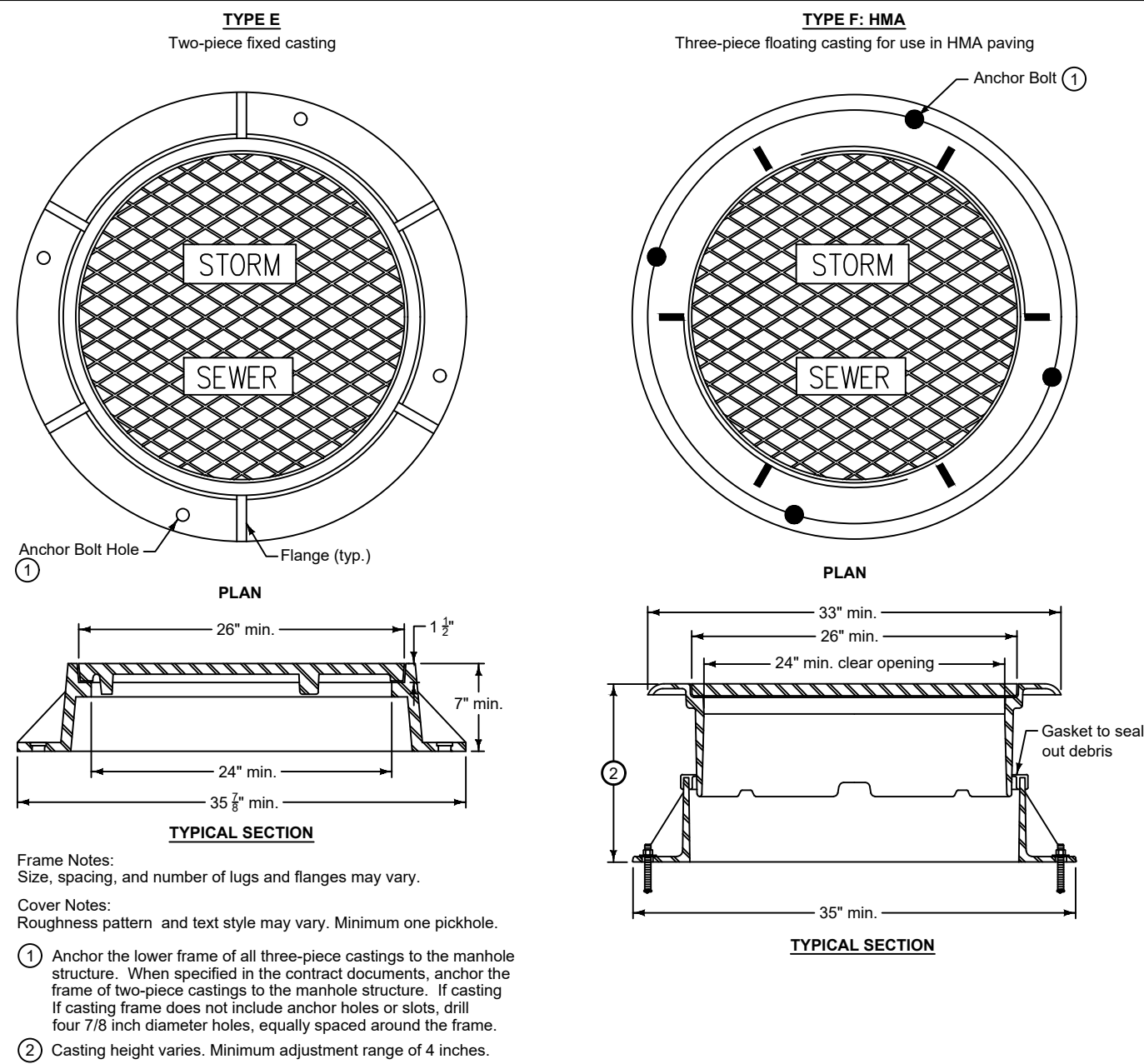
DETAIL B

DETAIL A (Residential/Agricultural Only)

TYPICAL SECTION

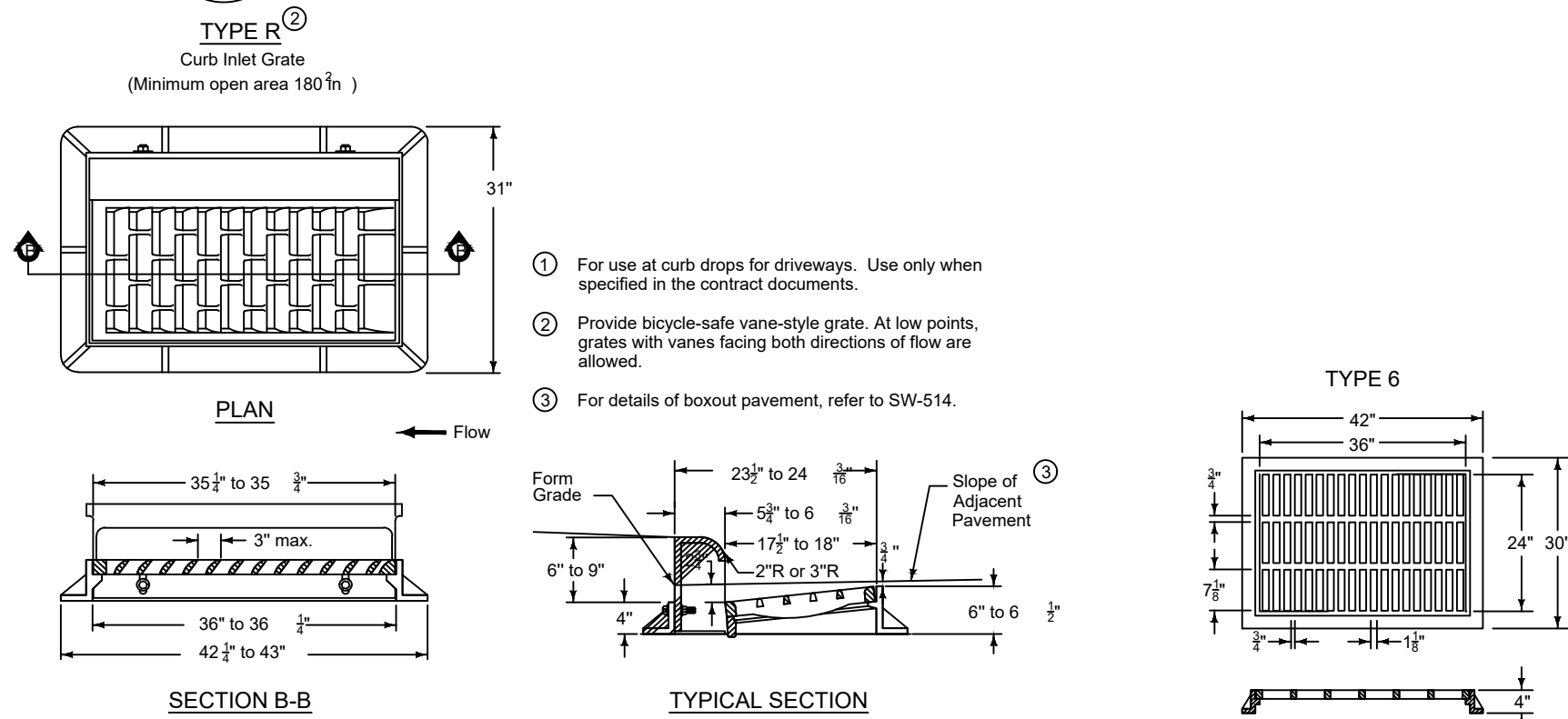
DETAIL B

DETAIL A (Residential/Agricultural Only)



CASTINGS FOR STORM SEWER MANHOLES

NO SCALE

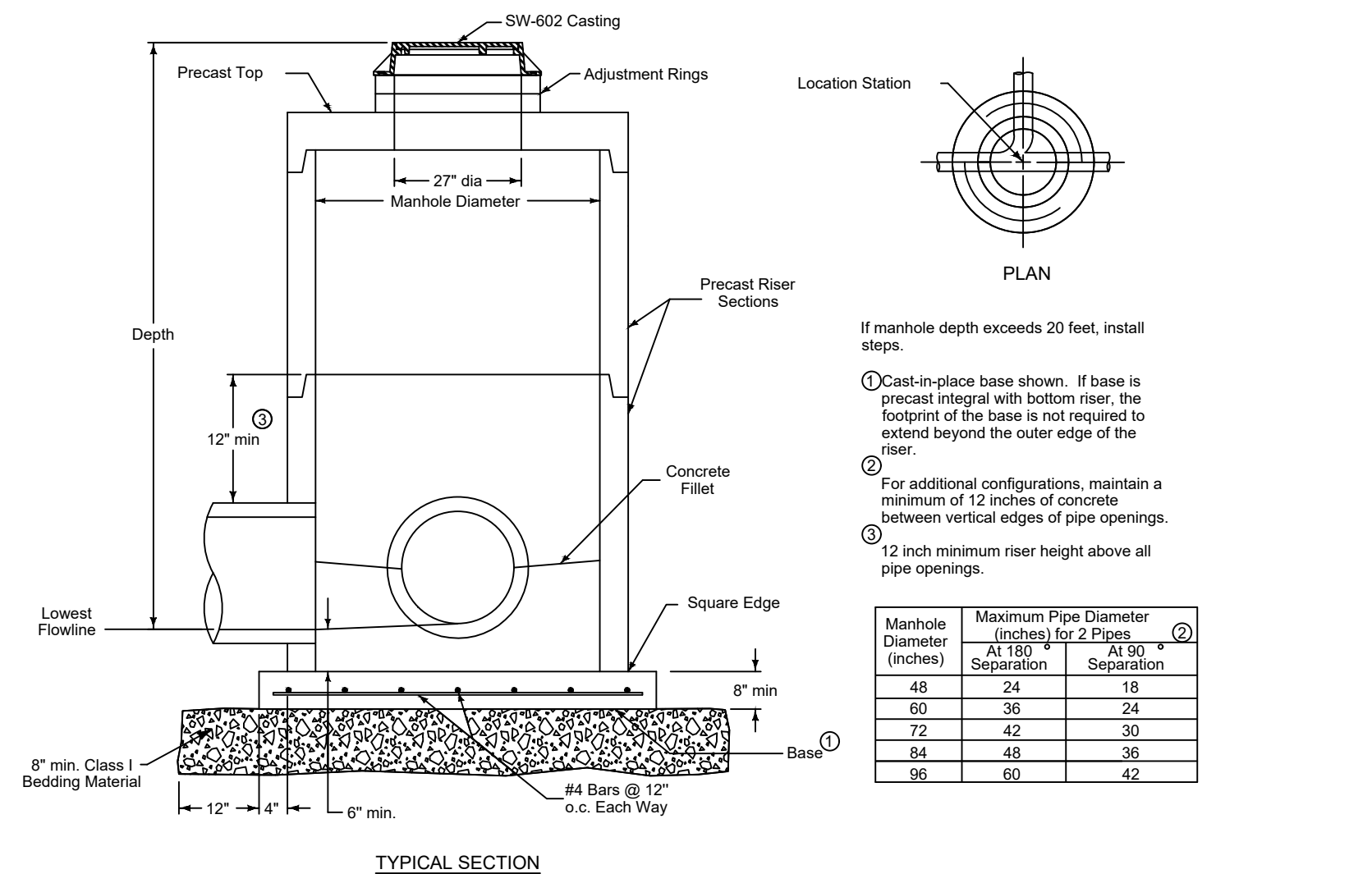


TYPE R CASTING

NO SCALE

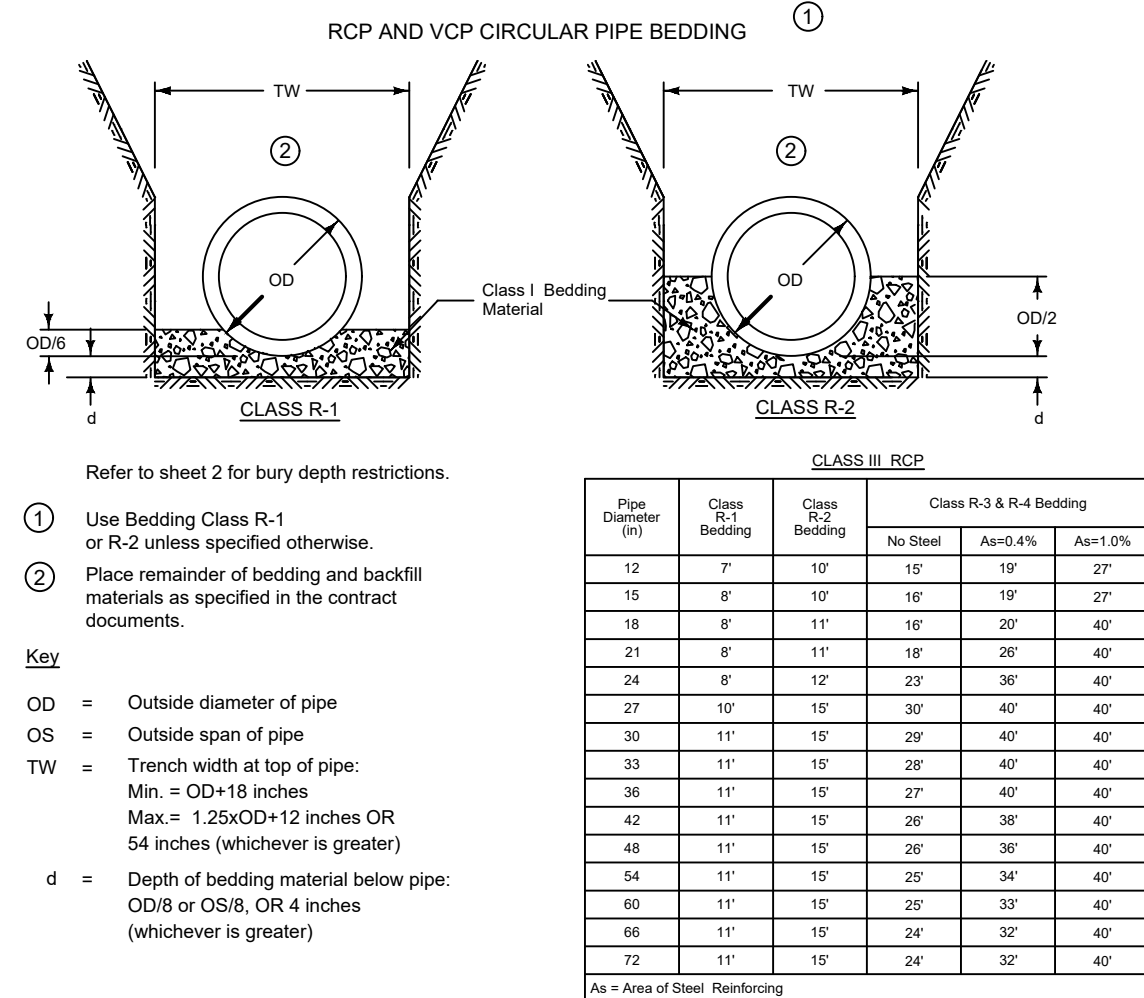
TYPE 6 CASTING

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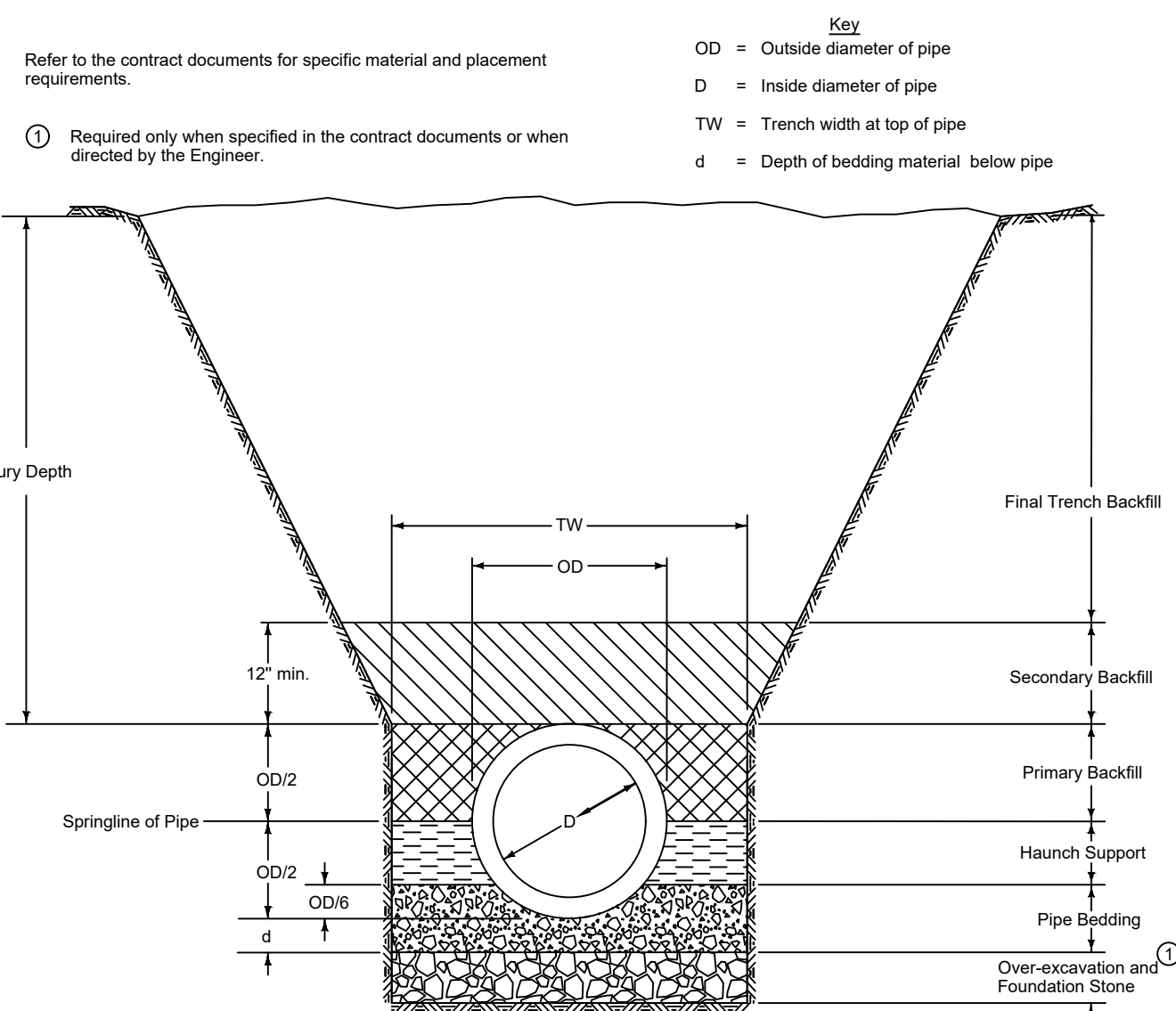
SW-401 CIRCULAR STORM SEWER MANHOLE

NO SCALE



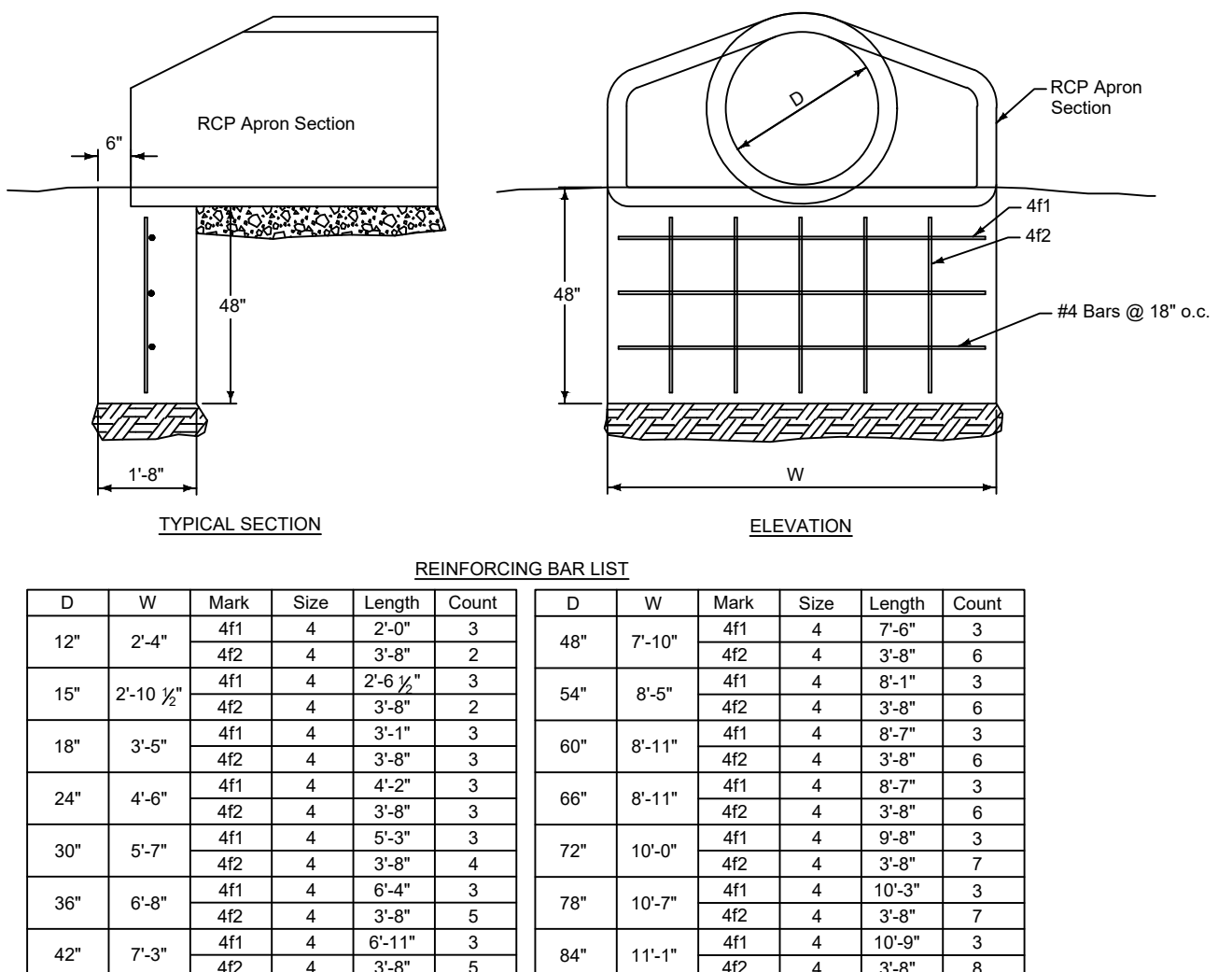
RIGID GRAVITY PIPE TRENCH BEDDING

NO SCALE



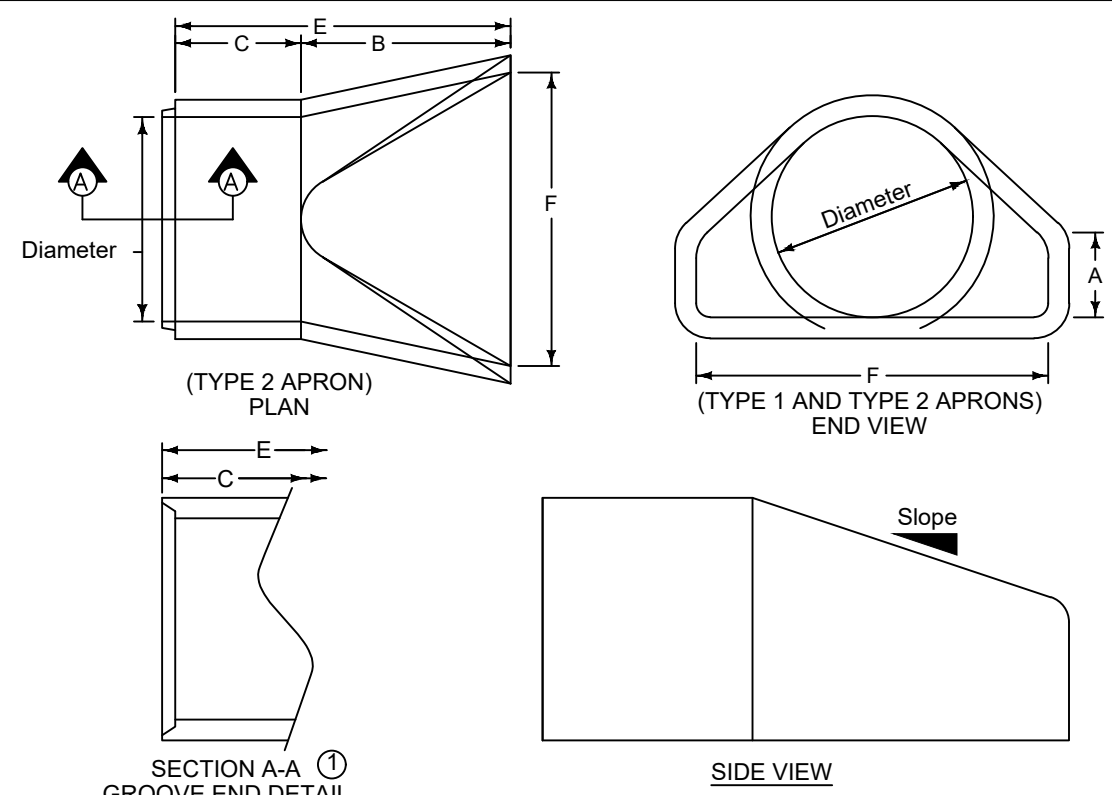
TRENCH BEDDING AND BACKFILL ZONES

NO SCALE



RCP FOOTING SECTION

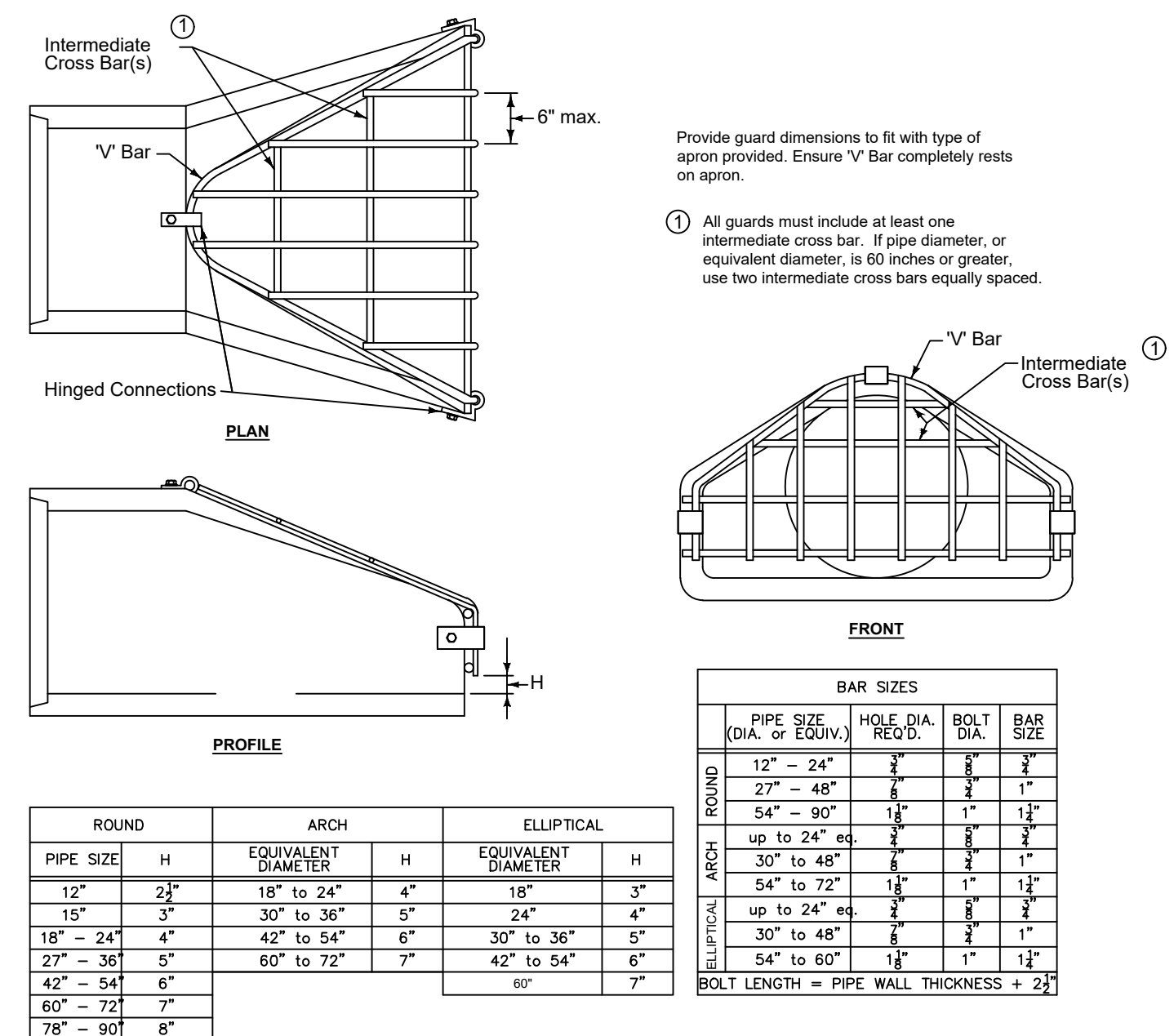
NO SCALE



DIAM.	SLOPE	TYPE 2 APRONS					
		A	B	MINIMUM C	E	F	
12"	2.4:1	4"	2'-0"	4'-6"	6'-6"	2'-0"	
15"	2.4:1	6"	2'-3"	3'-10"	6'-11"	2'-6"	
18"	2.3:1	9"	2'-3"	3'-10"	6'-11"	3'-0"	
21"	2.4:1	9"	3'-0"	3'-14"	6'-14"	3'-5"	
24"	2.5:1	9"	3'-3"	2'-8"	6'-11"	4'-0"	
27"	2.5:1	10 1/2"	4'-1"	2'-0"	6'-14"	4'-4"	
30"	2.5:1	12"	4'-6"	1'-7"	6'-14"	5'-0"	
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"	
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"	
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"	
54"	1.8:1	24 1/2"	5'-5"	2'-1"	8'-0"	7'-6"	
60"	1.4:1	24 1/2"	5'-0"	3'-0"	8'-0"	8'-0"	
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"	
72"	1.4:1	24"	6'-6"	1'-9"	8'-3"	9'-0"	
78"	1.8:1	36"	7'-6"	1'-9"	9'-3"	9'-6"	
84"	1.5:1	23 1/2"	7'-6"	1'-9"	9'-3"	10'-0"	

CONCRETE PIPE APRON

NO SCALE



CONCRETE PIPE APRON GUARD

NO SCALE

SPECTRUM HEIGHTS

DETAIL SHEET



Project No: 124.0138.01

Sheet C601

ANKENY, IOWA

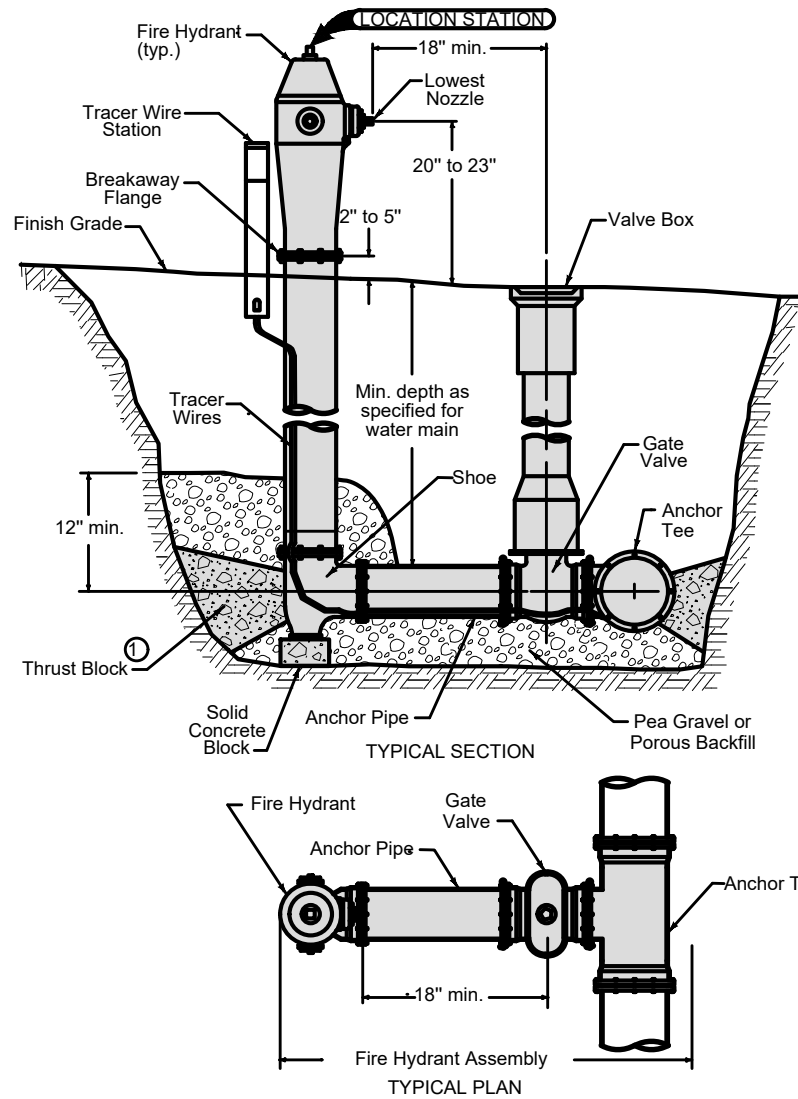
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

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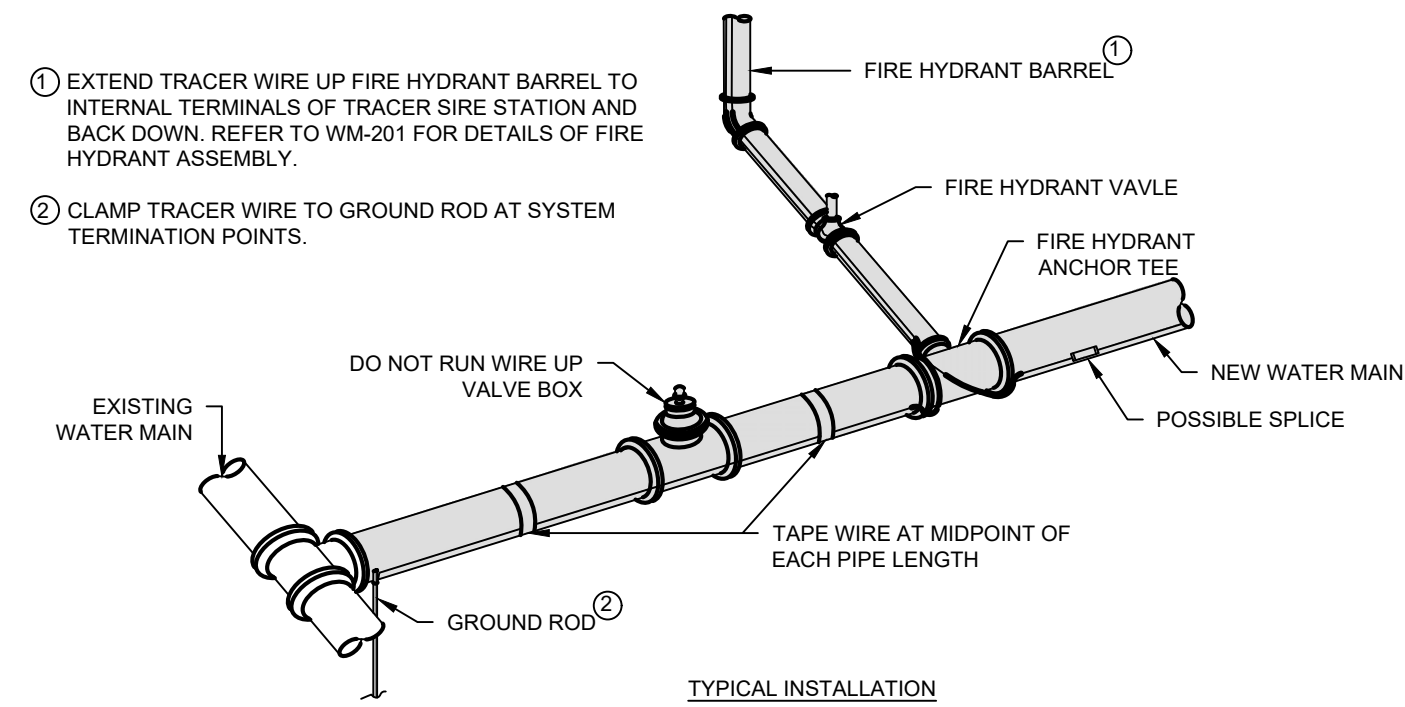
Sheet C601

Project No: 124.0138.01

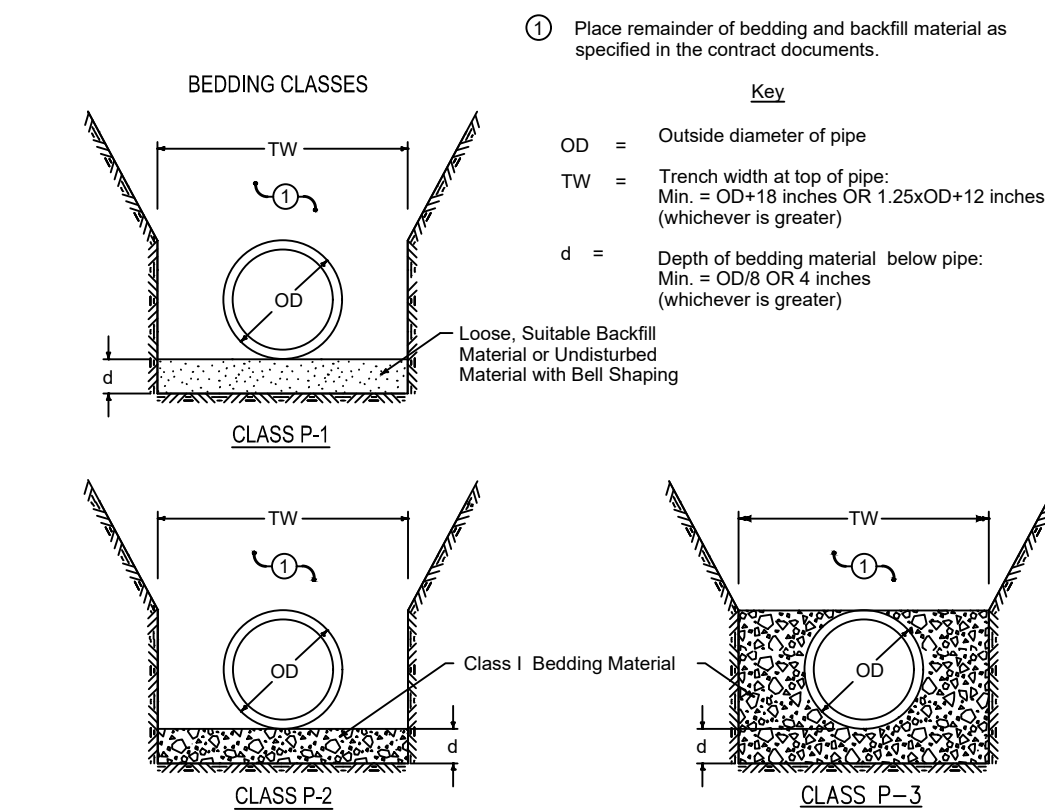
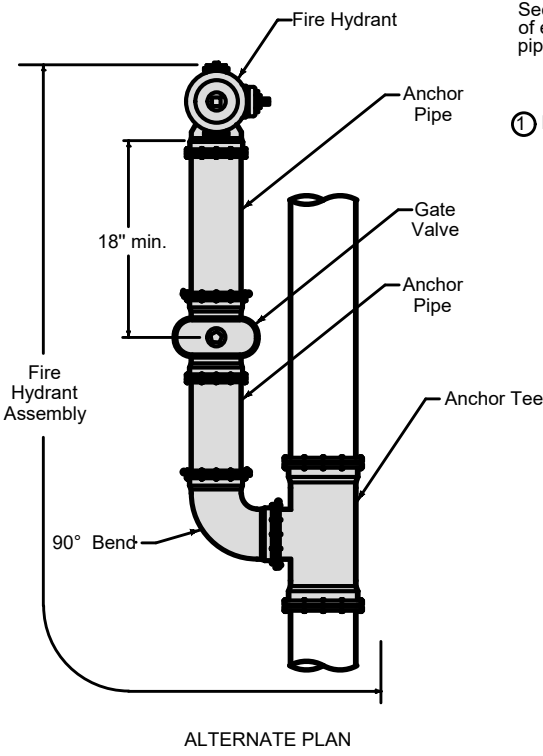
2	REVISED AS PER CITY COMMENTS	06-20-19 JWM
1	REVISED AS PER CITY COMMENTS	06-07-24 LJM
MARK	REVISION	DATE
Engineer: EDC	Checked By: EDC	Scale: 1" = ##'
Technician: JWM	Date: 05-17-24	T-R-S: TTN+RRW+SS



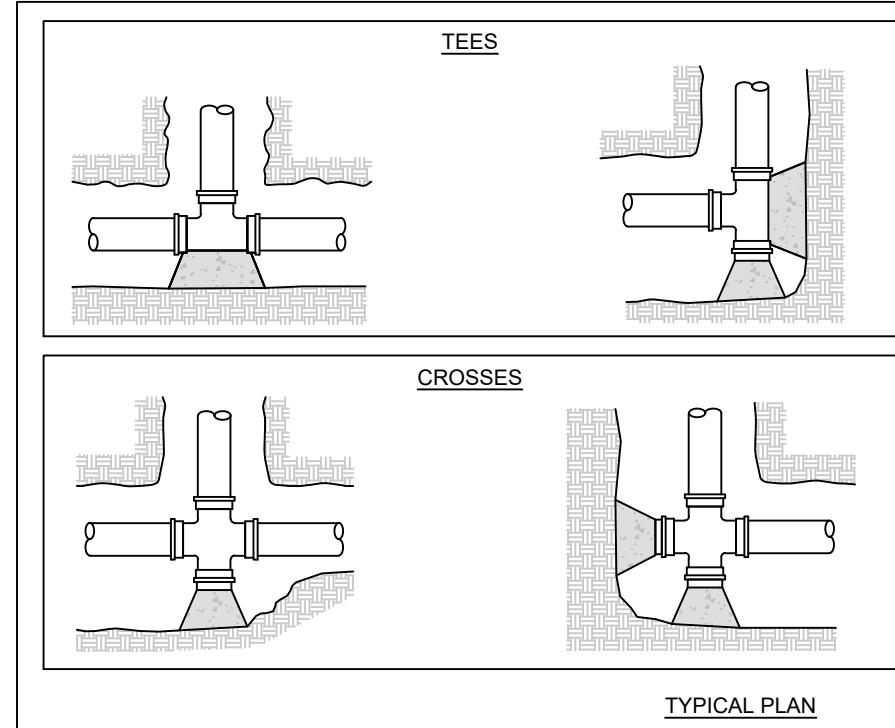
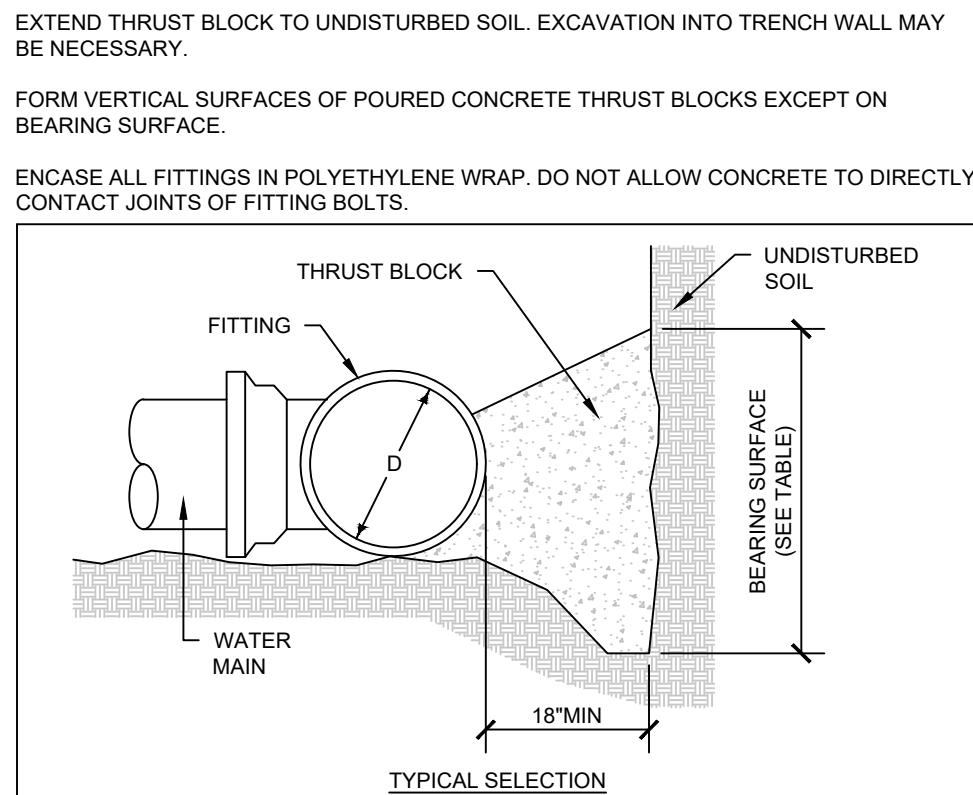
1
C602
FIRE HYDRANT ASSEMBLY
NO SCALE



2
C602
TRACER SYSTEM
NO SCALE



3
C602
PRESSURE PIPE TRENCH BEDDING
NO SCALE



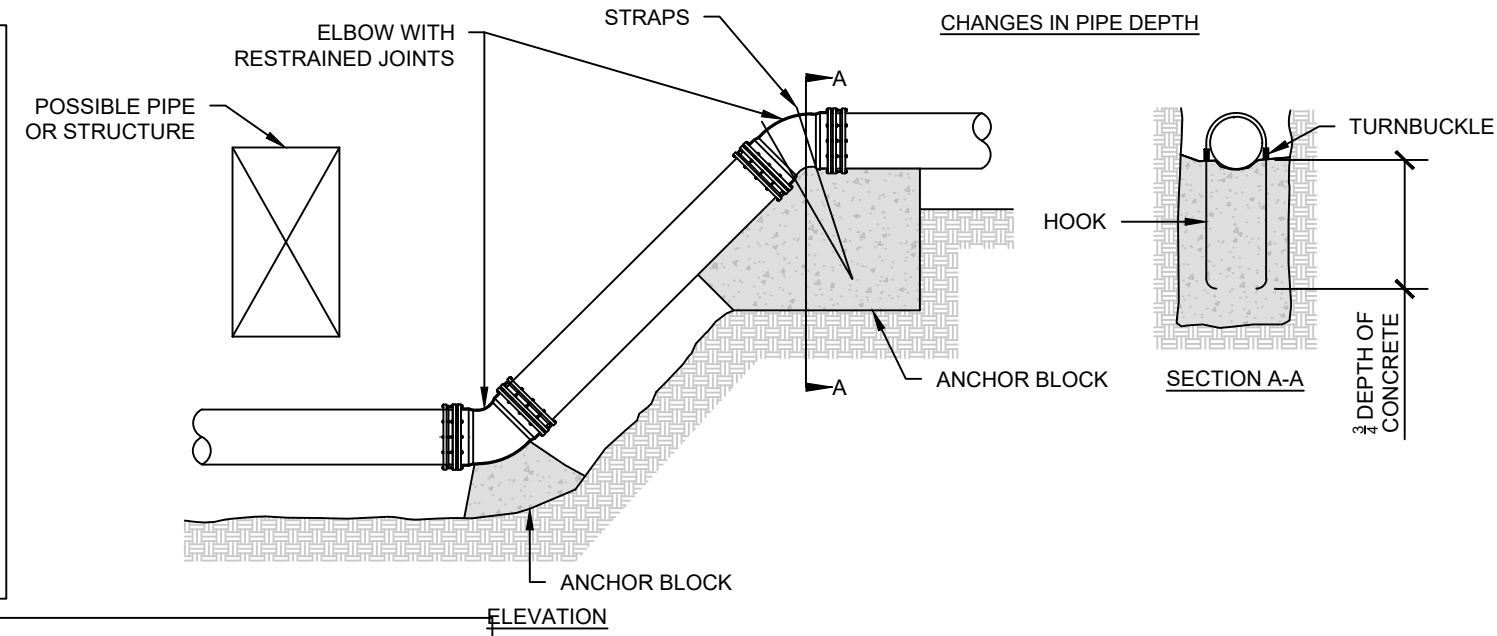
4
C602
THRUST BLOCKS
NO SCALE

ALLOWABLE BURY DEPTH
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'

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'



PIPE DIAMETER D (INCH)	MIN BEARING SURFACE (SF)				TEES AND DEAD ENDS
	BENDS				
	11 1/4 °	22 1/2 °	45 °	45 °	
4	1	1	2	2	3
6	1	2	4	4	6
8	2	4	7	7	10
10	3	6	11	11	15
12	4	8	16	16	21
14	5	11	21	21	28
16	7	14	27	27	36
18	9	17	34	34	45
20	11	21	42	42	55
24	15	31	60	60	78
30	24	47	92	92	120
36	34	67	132	132	173
MINIMUM SURFACE AREA BASED ON WATER PRESSURE OF 150 PSI AND ALLOWABLE SOIL PRESSURE OF 1,000 PSF.					

SPECTRUM HEIGHTS

DETAIL SHEET

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0138.01

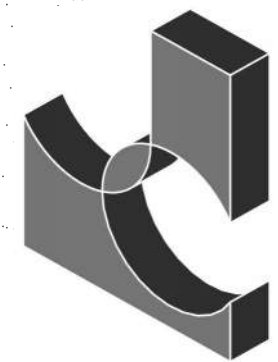
Sheet C602

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515-364-2020 | www.snyder-associates.com

Sheet C602

2	REVISED AS PER CITY COMMENTS	06-20-19	JWM
1	REVISED AS PER CITY COMMENTS	06-07-24	LJM
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1" = ##'	
Technician: JWM	Date: 05-17-24	T-R-S: TTN-RRW-SS	

MATERIAL SCHEDULE	
Mark	Description
B1	Modular Brick
B2	Modular Brick - Dark
S1	Fiber Cement Panel Siding
S2	Fiber Cement Lap Siding
T1	1x4 Fiber Cement Trim
T2	1x12 Fiber Cement Trim



JCorp

3611 NE Otterview Cir. #43

Ankeny, IA 50021

Phone: (515) 597-5457

Fax: (515) 597-5461

www.jcorpdesignbuild.com



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



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



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



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

PRELIMINARY - NOT FOR CONSTRUCTION

Spectrum Heights

Ankeny, IA 50021

PROJECT:

REVISIONS:

- 1
- 2
- 3

05 / 17 / 2024

PROJECT NO: 23-036

CONTENTS:
Elevations

SHEET NO:

A201

MATERIAL SCHEDULE

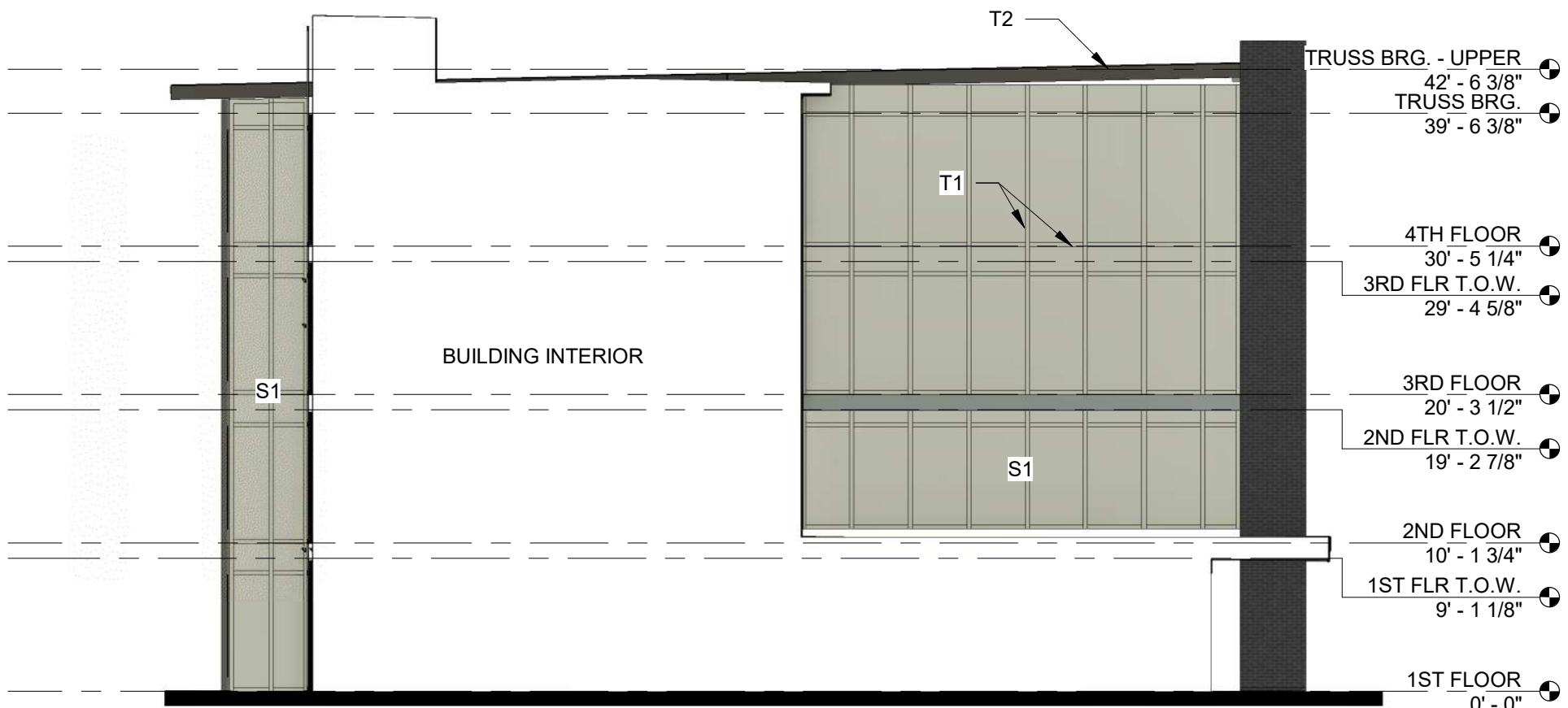
Mark	Description
B1	Modular Brick
B2	Modular Brick - Dark
S1	Fiber Cement Panel Siding
S2	Fiber Cement Lap Siding
T1	1x4 Fiber Cement Trim
T2	1x12 Fiber Cement Trim



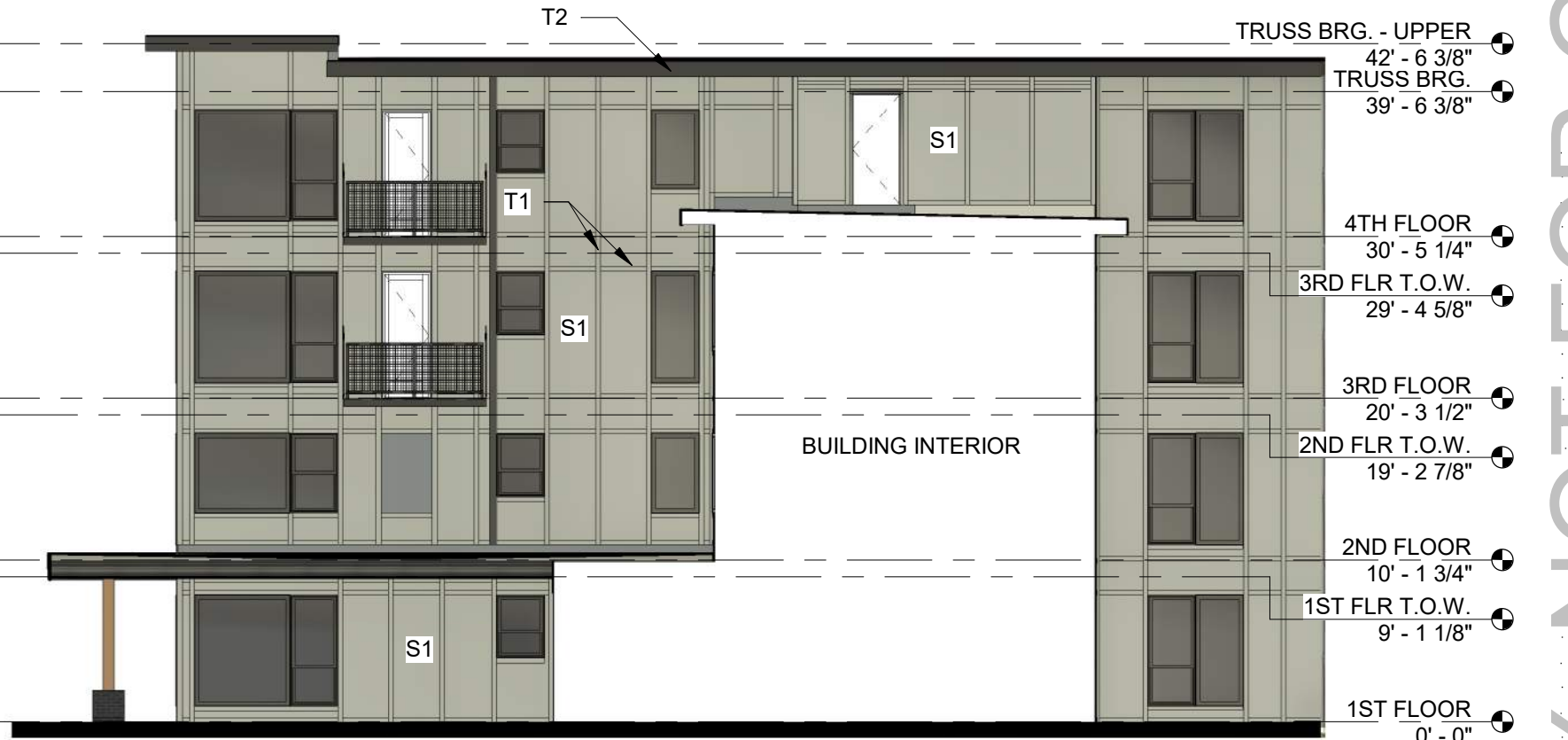
1 NORTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



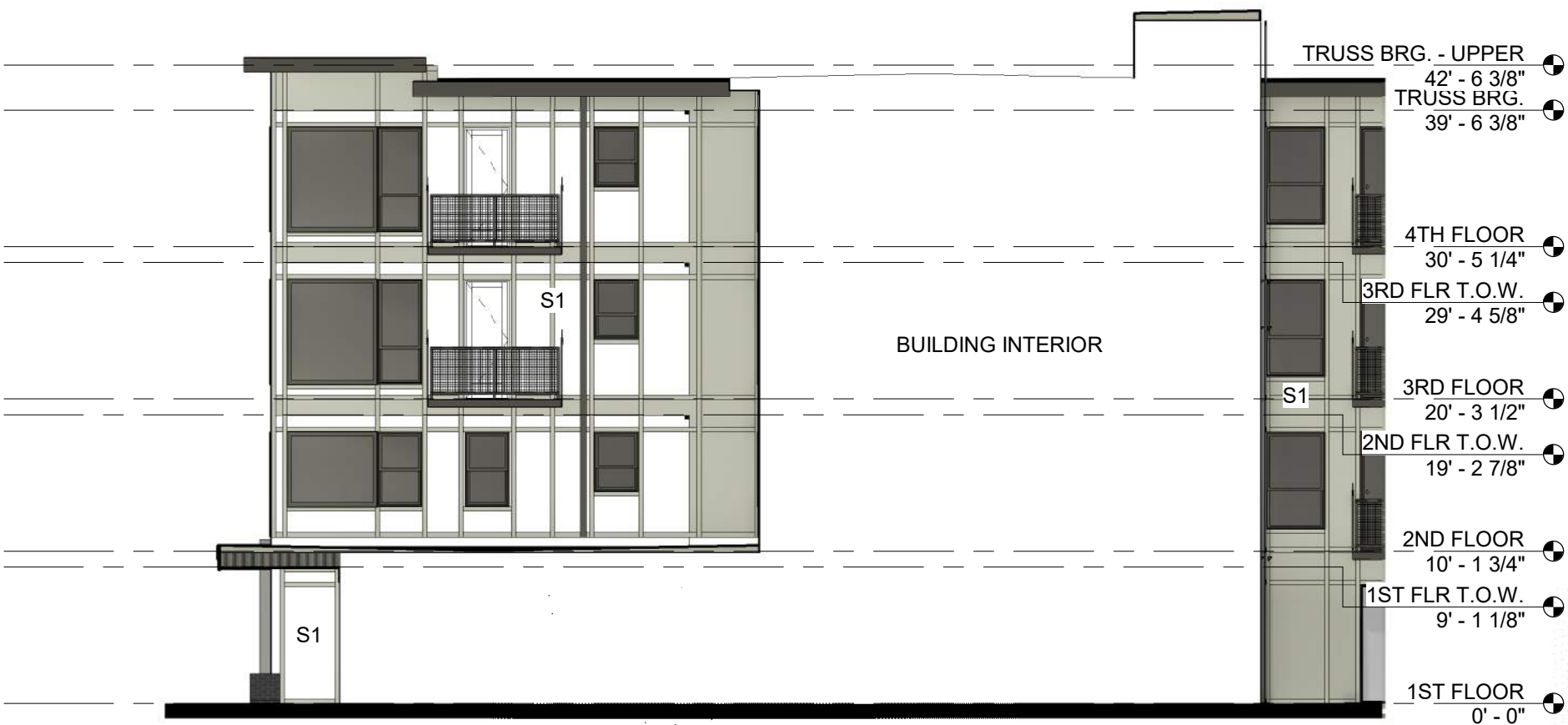
2 SOUTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



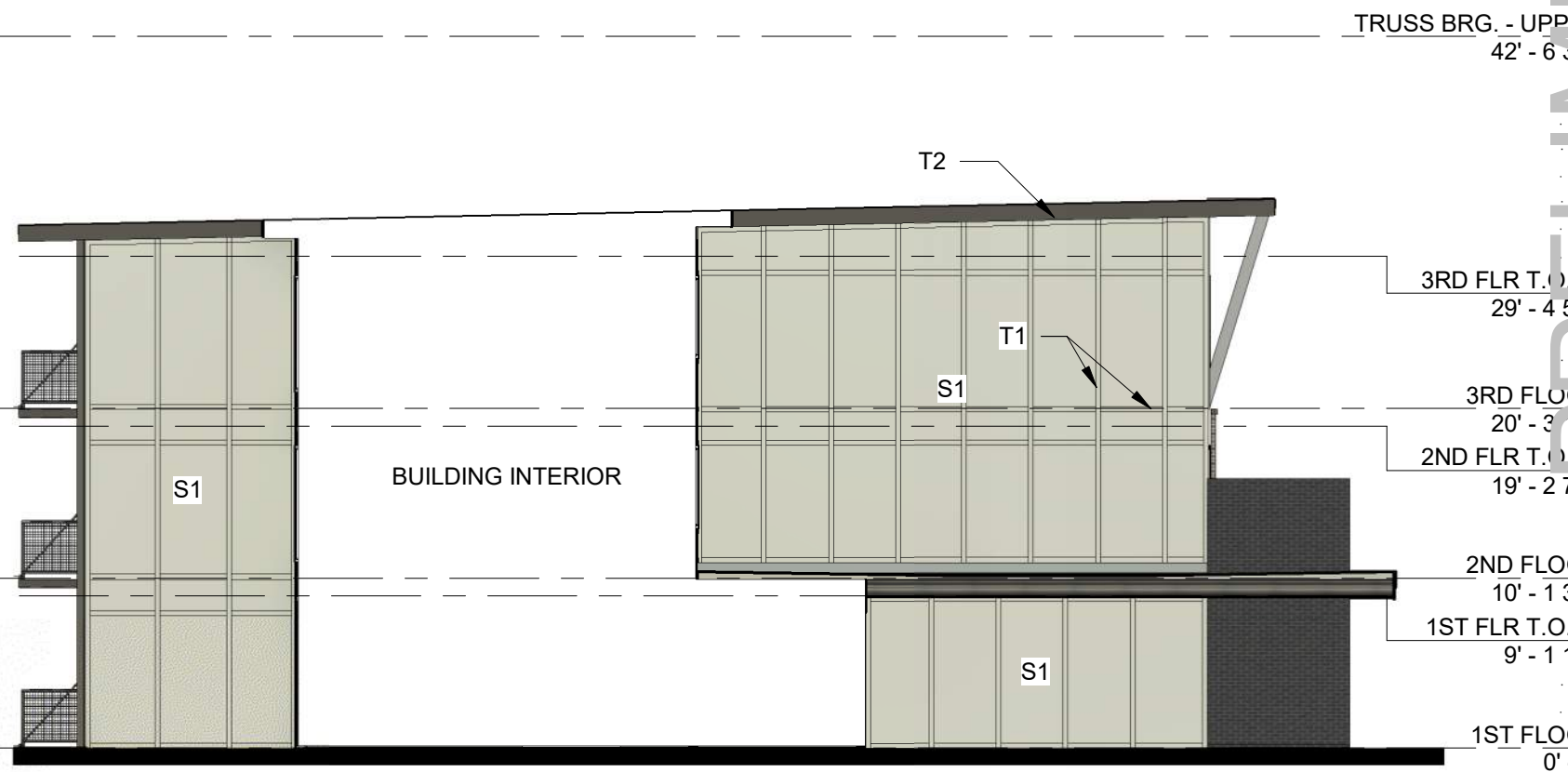
4 RECESSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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



5 RECESSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



6 RECESSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



JCorp

3611 NE Otterview Cir. #43

Ankeny, IA 50021

Phone: (515) 597-5457

Fax: (515) 597-5461

www.jcorpdesignbuild.com

PROJECT: Spectrum Heights

Ankeny, IA 50021

REVISIONS:

1	
2	
3	

05 / 17 / 2024

PROJECT NO: 23-036

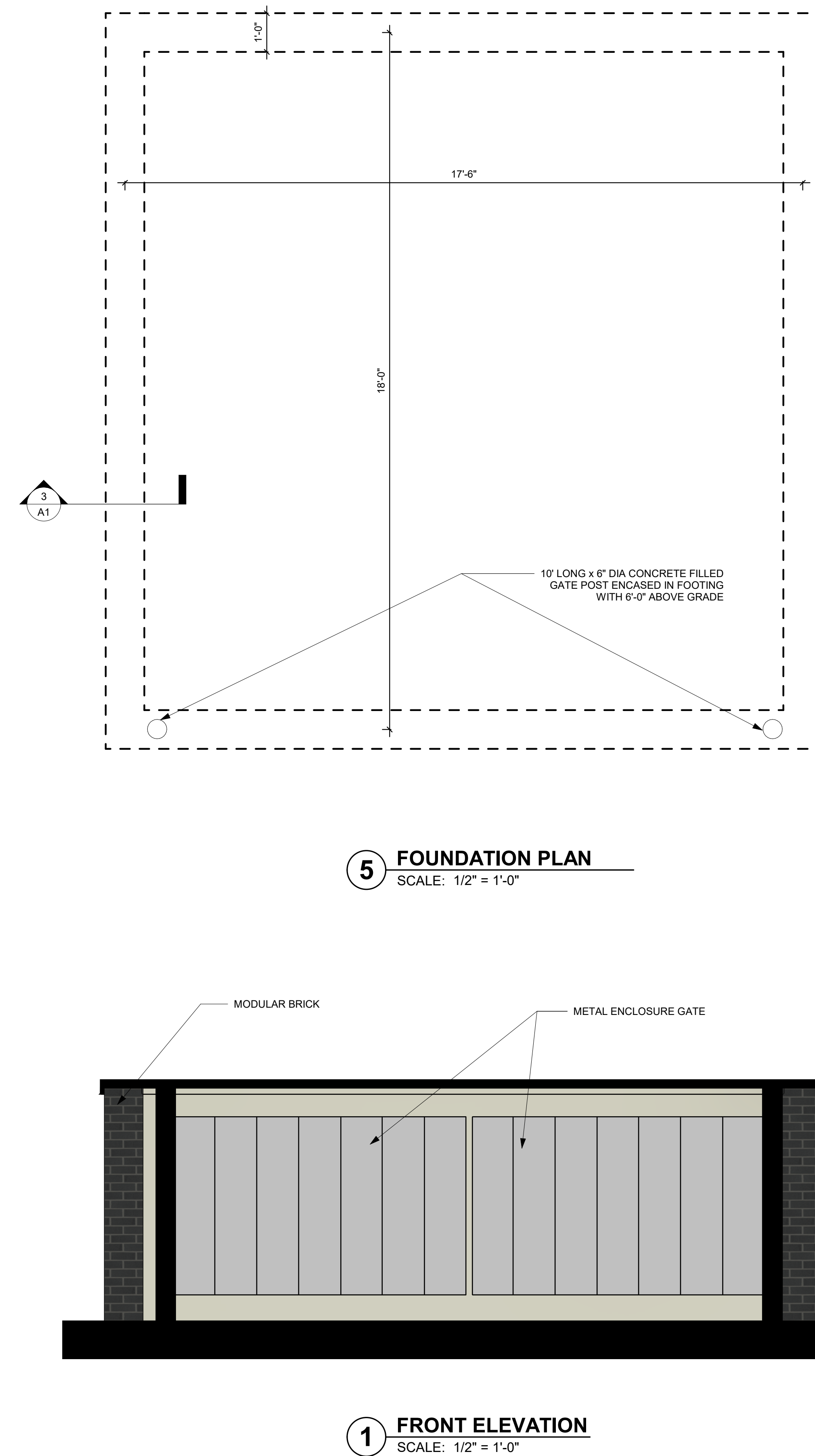
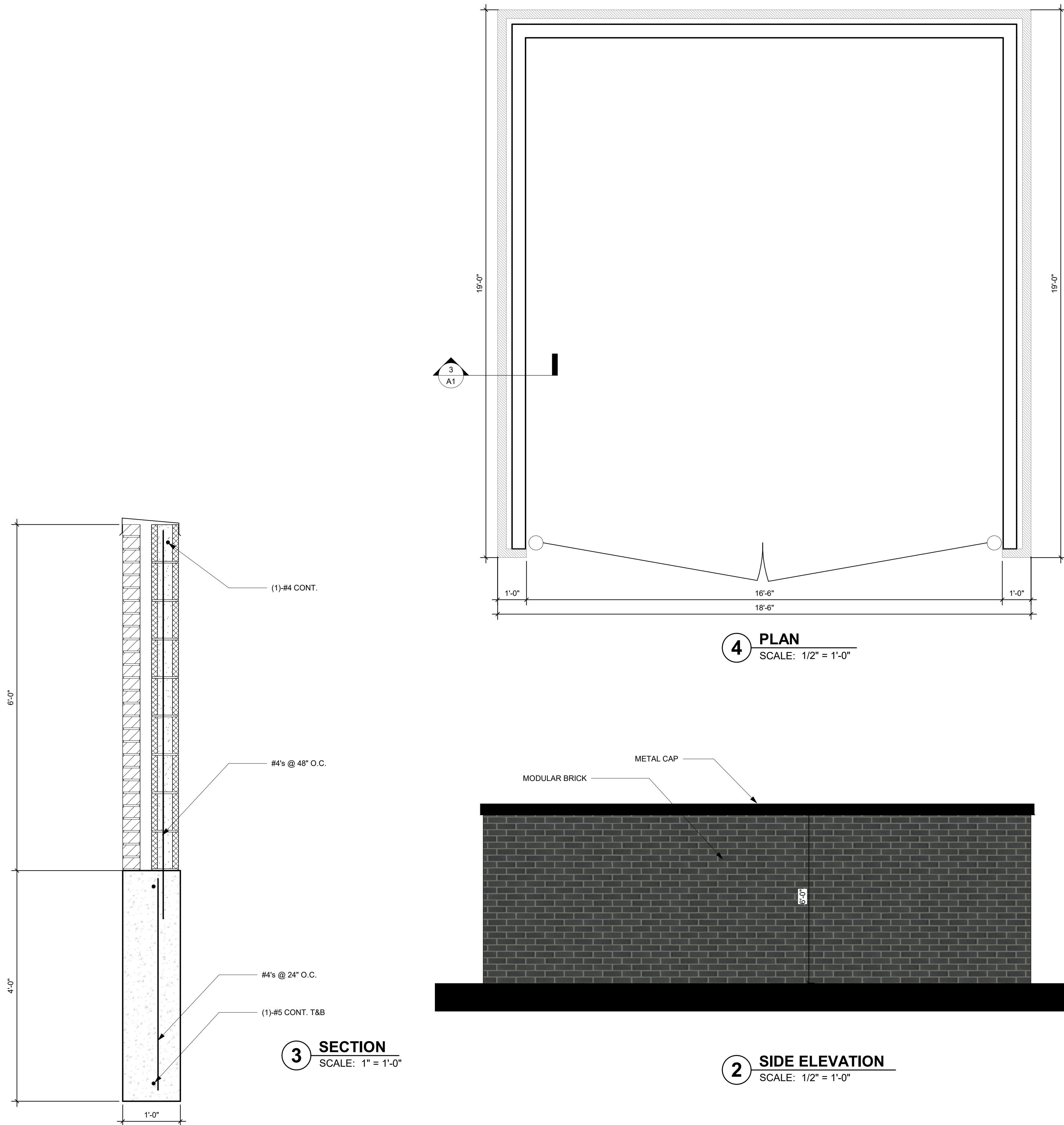
CONTENTS:
Elevations

SHEET NO:

A202

PROJECT: **Spectrum Heights - Trash Enclosure**

REVISIONS:
05 / 20 / 2024
PROJECT NO:
CONTENTS: Dumpster Enclosure Details
SHEET NO: A1





PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

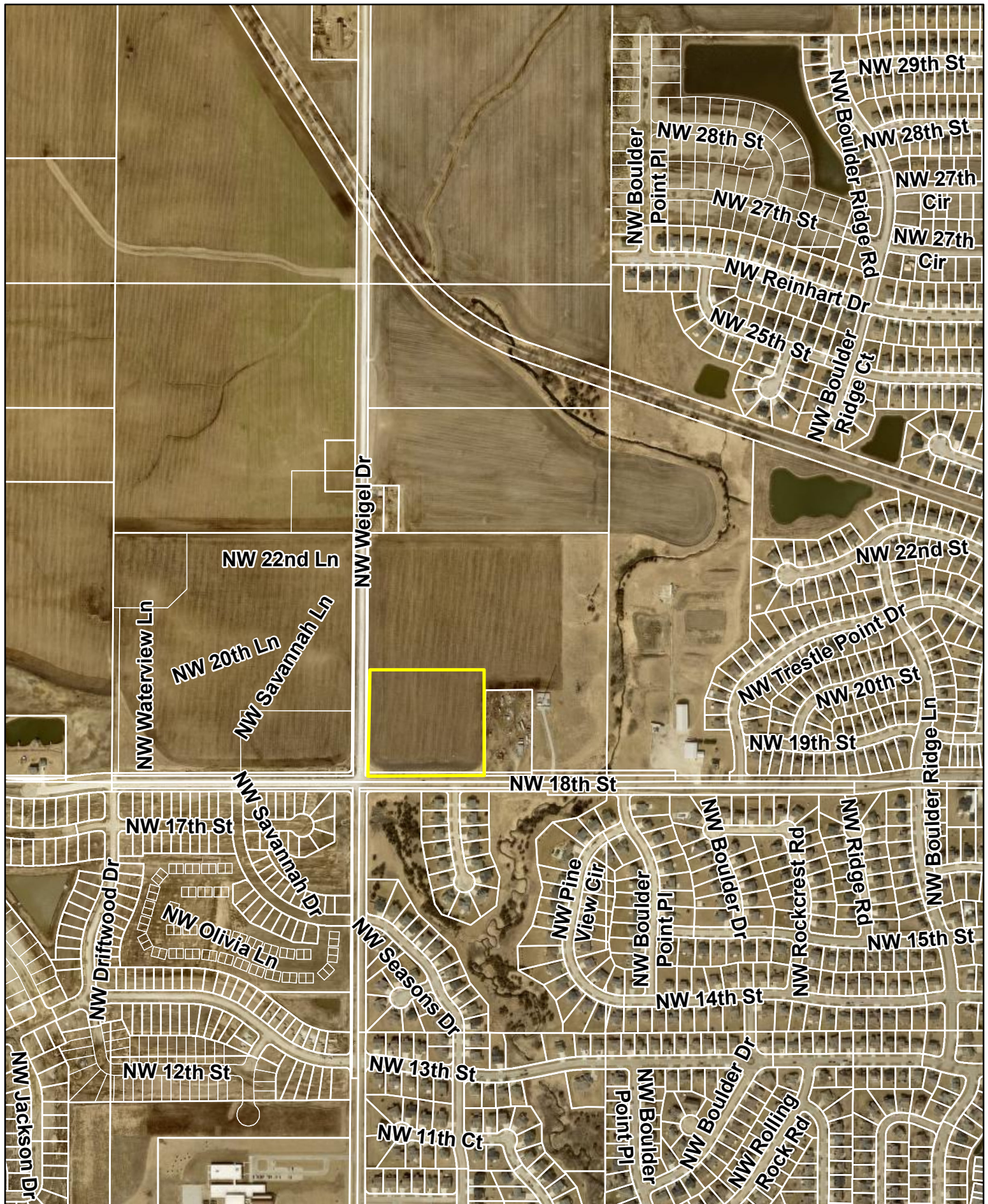
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Exhibit
 Future Land Use Map
 Applicant Letter



1 inch = 650 feet

Date: 7/2/2024

**Moeckly Land Use Plan Amendment -
Medium Density Residential to Neighborhood Commercial**





Plan and Zoning Commission
Staff Report

Meeting Date: July 16, 2024

Agenda Item: Public Hearing: Moeckly Family Farm, LLC – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* & The Sterling at Rock Creek PUD Rezoning

Report Date: July 11, 2024

Prepared By: Bryan Morrissey
Associate Planner

ESC

Discussion (Land Use Plan Amendment)

Moeckly Family Farm, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of approximately 8 acres (+/-) of land located at the northeast corner of the intersection at NW 18th Street and NW Weigel.

The Ankeny Plat 2040 Comprehensive Plan, *Figure 12.10, Future Land Use map*, currently classifies the subject area as being suitable for Medium Density Residential land uses. The applicant is proposing to amend the subject area on the Future Land Use Map to Neighborhood Commercial. The proposed amendment lines up and will run in conjunction with The Sterling at Rock PUD Rezoning, which shows approximately 8 acres (+/-) of neighborhood commercial in the same area as the subject Land Use Plan amendment.

The Future Land Use Map indicates that the surrounding areas neighboring the subject site are suitable for Medium Density Residential to the north and east, while Low Density Residential and Open Space is shown on the area south of NW 18th Street. The area northwest of the NW 18th Street and NW Weigel Drive intersection is classified as being suitable for Neighborhood Commercial.

The following paragraphs describe the intent of the existing and proposed land use categories from The Ankeny Plan 2040 Comprehensive Plan:

Existing: Medium Density Residential (MDR)

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.

Proposed: Neighborhood Commercial (NC)

This land use category is for smaller neighborhood scale retail and office uses located close to residential areas, and are intended to serve the daily retail needs for the residents. Retail buildings are typically one story tall and less than 35,000 sq. ft. for single-tenant buildings; and less than 50,000 sq. ft. for multi-tenant

buildings. Retail uses are intended to provide access to a limited range of products and services to the local residential area, the community, and/or the regional area. Sites are generally five to 20 acres. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic; and accommodate pedestrian and bicycle circulation as well as vehicular access.

Discussion (The Sterling at Rock Creek PUD Rezoning)

The applicant, Slusky CRE, LLC, is requesting to rezone property from PUD, Planned Unit Development, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of approximately 34.51 acres (+/-) of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. The property is currently zoned PUD, Planned Unit Development, and is a part of the Brandywine PUD that was approved in 2022. The subject area is surrounded by properties to the north and northwest that are zoned R-3, Multiple Family Residence District w/Restrictions, properties to the south that are zoned R-2, One-Family and Two-Family Residence District w/ Restrictions, and a property to the west that is zoned R-1, One-Family Residence District. Additionally, there is a property at the northwest corner of the intersection at NW 18th Street and NW Weigel Drive that is zoned C-1, Neighborhood Commercial District and a property that sits in the center of the subject property that is zoned R-1, One-Family Residence District.

As previously mentioned, the applicant is proposing that the subject area consisting of approximately 34.51 acres (+/-) be rezoned to PUD, Planned Unit Development. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* currently identifies the subject area as being suitable for Medium Density Residential land uses. With that being said, Moeckly Family Farm, LLC is requesting an amendment to the Future Land Use Map to change approximately 8 acres (+/-) of land at the southwest corner of the subject property to Neighborhood Commercial, as there is a portion of the proposed PUD that designates an area for neighborhood commercial uses. The zoning compatibility matrix lists the PUD zoning classification as being partially compatible with the Medium Density Residential and Neighborhood Commercial land use classifications.

A PUD Book has been included with the rezoning request to provide greater detail for the potential development. Features worth noting include approximately 8 acres (+/-) at the southwest corner of the property designated for neighborhood commercial, approximately 26 acres (+/-) designated for attached townhomes, a common area with amenities for residents, private streets within the residential area, multiple stormwater detention basins, and a type "B" screen along NW 18th Street and NW Weigel Drive. A conceptual plan has been included in the PUD Book to show potential lot and street layouts. Specific features covered in the bulk regulations for the PUD are as follows:

- **Multi-Family Attached Townhomes**

- Permitted Uses – Principal – One-story, two-story and one and one-half story multi-family attached townhomes for sale and rent. Basements are not required.
- Permitted Uses – Accessory – Clubhouse structure and accompanying amenities.
- Area and Size Regulations
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb
- Building separation shall be a minimum of 10 feet
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development
- Minimum finish area for the townhome units shall be 700 square feet for a one bedroom, 900 square feet for a two bedroom, and 1,100 for a three bedroom.
- Two parking stalls shall be provided for each unit.

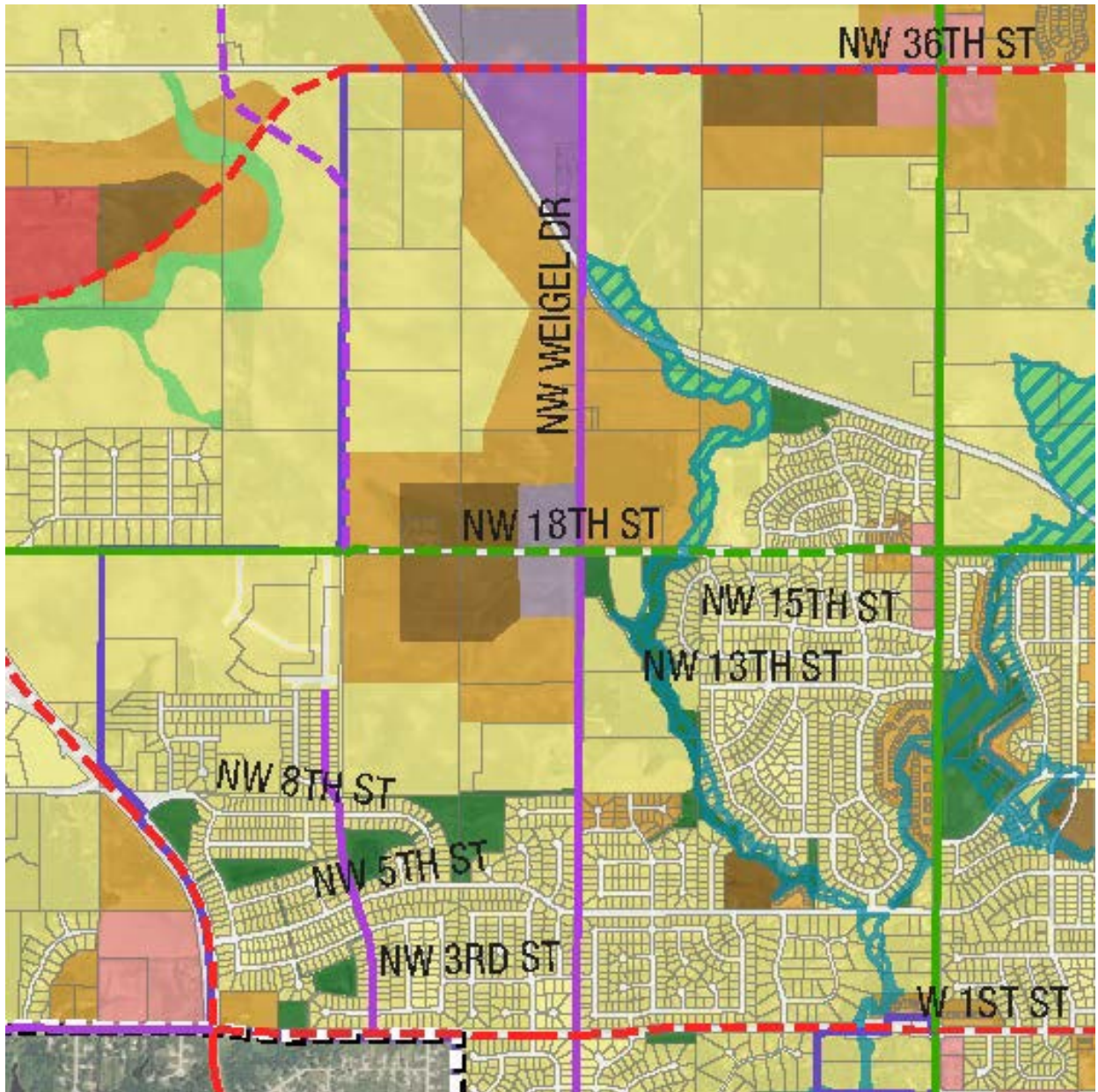
- **Neighborhood Commercial**
 - Lot area: No Minimum
 - Lot width: No Minimum
 - Front yard setback: 30 feet
 - Side yard setback: No minimum, 25 feet when adjacent to Residential
 - Rear yard setback: 25 feet, when adjacent to Residential, 10 feet, when adjacent to Commercial
 - Maximum height: 35 feet
 - See the PUD Book for the specific allowable uses within the neighborhood commercial area.

The applicant has submitted the rezoning petitions consisting of 75.75% of the land area within 250' of the rezoning request., meeting the minimum 60% requirement to proceed with the request. Additionally, the applicant has also submitted the required petitions for the land subject to the rezoning.

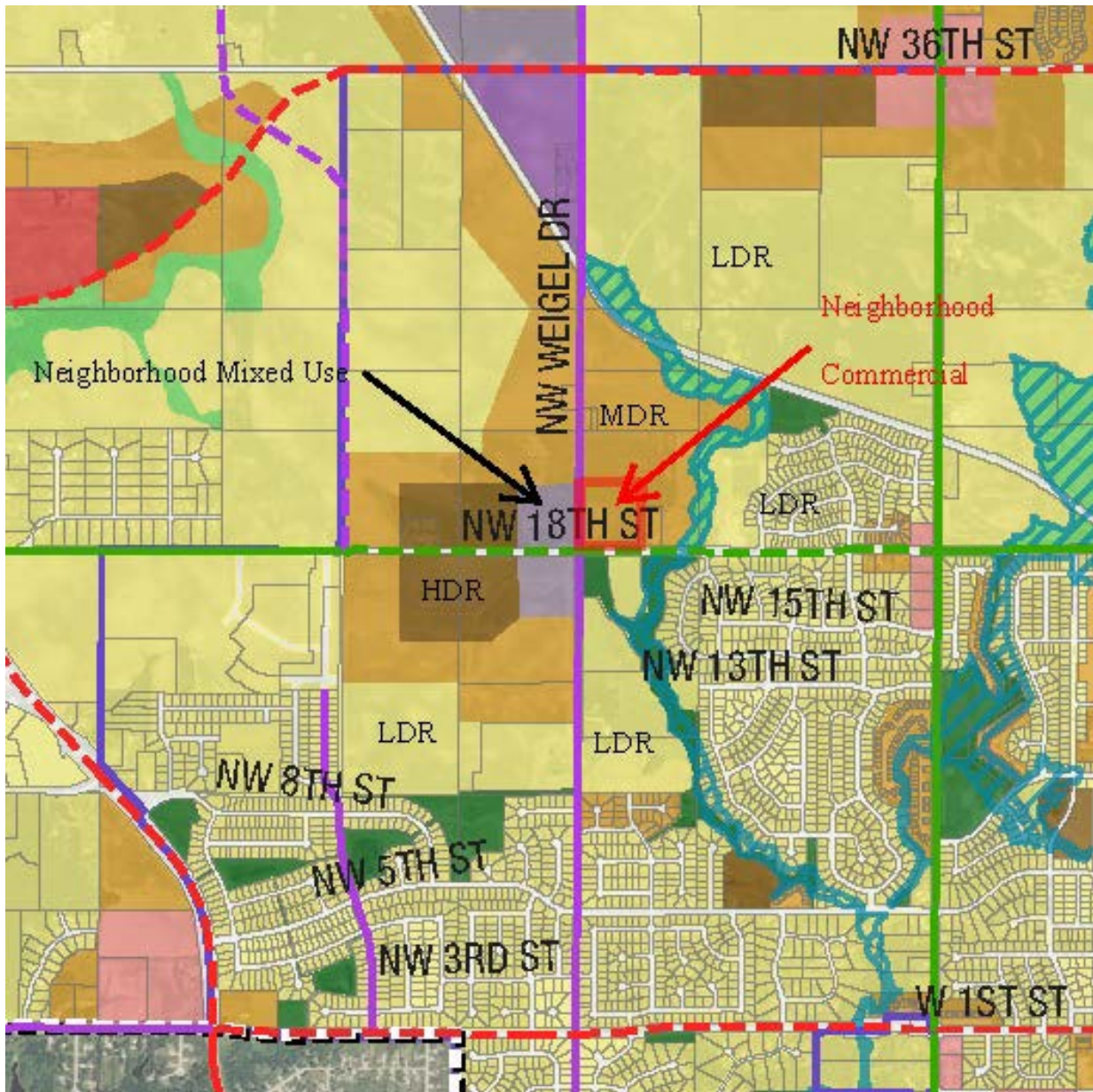
Notifications of the public hearing were mailed to the surrounding property owners for both the land use plan amendment and the rezoning on July 3, 2024; and a legal notice was published in the Des Moines Register for both public hearings on July 5, 2024. The City of Ankeny's Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning and land use plan amendment, as well as the time and place of the public hearing. The applicant posted on-site signage on Monday, July 8, 2024, providing the required seven day of notification for the public hearing.

Staff will present a complete staff report and recommendation on both proposals at the next Plan and Zoning Commission meeting on August 6, 2024.

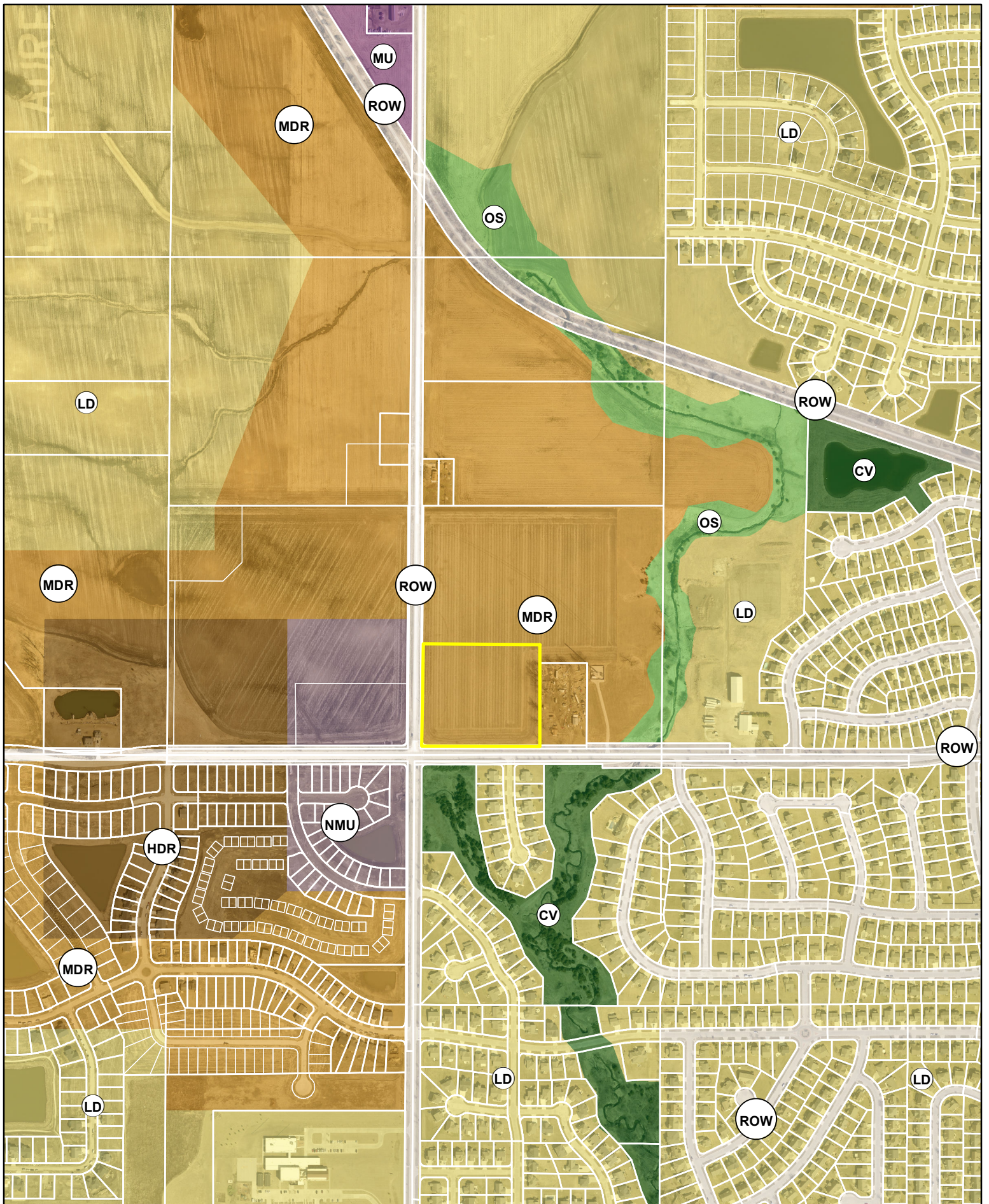
MOECKLY PROPERTY
LAND USE PLAN AMENDMENT EXHIBIT



FUTURE LAND USE MAP



PROPOSED LAND USE PLAN AMENDMENT





June 14, 2024

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

RE: MOECKLEY PROPERTY -LAND USE PLAN AMENDMENT
THE STERLING AT ROCK CREEK PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, we respectfully submit the land use plan amendment for a portion of the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

The entire Moeckly property is currently designated as Medium Density Residential allowing up to 12 dwelling units per acre as described in the City of Ankeny Plan 2040. With this amendment, we are requesting the southwesterly corner of the property, approximately 7.1 acres, be amended to Neighborhood Commercial. The areas are illustrated on the attached Land Use Plan Amendment exhibit.

The proposed land use designation is consistent with the land use designation of commercial for the property immediately west along NW Weigel Drive. Also, with the increased prominence of this intersection with the continued extension of NW 18th Street west to Highway 415.

Please associate this request with The Sterling at Rock Creek PUD rezoning petition that has also been submitted for review and approval. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)



PLAN AND ZONING COMMISSION

July 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development

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
	PUD Rezoning Exhibit
	PUD Book
	Future Land Use Map
	Zoning Map





Plan and Zoning Commission
Staff Report

Meeting Date: July 16, 2024

Agenda Item: Public Hearing: Moeckly Family Farm, LLC – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* & The Sterling at Rock Creek PUD Rezoning
Report Date: July 11, 2024 *ETC*
Prepared By: Bryan Morrissey
Associate Planner

Discussion (Land Use Plan Amendment)

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The Future Land Use Map indicates that the surrounding areas neighboring the subject site are suitable for Medium Density Residential to the north and east, while Low Density Residential and Open Space is shown on the area south of NW 18th Street. The area northwest of the NW 18th Street and NW Weigel Drive intersection is classified as being suitable for Neighborhood Mixed Use.

The following paragraphs describe the intent of the existing and proposed land use categories from The Ankeny Plan 2040 Comprehensive Plan:

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buildings. Retail uses are intended to provide access to a limited range of products and services to the local residential area, the community, and/or the regional area. Sites are generally five to 20 acres. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic; and accommodate pedestrian and bicycle circulation as well as vehicular access.

Discussion (The Sterling at Rock Creek PUD Rezoning)

The applicant, Slusky CRE, LLC, is requesting to rezone property from PUD, Planned Unit Development, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of approximately 34.51 acres (+/-) of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. The property is currently zoned PUD, Planned Unit Development, and is a part of the Brandywine PUD that was approved in 2022. The subject area is surrounded by properties to the north and northwest that are zoned R-3, Multiple Family Residence District w/Restrictions, properties to the south that are zoned R-2, One-Family and Two-Family Residence District w/ Restrictions, and a property to the west that is zoned R-1, One-Family Residence District. Additionally, there is a property at the northwest corner of the intersection at NW 18th Street and NW Weigel Drive that is zoned C-1, Neighborhood Commercial District and a property that sits in the center of the subject property that is zoned R-1, One-Family Residence District.

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 - Two parking stalls shall be provided for each unit.

- **Neighborhood Commercial**
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 - Maximum height: 35 feet
 - See the PUD Book for the specific allowable uses within the neighborhood commercial area.

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Staff will present a complete staff report and recommendation on both proposals at the next Plan and Zoning Commission meeting on August 6, 2024.



June 14, 2024

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

RE: PETITION FOR REZONING
THE STERLING AT ROCK CREEK PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, we respectfully submit the rezoning amendment request for the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

With this petition for rezoning, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of PUD: Brandywine PUD to proposed zoning designation of PUD: The Sterling at Rock Creek PUD. We are requesting this modification to allow for multi-family attached townhomes and neighborhood commercial.

Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

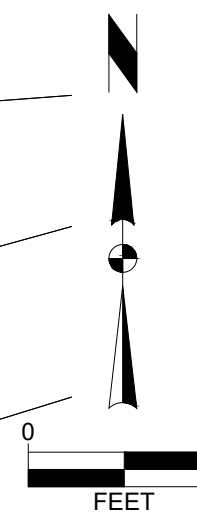
Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)



REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WIGDEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503.235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVEN L. MOECKLY
(515) 250-4477

SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
3555 FARNAM ST, SUITE 1000
OMAHA, NE 68131
JERRY SLUSKY
(402) 505-8100

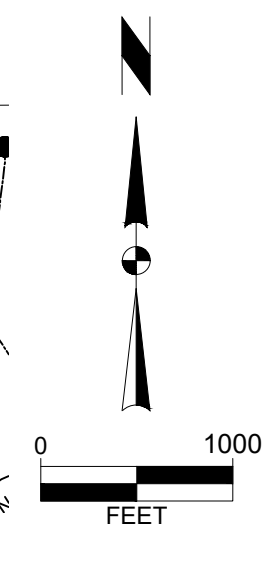
EXISTING: BRANDYWINE PUD
PROPOSED: THE STERLING AT ROCK CREEK PUD

1. POLLARD FAMILY FARMS
1620 S KELLOGG AVE STE 107
AMES, IA 50010-8001

2. JERRY'S HOMES, INC.
3900 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266-1054
3. WALTER & BONITA HARMON
B & W FARMS LLC
13031 NW 18TH ST
ANKENY, IA 50023-7844
4. ERIC & MEREDITH JACOBSON
1707 NW BOULDER POINT PL
ANKENY, IA 50023-9335
5. JARED & ARMEDA TICHY
1703 NW BOULDER POINT PL
ANKENY, IA 50023-9335
6. DENNY & BETTY NUESSE
1701 NW PINE VIEW CIR
ANKENY, IA 50023-2369
7. DONALD & KRISTI WOLFE
1702 NW PINE VIEW CIR
ANKENY, IA 50023-2369
8. STEPHEN & LORI GRIFFITH
1628 NW PINE VIEW CIR
ANKENY, IA 50023-2379
9. RICK & MICHELLE SANDER
1624 NW PINE VIEW CIR
ANKENY, IA 50023-2379
10. DAVID & CHARLENE HARMON
3510 NW 18TH ST
ANKENY, IA 50023-7844
11. CITY OF ANKENY
410 W 1ST ST
ANKENY, IA 50023-1557
12. ZACHARY & KAYLEE DURHAM
1709 NW RIDGELINE CT
ANKENY, IA 50023-2753

13. DOUGLAS & KATHRYN WISGERHOF
1705 NW RIDGELINE CT
ANKENY, IA 50023-2753
14. DANIEL & KIMBERLY BACH
1701 NW RIDGELINE CT
ANKENY, IA 50023-2753
15. DANIELA DOTY
1704 NW RIDGELINE CT
ANKENY, IA 50023-2753
16. CALVIN & YOLANDA GRIFFITHS
1708 NW RIDGELINE CT
ANKENY, IA 50023-2753
17. JOSEPH & KELSEY PATAVA
1712 NW RIDGELINE CT
ANKENY, IA 50023-2753
18. GREENLAND HOMES INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672
19. KOBY M. PRITCHARD
FAREWAY STORES, INC
715 8TH ST
BOONE, IA 50036-2727
20. SCS ANKENY LLC
760 W MAIN ST
BARRINGTON, IL 60010-4120
21. GREGG TODD
3802 NW 18TH ST
ANKENY, IA 50023-7842
22. THE RESERVE & THE VILLAGE AT THE
GROVE STORM WATER ASSOCIATION INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672

OWNER	AREA (AC)	PERCENTAGE OF	
		OWNERSHIP	APPROVAL
1	0.96	3.19%	
2	6.41		21.31%
3	8.37		27.85%
4	0.30	1.01%	
5	0.08	0.26%	
6	0.04	0.14%	
7	0.38	1.25%	
8	0.27	0.91%	
9	0.34	1.12%	
10	0.26	0.87%	
11	5.35	NEUTRAL	
12	0.37	1.21%	
13	0.29	0.96%	
14	0.24	0.79%	
15	0.22	0.74%	
16	0.27	0.90%	
17	0.33	1.10%	
18	0.68		2.26%
19	2.07		6.87%
20	5.25		17.46%
21	2.50	8.32%	
22	0.44	1.47%	
Total	30.07	24.25%	75.75%



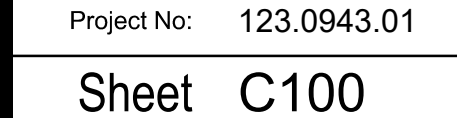
THE STERLING AT ROCK CREEK PUD

REZONING MAP

SNYDER & ASSOCIATES, INC. |

ANKENY, IOWA

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



THE STERLING AT ROCK CREEK

An Amendment to the Brandywine PUD

ANKENY, IOWA

Developed by

SLUSKY CRE, LLC

PUD PLAN

JUNE 14, 2024

REVISED: JULY 5, 2024

POTENTIAL
FUTURE POOL

POTENTIAL
FUTURE HOUSE

POTENTIAL
FUTURE SPORTS
COURT



SNYDER
& ASSOCIATES

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1. REZONING AMENDMENT REQUEST



July 5, 2024

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

RE: THE STERLING AT ROCK CREEK PUD RESUBMITTAL
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklet and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The plans illustrate a multi-family attached townhomes and neighborhood commercial development on approximately 34.51 acres located east of NW Weigel Drive and north of NW 18th Street.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. Please find accompanying the following items:

- 4 copies of the PUD Booklet,
- 4 Full Size PUD Master Plan,
- 4 Half Size Rezoning Map, and
- Comment Response Letter addressing Staff Comments.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)



June 14, 2024

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

RE: PETITION FOR REZONING
THE STERLING AT ROCK CREEK PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, we respectfully submit the rezoning amendment request for the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

With this petition for rezoning, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of PUD: Brandywine PUD to proposed zoning designation of PUD: The Sterling at Rock Creek PUD. We are requesting this modification to allow for multi-family attached townhomes and neighborhood commercial.

Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)

Rezoning Application Form

Property Location (street address and/or boundary description):

Northeasterly corner of the intersection of NW 18th Street and NW Wiegel Drive, SE 1/4 of the SW 1/4, Section 9, T. 80 N., R. 24 W.

Gross acreage of rezoning: 34.51 acres

Current property zoning: Brandywine PUD

Proposed property zoning: The Sterling at Rock Creek PUD

Conditions:

Is property within Ankeny's corporate limits

☒ yes

☐ no

Applicant/Contact Person:

Full Name: Jerry Slusky Company: Slusky CRE, LLC, a Nebraska limited liability company

Address: 1404 S 181st Plaza

City, State, Zip: Omaha, Nebraska 68130

Office Phone: _____ Cell Phone: 402-598-6010

E-mail: jerry@sgrecommunications.com

Property Owner:

Full Name: Steven L. Moeckly Company: Moeckly Family Farm, LLC

Address: 4121 NW 110th Avenue

City, State, Zip: Polk City, Iowa 50226

Office Phone: 515-250-4477

Cell Phone: _____

E-mail: _____

Attorney

Full Name: Same as Above Applicant

Firm Name: _____

Address: _____

City, State, Zip: _____

Office Phone: _____

Cell Phone: _____

E-mail: _____

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515-964-2020

Cell Phone: 515-669-1419

E-mail: bkculp@snyder-associates.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: _____

(Applicant/Contact Person)

Date: _____

6/12/24

and: _____

(Property Owner)

Date: _____

Rezoning Application Form

Property Location (street address and/or boundary description):

Northeasterly corner of the intersection of NW 18th Street and NW Wiegel Drive, SE 1/4 of the SW 1/4, Section 9, T. 80 N., R. 24 W.

Gross acreage of rezoning: 34.51 acres

Current property zoning: Brandywine PUD

Proposed property zoning: The Sterling at Rock Creek PUD

Conditions:

Is property within Ankeny's corporate limits

☒ yes

☐ no

Applicant/Contact Person:

Full Name: Jerry Slusky

Company: Slusky CRE, LLC, a Nebraska limited liability company

Address: 3555 Farnam Street, Suite 1000

City, State, Zip: Omaha, Nebraska 68131

Office Phone: 402-392-0101

Cell Phone: 402-598-6010

E-mail: jslusky@smithpauly.com

Property Owner:

Full Name: Steven L. Moeckly

Company: Moeckly Family Farm, LLC

Address: 4121 NW 110th Avenue

City, State, Zip: Polk City, Iowa 50226

Office Phone: 515-250-4477

Cell Phone: 515-681-6051

E-mail:

Attorney

Full Name: Same as Above Applicant

Firm Name:

Address:

City, State, Zip:

Office Phone:

Cell Phone:

E-mail:

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515-964-2020

Cell Phone: 515-669-1419

E-mail: bkculp@snyder-associates.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: _____ Date: _____

(Applicant/Contact Person)

Note: No other signature may be substituted for the Property Owner's Signature

and: Steven L. Moeckly Date: 6-12-24

(Property Owner)

Original signatures are required

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached Exhibit 'A'

request that said real estate be rezoned from its present classification of PUD to Amended PUD for the purpose of allowing the following use(s):

Neighborhood Commercial and Multiple Family Townhome Development

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from PUD to Amended PUD.

Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)

Steven L. Moeckly
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Farway Stores, Inc.

Address: NW corner of 18th + Weigel

Signature: K. Pritchard Date: 12-6-23

Printed Name: Kathy M. Pritchard Title: Director of Real Estate

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

City of Ankeny

Page 5 of 6

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)

Steven L. Moeckly
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Greenland Homes

Address: Grave Lending (multiple lots)

Signature: CJP Date: 11-22-23

Printed Name: COREY PRUISMANN Title: Director of Operations

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

City of Ankeny

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly

(owner name)

Steven L. Moeckly

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: B+W FARMS LLC

Address: 3510 NW 18th St Ankeny IA 50023

Signature: David Harmon

Date: 12-7-2023

Printed Name: David Harmon

Title: owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

Page 5 of 6

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)

Steven L. Moeckly
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Terry's Home, Inc.

Address: 3900 W. Main Pkwy, Ste. 100 WPH DeMare, IA 50206

Signature: Adam J. Gubb

Date: 12-4-23

Printed Name: Adam J. Gubb

Title: President

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)


(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: SCS Ankeny, LLC

Address: 4102 NW 18th Street, Ankeny IA

Signature: Anthony D. Rodriguez Digitally signed by Anthony D. Rodriguez
Date: 2023.12.07 10:59:27 -06'00'

Date: 12/7/2023

Printed Name: Anthony D. Rodriguez

Title: SVP

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

Page 5 of 6

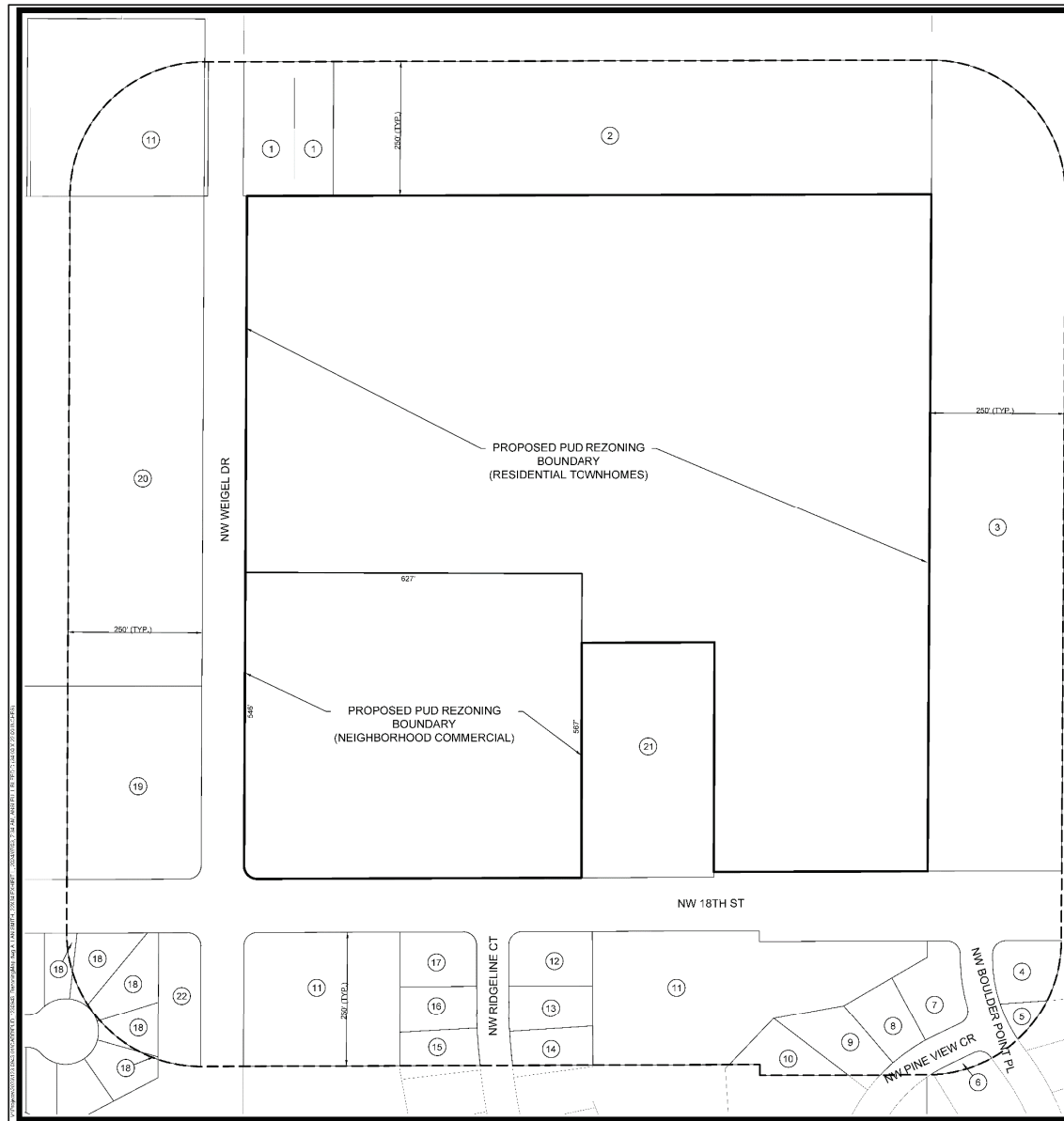
EXHIBIT 'A'

THE STERLING AT ROCK CREEK PUD REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



PROJECT LOCATION



REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 6TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1282.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 16TH ST, THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.98 FEET; THENCE NORTH 0°34'06" EAST, 427.74 FEET; THENCE SOUTH 89°58'34" WEST, 246.00 FEET; THENCE SOUTH 0°34'17" WEST, 430.27 FEET TO SAID NORTH RIGHT OF WAY LINE, THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.26 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'58" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEGEL DR, THENCE NORTH 0°12'59" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (3,203.235 S.F.).
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

MOCKLEY FAMILY FARM LLC
 4121 NW 110TH AVE
 POLK CITY, IA 50226-1111
 STEVEN L. MOCKLEY
 (515) 256-4477

DEVELOPER

SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
 3555 FARMH ST, SUITE 1000
 OMAHA, NE 68131
 JERRY SLUSKY
 (402) 552-5100

ZONING

EXISTING: BRANDYWINE PUD
 PROPOSED: THE STERLING AT ROCK CREEK PUD

ADJACENT OWNERS

- POLARD FAMILY FARMS
1600 S KELLOGG AVE STE 107
AMES, IA 50010-6001
- JERRY'S HOMES, INC.
3900 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266-1054
- WALTER & BONITA HARMON
B & W FARMS LLC
2510 NW 16TH ST
ANKENY, IA 50023-7844
- ERIC & MEREDITH JACOBSON
1701 NW BOULDER POINT PL
ANKENY, IA 50023-9535
- JARED & ANNEKA TICHY
1701 NW BOULDER POINT PL
ANKENY, IA 50023-9535
- DENNY & BETTY HUESE
1701 NW PINE VIEW CIR
ANKENY, IA 50023-2369
- DONALD & KRISTE WOLFE
1701 NW PINE VIEW CIR
ANKENY, IA 50023-2369
- STEPHEN & LORI GRIFFITH
1628 NW PINE VIEW CIR
ANKENY, IA 50023-2370
- ROCK & MICHELLE SANDER
1628 NW PINE VIEW CIR
ANKENY, IA 50023-2370
- DAVID & CHARLENE HARMON
3510 NW 18TH ST
ANKENY, IA 50023-7844
- CITY OF ANKENY
410 NW 10TH ST
ANKENY, IA 50023-1587
- ZACHARY & KAYLEE DURHAM
1709 NW RIDGELINE CT
ANKENY, IA 50023-2753
- DOUGLAS & KATHRYN WISGERHOF
1709 NW RIDGELINE CT
ANKENY, IA 50023-2753
- DANIEL & KIMBERLY BACH
1701 NW RIDGELINE CT
ANKENY, IA 50023-2753
- DANIELA DOTY
1704 NW RIDGELINE CT
ANKENY, IA 50023-2753
- CALVIN & YOLANDA GRIFFITHS
1708 NW RIDGELINE CT
ANKENY, IA 50023-2753
- JOSEPH & KELSEY PATAVA
1712 NW RIDGELINE CT
ANKENY, IA 50023-2753
- GREENLAND HOMES INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672
- KOBAYASHI & PITCHARD
FARMWAY STORES, INC
715 8TH ST
BOONE, IA 50036-2727
- SCS ANKENY LLC
780 W MAIN ST
BARRINGTON, IL 60010-4120
- GREGG TODD
3802 NW 18TH ST
ANKENY, IA 50023-7842
- THE RESERVE & THE VILLAGE AT THE
GROVE STORM WATER ASSOCIATION, INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672

ADJACENT OWNERSHIP AREAS

OWNER	AREA (AC)	PERCENTAGE OF OWNERSHIP	APPROVAL
1	0.36	3.19%	
2	6.41		21.31%
3	8.37		27.95%
4	0.30	1.01%	
5	0.06	0.26%	
6	0.04	0.14%	
7	0.38	1.25%	
8	0.27	0.91%	
9	0.34	1.12%	
10	0.26	0.87%	
11	5.95	NEUTRAL	
12	0.37	1.21%	
13	0.29	0.95%	
14	0.24	0.79%	
15	0.22	0.74%	
16	0.27	0.90%	
17	0.33	1.10%	
18	0.68		2.26%
19	2.07		6.87%
20	5.25		17.48%
21	2.50	6.32%	
22	0.44	1.47%	
Total	30.07	24.25%	75.75%

THE STERLING AT ROCK CREEK PUD

REZONING MAP



Project No: 123.0943.01

Sheet C100

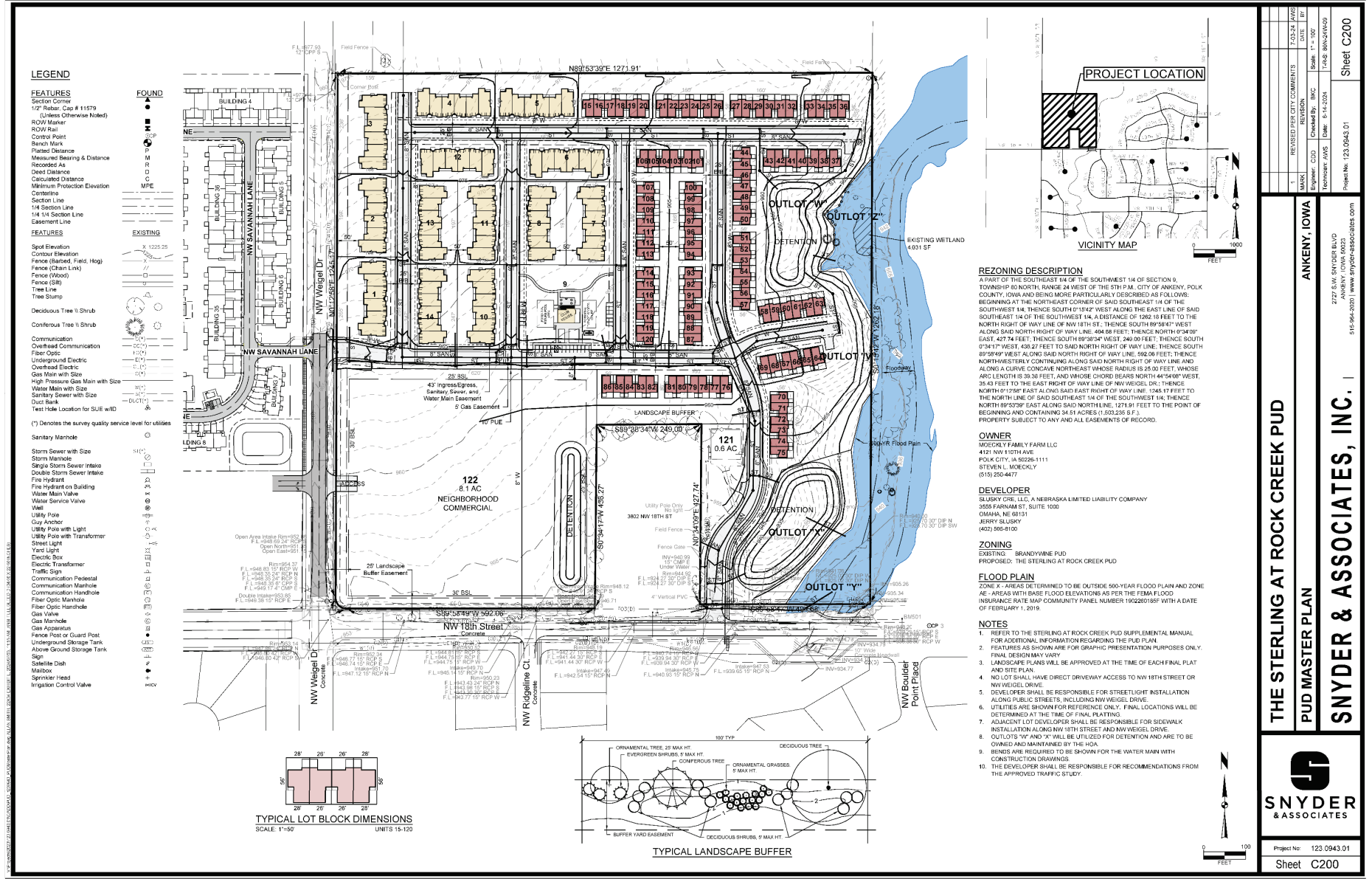
ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

2727 E.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2202 | www.snyder-assocs.com

Project No: 123.0943.01
 Sheet C100

2. PUD PLAN EXHIBIT



3. BULK REGULATIONS

THE STERLING AT ROCK CREEK PUD AMENDED BULK REGULATIONS

Multi-Family Attached Townhomes

- The provisions of Chapter 192.05, R-3 Multiple Family Residence District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code are incorporated as the basis of minimum established standard of design.

Permitted Uses – Principal

- One-story, Two-story and one and one-half story multi-family attached townhomes for sale and rent. Basements are not required.

Permitted Uses – Accessory

- Clubhouse structure and accompanying amenities.

Area and Size Regulations

- It is anticipated that the townhomes for sale will be platted with “postage stamp” lots and the common area will be owned and maintained by the homeowner’s association. The townhomes for rent will be platted with common ownership along with the surrounding open space area. Final determination will be made during the final plat stage.
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb.
- Building separation shall be a minimum of 10 feet.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development.
- Decks that are not covered shall be able to extend a maximum of 12-feet into the perimeter rear yard.
- Minimum finish area for the townhome units shall be 700 square feet for a one bedroom, 900 square feet for a two bedroom, and 1,100 square feet for a three bedroom.
- Two parking stalls shall be provided for each unit.
- The Land Use Category is Medium Density Residential allowing up to twelve (12) dwelling units per acre.

Neighborhood Commercial

- The provisions of Chapter 192.08, C-1 Neighborhood Retail Commercial District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code are incorporated as the basis of minimum established standard of design.
- The following uses shall be allowed in The Sterling at Rock Creek PUD District:

The following C-1: Neighborhood Retail Commercial District uses will be allowed:

Chapter 192.08.1.

~~A. Any use permitted in the R-3 District.~~

B. Retail businesses or service establishments, such as the following:

- (1) Antique shops,
- (2) Apparel shops,
- (3) Art shops,
- (4) ~~Automotive stores for the retail sale of automotive parts, supplies and accessories; provided, that all merchandise sold or services performed shall be within an enclosed building or structure, and specifically excluding body and fender shops, automotive repair shops, and junk shops or junkyards,~~
- (5) Baby and children stores,
- (6) Bakeries or bakery outlets - retail sales only,
- (7) Banks, savings and loan associations, and similar financial institutions,
- (8) Bicycle shops, sales and repairs;
- (9) Bookstores,
- (10) Camera stores,
- (11) Clothes cleaning and laundry pickup stations,
- (12) ~~Collection offices of public utility companies,~~
- (13) Confectionery stores, including ice cream or snack bars,
- (14) Dairy stores - retail only,
- (15) Dance studios and physical culture establishments,
- (16) Delicatessens,
- (17) Drugstores,

- (18) Dry goods stores,
- (19) Florist shops and greenhouses,
- (20) ~~Funeral homes and mortuaries,~~
- (21) Furniture stores,
- (22) ~~Gas stations, including minor automobile repairs as accessory but not principal use,~~
Convenience stores is an allowable use,
- (23) Gift shops,
- (24) Grocery stores ~~including supermarkets,~~
- (25) Hardware stores,
- (26) Hobby shops,
- (27) Household appliances sales and repair,
- (28) Jewelry stores and watch repair shops,
- (29) Key shops,
- (30) ~~Launderettes, coin-operated dry-cleaning establishments, and~~ dry-cleaning or pressing establishments using only nonflammable solvents,
- (31) ~~Locker plants for storage and retail sales only,~~
- (32) Leather goods stores,
- (33) Music stores,
- (34) Music studios,
- (35) Paint and wallpaper stores,
- (36) Photographic studios,
- (37) Post office substations,
- (38) Radio and television sales and repair shops,
- (39) Restaurants,
- (40) Shoe and hat repair shops,
- (41) Sporting goods stores,
- (42) Tailor and dressmaking shops,
- (43) ~~Theaters,~~
- (44) Toy stores,

- (45) Variety stores,
- (46) Bowling alleys,
- (47) Taverns and lounges, ~~provided that such establishments are not located within 300 feet from a church, school or R-1 zoning district; and provided further, that the tavern or lounge is housed in a building or shopping center which is occupied by other retail businesses or service establishments.~~ (Taverns, lounges, and nightclubs are defined as more than 50 percent of total sales in alcoholic beverages).
- (48) Preschool and child day care centers, subject to the following provisions:
 - a. The childcare center/preschool shall have 35 square feet per child of usable indoor floor space maintained in a clean and sanitary manner; when floor space occupied by cribs is counted as usable floor space, there shall be 40 square feet of floor space per child in those rooms. Kitchens, bathrooms, and halls may not be counted in the square footage per child or used as regular program space.
 - b. There shall be 75 square feet of outdoor recreation area per child using the space at any given time. Such space shall be located in the side or rear yard and be totally enclosed by a fence of no less than 42 inches in height.
 - c. There shall be adequate off-street area for traffic circulation allowing child drop-off and pick-up activity entirely in the property.
- C. Combinations of the above uses.
- D. Business and professional offices supplying commodities or performing services primarily for residents of the neighborhood.
- Retail Commercial Area and Size regulations shall be as follows:

Lot Area:	No Minimum
Lot Width:	No Minimum
Front Yard:	30 Feet
Side Yard:	No Minimum, 25 Feet when adjacent Residential
Rear Yard:	25 Feet, when adjacent Residential 10 Feet, when adjacent Commercial
Max. Height:	35 Feet
Max. Stories	3 Stories –Residential Uses 2 Stories –All other Permitted Uses

THE STERLING AT ROCK CREEK PUD ARCHITECTURAL CHARACTER

RESIDENTIAL TOWNHOMES

The multi-family attached residential townhomes in The Sterling at Rock Creek PUD will feature a common traditional architectural element. The consistency in the townhomes will create a neighborhood feel while varying townhome colors, accents and elevational features will help with curb appeal to distinguish individual buildings.

Key elements such as a pronounced entrance, plan variety, alternated colors, varying roof pitches, and quality-building materials combine to give the developer and the homeowners a successful combination. Acceptable building exteriors will include masonry (natural and/or manufactured brick or stone), vinyl, and composite siding. The siding will vary using 4" lap, shingle, or vertical board and batten styles. The roof of all townhomes shall be standard 3-tab or architectural type shingles. The colors of the townhomes will be natural colors such as earth tones and grays, with accent colors to vary the pallet. Vibrant colors can only be used to accent building details such as doors, provided they add to the overall attractiveness and design of the townhome.

Typical elevations are shown for general character representation only. These do not reflect all the townhomes that will be constructed within The Sterling at Rock Creek PUD, they are meant to provide an idea of the character of the homes allowed within the development

NEIGHBORHOOD COMMERCIAL

The retail commercial area conforms to the proposed Comprehensive Land Use Plan Future Land Use designation of Neighborhood Commercial. This development is positioned along a planned arterial corridor with a continued extension of NW 18th Street connection to Highway 415 in a section of Ankeny that is experiencing tremendous growth. With the increase in development activity in this region, traffic counts will only continue to escalate along these corridors making this parcel a potential area wide hub of retail commercial activity.

The retail commercial site shall contain architectural elements that are compatible with neighborhood retail commercial areas. The building(s) shall be constructed of masonry (natural and/or manufactured brick or stone), EIFS, composite siding, metal panels and aluminum storefront, pulling architectural elements from neighborhood retail commercial development occurring in the surrounding developments. Common concrete block will not be allowed on any elevation of the building.

Examples of similar commercial projects are shown for general character representation only. These do not directly reflect all the neighborhood commercial buildings that will be constructed within The Sterling at Rock Creek PUD, they are meant to provide an idea of the character of the buildings allowed within the development. The detailed color elevations of the neighborhood commercial buildings will be submitted at the time of Site Plan for review by the Plan and Zoning Commission as appropriate per City Code.

ELEVATIONS



FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

MULTI-FAMILY ATTACHED TOWNHOME ELEVATION



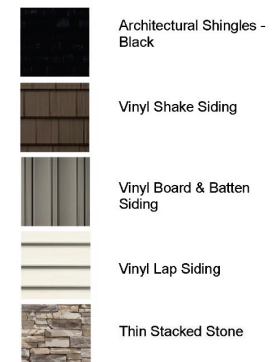
Street Elevation



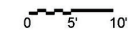
Right Elevation



Left Elevation



Garden Elevation



12 Plex Multi-Family Townhomes

CONDENSERS AND METERS SHALL BE SCREENED WITH PLANTINGS OF PREDOMINANTLY EVERGREEN VERITIES





Street Elevation
5/64" = 1'-0"



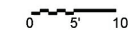
Right Elevation
5/64" = 1'-0"



Left Elevation
5/64" = 1'-0"



Garden Elevation



- Architectural Shingles - Black
- Vinyl Shake Siding
- Vinyl Board & Batten Siding
- Vinyl Lap Siding
- Thin Stacked Stone

12 Plex Multi-Family Townhomes

CONDENSERS AND METERS SHALL BE SCREENED WITH PLANTINGS OF PREDOMINANTLY EVERGREEN VERITIES



WHAT IS A . . . WALKABLE COMMUNITY?

Walkable communities refers to a compact urban planning method of design that integrates a variety of mixed-use architectures, blending residential, commercial, and retail spaces together. The term “walkable” aims to maximize foot traffic and minimize vehicular traffic. It is based on the idea that developments should be more than just transportation corridors, but rather complete livable spaces that serve a variety of needs. Walkable communities are designed so users can access essential services within a reasonable distance, such as by foot or bicycle.

The key to promoting a thriving community is in providing a harmonious environment between the people and the cars, as well as creating connections between residents and amenities. Connectivity can be achieved by implementing walkable streetscapes, ensuring proximity to public transportation hubs like bus stops, and by providing defined public outdoor areas for users to linger, explore, and connect with the built environment.

Retail buildings in new communities should be approachable, easy to navigate, and appropriately scaled to foster a sense of connection within the site. The inclusion of ground-level, activity-centered amenities attracts users to the development, fostering a sense of belonging and engagement. Incorporating additional elements such as bike racks, crosswalks, eye-catching signage, illuminated pathways, seating nodes, and plenty of shade further enhances the user experience of the retail plaza, ultimately reducing car dependence.

By thoroughly integrating the design principles associated with “Walkable communities” into a mixed-use retail development - that harmoniously balances cars and pedestrians - the community can lay the groundwork for a thriving environment!



1. Minimal Setbacks



2. Prominent Storefronts



3. De-emphasized Parking Lots



4. Wide Pedestrian Paths

EXPERIENCE | IMAGES



5. Seating Nodes



6. Defined Walkways



7. Integrated Landscaping



8. Outdoor Dining



9. Architectural Lighting



10. Directional Cues (Steps, Fencing, Lighting)

Slusky Retail

June 2024

Slusky CRE, LLC

ACCESSORIES | IMAGES



Slusky Retail

June 2024

Slusky CRE, LLC



The Sterling at Rock Creek PUD

4. SUPPORTING EVIDENCE

THE STERLING AT ROCK CREEK PUD SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development generally drains from northwest to southeast outletting into Rock Creek located in the southeastern corner of the development. The existing homestead parcel separates the west half from the east half of the development drainage.

Initial review of the storm water detention will potentially propose three locations for basins. The west basin will be along the existing homestead and be incorporated to enhance the bufferyard between the proposed commercial area and the existing homestead property. This basin would serve the commercial area if a regional basin approach was proposed; otherwise, individual commercial properties would provide their detention requirements on their individual lot. The two east basins will be located along the Rock Creek corridor and will utilize the open area shown on the PUD Master Plan. The basins will provide water quality volume and water quantity volume for the development.

Storm sewers will be private and generally be located on the south and west sides of the private street systems with intermittent intakes along the curb lines to intercept storm water flows.

Rock Creek is a FEMA regulated drainage channel. According to the mapping, the 100-year floodplain is within the southeasterly corner of the development. (See the attached drainage map and FIRM map.)

SANITARY SEWER

There is an existing WRA owned 30-inch trunk sanitary sewer that is located on the south edge of the development north of NW 18th Street. A new public 8-inch sanitary sewer is proposed to be installed in the center of the private streets and extend through the development.

WATER MAIN

The existing 12-inch water main is located on the south side of NW 18th Street with an 8-inch stub extending north under NW 18th Street at NW Ridgeline Court. The current plan is to drill under NW 18th Street at the easterly roadway and connect to the existing 12-inch water main. A proposed 8-inch water main will be extended through the development and connect to the 16-inch water main in NW Weigel Drive to provide for an internal loop within the development. The proposed water main throughout the development could be extended through the neighborhood commercial area to connect to the existing 8-inch stub to provide an additional loop connection.

All new water mains will be public improvements and will provide water and fire protection for the interior lots of the development. The water main is proposed to be a public utility and will generally be located on the north and east sides of the street.

PRIVATE STREETS

Private streets proposed within the residential area are 25-feet back-to-back, 7-inch thick roadway within a combination ingress/egress easement. At the NW 18th Street and NW Weigel Drive intersections the internal private streets will be widened to allow for two outbound lanes with a single inbound lane.

An east bound left turn lane on NW 18th Street at the easterly entrance into the development is planned for construction when required. Two access locations onto public roadways, one on NW Weigel Drive aligning with NW Savannah Lane and the other being the private drive across from the Fareway property access are proposed into the neighborhood commercial area.

All lots adjacent NW 18th Street and NW Weigel Drive will not have direct access onto those streets.

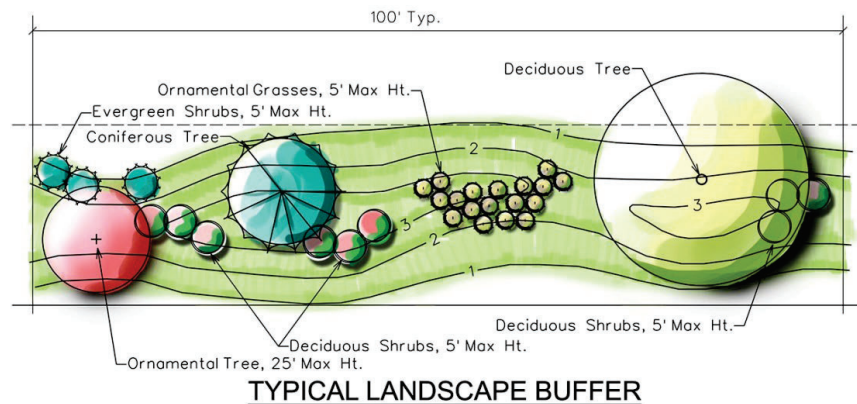
SIDEWALKS

Sidewalks (5-foot in width) are proposed along both sides of the private streets within the combination ingress/egress easements in the residential areas. These will generally be installed adjacent the private streets with the construction of the townhomes. A 5-foot sidewalk is also required along NW 18th Street and NW Weigel Drive.

SCREENING, OPEN SPACE AND LANDSCAPING

Proposed screening will meet the requirements of Chapter 194: Parking, Loading and Screening as well as the open space, landscaping and parking lot shading requirement of the Ankeny Zoning Ordinance.

A Type B Screen will be provided along NW 18th Street and NW Weigel Drive. The screen will be installed during the development of the public improvements for the corresponding area being platted. Below is an example of the typical landscape buffer that would be required along this length of property boundary. In locations where a berm will block or impede drainage, a 6-foot high opaque fence may be allowed to pass drainage beneath.



SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements.

FRANCHISE UTILITIES

The gas main will be located in a gas easement located at the front of the residential units. The electric, telephone, and cable television utilities are proposed along the front and potentially the rear of the lot within public utility easements.

PARK SITE DEDICATION

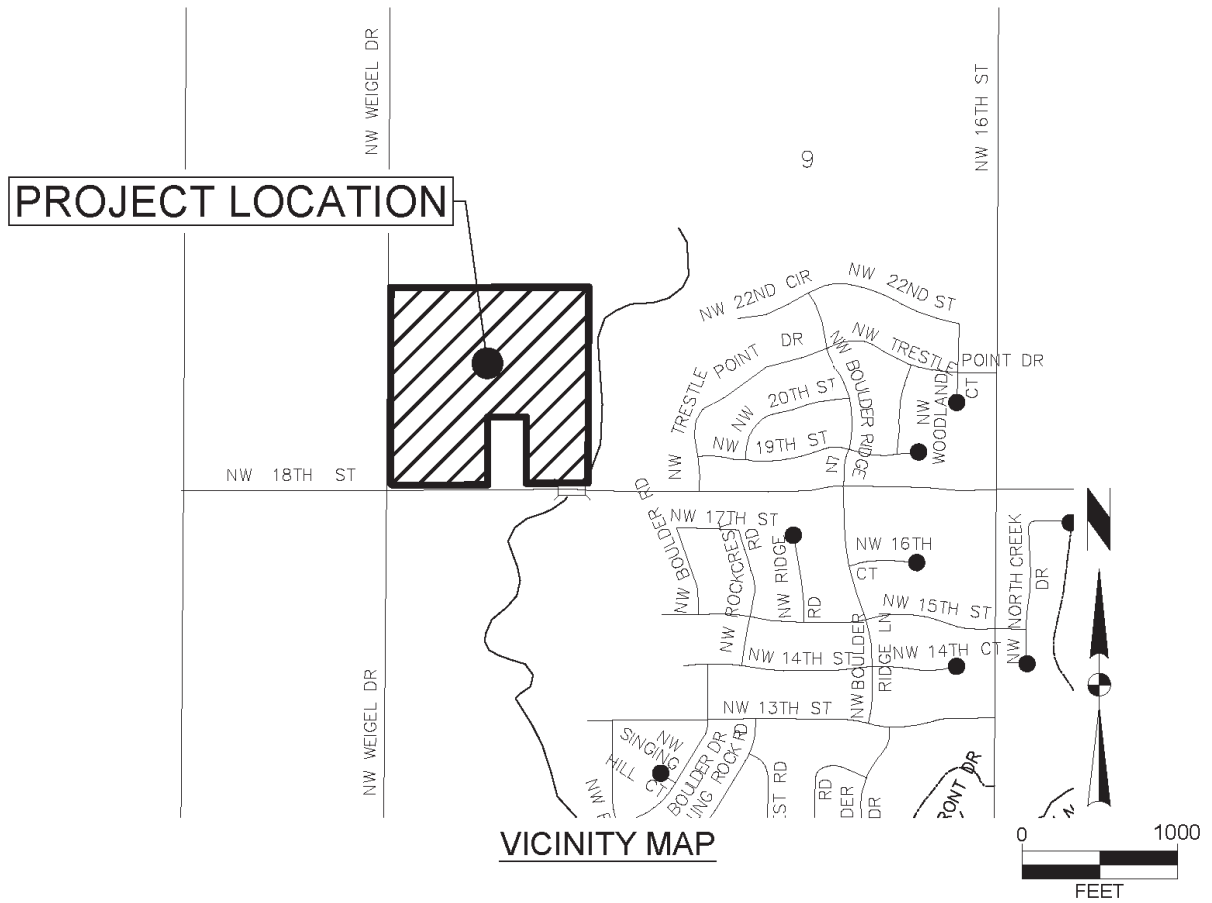
Park site dedication is required for this development. The City of Ankeny allows payment in lieu of providing park area(s) within the project site for residential areas. The Applicant will provide the payment option of \$12,000 / acre for the area required by the City. The development will include areas of open space within the project. These areas will include existing Rock Creek and the proposed detention areas.

LAND USE CATEGORY

The current Land Use Category is Medium Density Residential allowing up to twelve (12) units per acre. This maximum density may not be exceeded without a Land Use Plan Amendment.

The proposed Land Use Category is Neighborhood Commercial for the approximately 7.1 acres in the southwesterly portion of the property.

VICINITY MAP AND REZONING DESCRIPTION



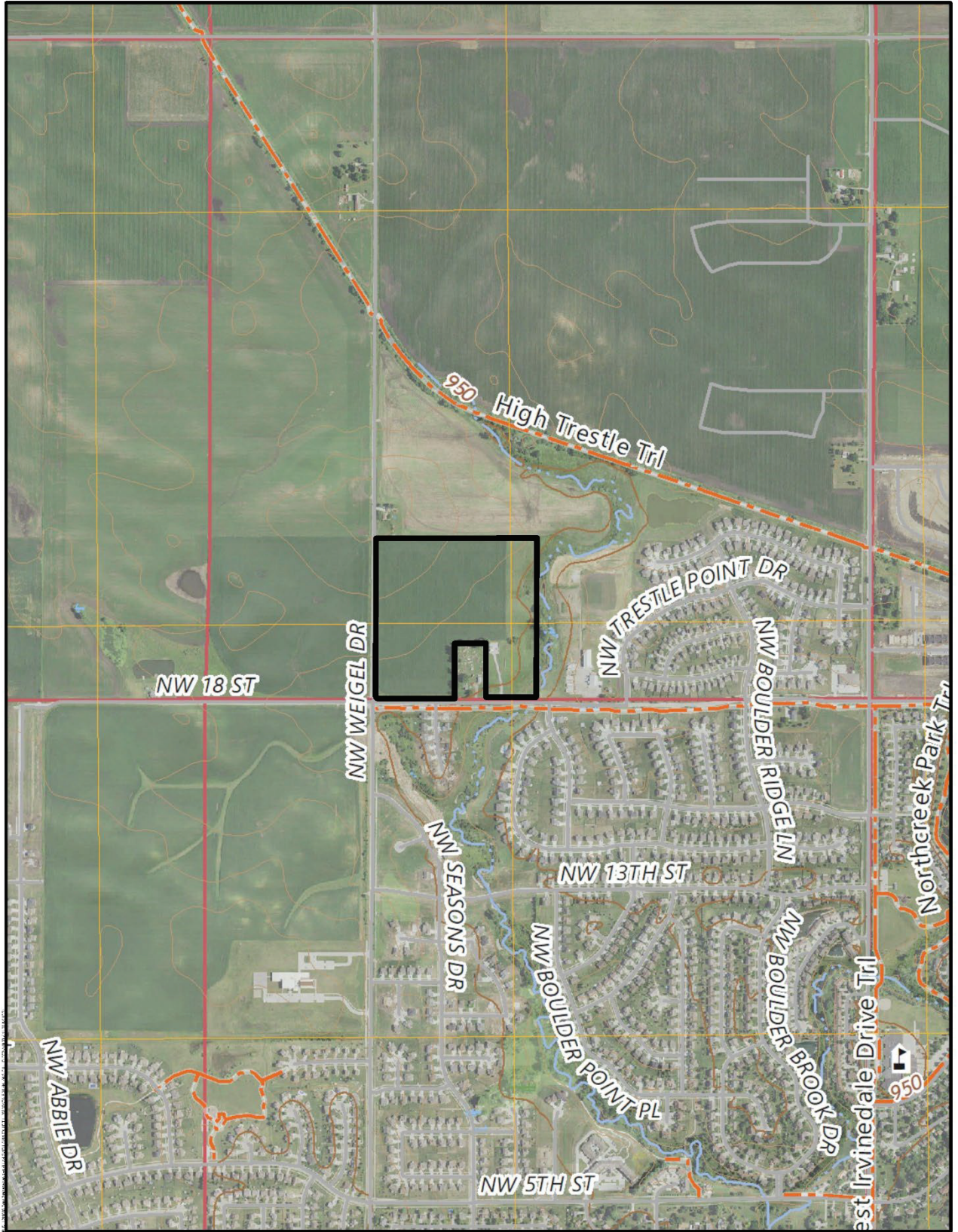
THE STERLING AT ROCK CREEK PUD REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXISTING TOPOGRAPHY / DRAINAGE AREAS

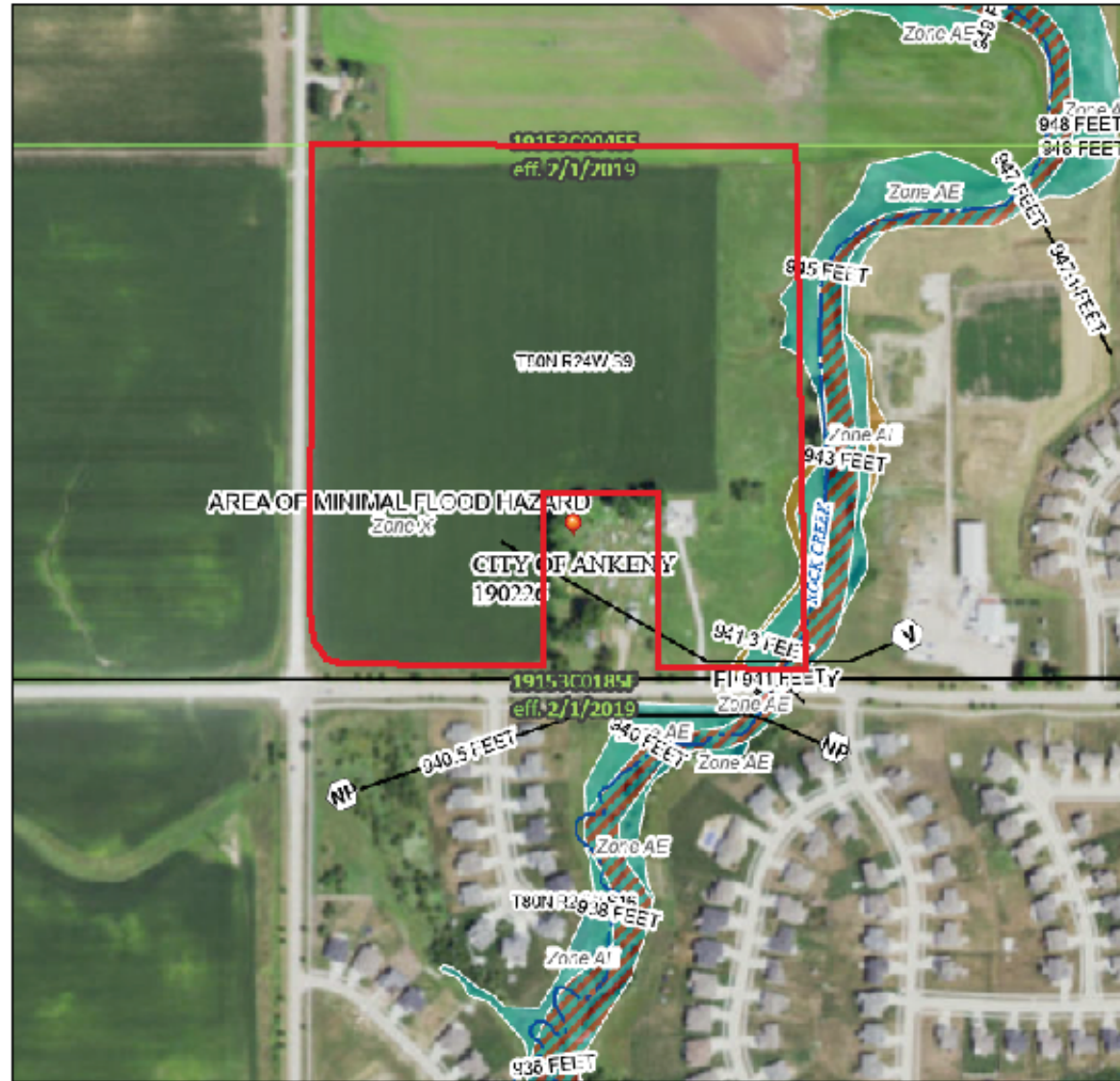


FIRM MAP

National Flood Hazard Layer FIRMette



93°29'22"W 41°14'19"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map, Orthorectified, Data refreshed October, 2020

Legend

SEE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FULL PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AO, AP, VE, AV
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective 10 MRA
		Area of Unincorporated Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Roadwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Cross-section Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Cross-section Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/5/2022 at 2:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map orientation, community identifiers, FIRMP panel number, and NFHL effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

WATER USAGE CALCULATIONS

PROJECT: THE STERLING AT ROCK CREEK

No: 123.0943

DATE: June 11, 2024

SUBJECT: WATER USAGE CALCULATIONS

BY: CK:

PAGE: 1 OF 5

**SANITARY SEWER**

7.1 ACRES OF COMMERCIAL PLUS CLUBHOUSE AREA (USE 8 ACRES OF COMMERCIAL)
 287 TOTAL RESIDENTIAL UNITS

PER SUDAS

FOR COMMERCIAL, USE 5,000 GPD/ACRE

PEAK FLOW 8 ACRES X 5000 GPD/ACRE = 40,000 GPD

FOR MEDIUM DENSITY RESIDENTIAL

USE 3 PEOPLE /UNIT AND 100 GPCD

PEAKING FACTOR (PF) = $(18+P^{0.5})/(4+P^{0.5})$ WHERE P IS POPULATION IN THOUSANDS

PEAK FLOW = 287 UNITS X 3 PEOPLE PER UNIT = 861 PEOPLE
 $PF = (18+.372^{0.5})/(4+.372^{0.5}) = 3.841$
 = 330707.19 GPD

TOTAL PEAK FLOW = 40,000 + 330,707 = 0.371 MGD
 CHANGE TO CFS (MGD / 0.646) = 0.574 CFS

8" MAIN @ 2/3 FULL, FACTOR = 0.79, THEREFORE
 FULL FLOW = 0.574 / 0.79 = 0.726 CFS

FOR FLOW = 0.726 CFS, DETERMINE MINIMUM SLOPE FOR 8 " MAIN

$Q = (1.486/n) \cdot A \cdot R^{2/3} \cdot S^{1/2}$, n = 0.013 A = 0.34907 SF
 R = 0.194 FT
 0.726 CFS = 13.37 * $S^{1/2}$
 $\Rightarrow S = 0.30 \%$

CITY OF ANKENY MINIMUM SLOPE = 0.50 %,
 CITY OF ANKENY PREFERRED SLOPE = 0.60 %,
 THEREFORE, OK.

WATER MAIN

A NEW 8" MAIN WILL BE EXTENDED THROUGH THE DEVELOPMENT AND LOOP INTO THE EXISTING WATER MAIN SYSTEM ON THE COLLECTOR ROADS. THIS WILL PROVIDE SERVICE AND FIRE PROTECTION TO THE SITE.

PER SUDAS

FIRE FLOW = 1500 GPM
 INSTANTANEOUS PEAK FLOW = AVERAGE FLOW X $(7/(P^{.167}))$ WHERE P IS POPULATION IN THOUSANDS
 AVERAGE FLOW = 86100 GPD (861 PEOPLE @ 100 GPCD)
 INSTANTANEOUS PEAK FLOW = 617953 GPD
 = 429.13 GPM

THIS CALCULATION DOES NOT INCLUDE THE COMMERCIAL AREA. HOWEVER, GIVEN THAT AN 8-INCH MAIN WILL BE LOOPED THROUGHOUT THE DEVELOPMENT WITH MULTIPLE CONNECTIONS TO LARGER MAINS THERE SHOULD BE ADEQUATE FLOW FOR THE COMMERCIAL AREA AS WELL.
 THEREFORE, OK

D. Density Table

Table 3B-1.01: Minimum Values

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people / AC	3 people / unit	100 gpcd*
Medium Density (Multi-Family) Residential	15 people / AC 6.0 people / duplex	3 people / unit	100 gpcd*
High Density (Multi-Family) Residential	30 people / AC	2.5 people / unit	100 gpcd*
Office and Institutional	5,000 gpd / AC (IDNR)	Special Design Density	N/A
Commercial and Light Industrial	5,000 gpd/AC (IDNR)	Special Design Density	N/A
Industrial	10,000 gpd/AC (IDNR)	Special Design Density	N/A

* Iowa Department of Natural Resources (DNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

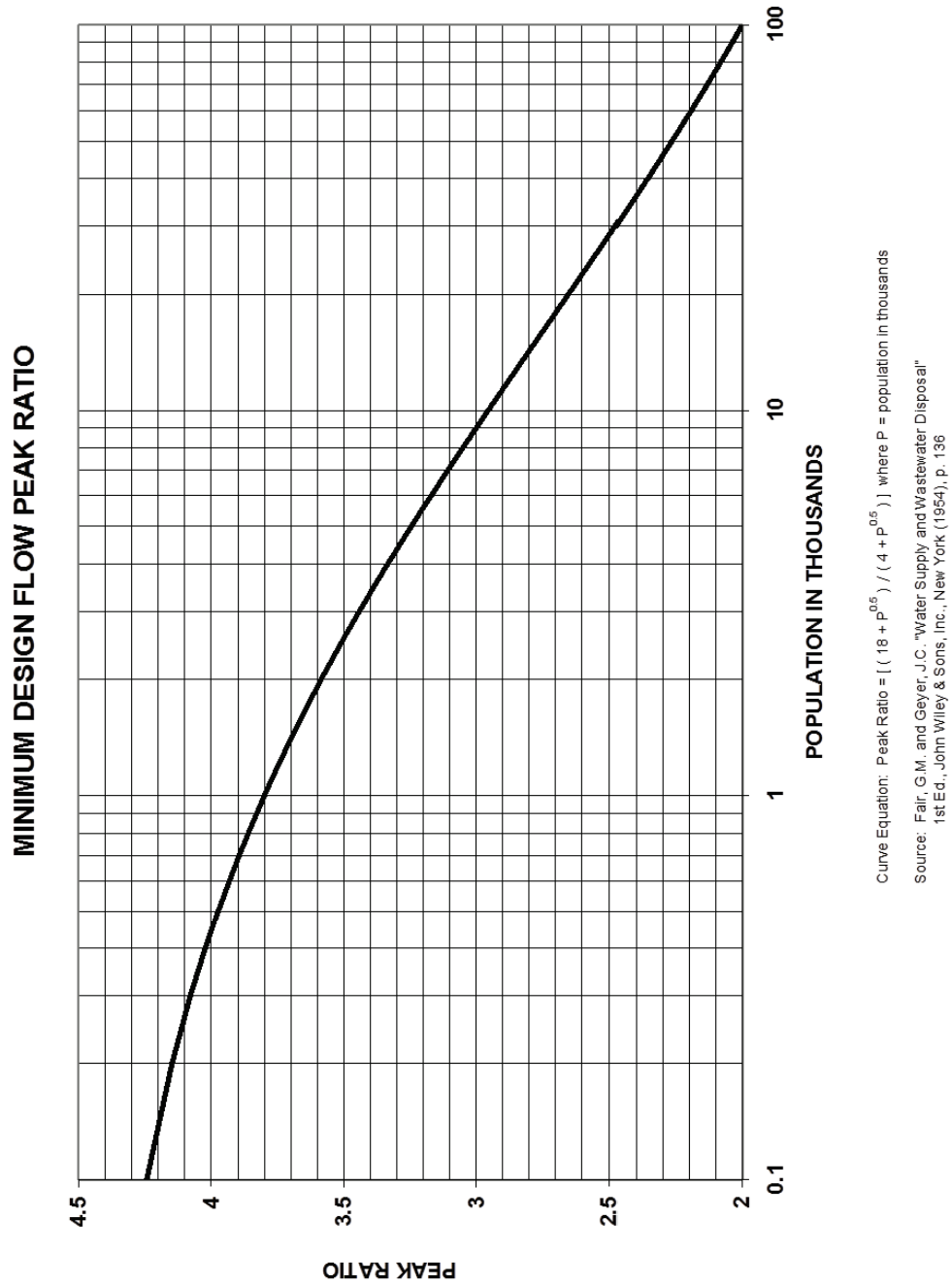
The area densities listed include the peaking factor.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

E. Special Design Densities

Special design densities should be based on specific flow measurements or known flow rates and are subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer prior to submittal to the Iowa DNR.

Figure 3B-1.01: Ratio of Peak to Average Daily Sewage Flow



2. Minimum Size Requirements:

- a. **Water Service Stub:** The water service stub must meet the Jurisdiction's standards and provide adequate design flows.
 - b. **Distribution Mains:** All water mains should be sized large enough to provide existing and future residential, commercial, and industrial water demands and fire protection flows to the area to be served. The minimum water main size is 8 inches in diameter, unless otherwise approved by the Jurisdictional Engineer. The Jurisdiction reserves the right to increase the size of the mains to meet future water demands.
 - c. **Arterial or Feeder Mains:** Arterial or feeder mains, typically 12 inches and larger, should conform to an existing grid pattern or as directed by the Jurisdiction to meet long range plans of the Jurisdiction.
- 3. Pressure Requirements:** The recommended minimum operating pressure of the distribution system should be no less than 35 psi. The residual pressure required under fire flow conditions should not drop below 20 psi at any hydrant or any point in the system. When operating pressure exceeds 100 psi, individual or system pressure reducing devices may be required.

E. Flow Considerations**1. Design Flows:** The water main system must be able to meet the following flow requirements:

- a. Peak day demands plus fire flow demands.
- b. Instantaneous peak demands for water mains from source, treatment, and/or storage facilities.

2. Peak Day Demands:

- a. **General:** The peak day demand is the average rate of consumption on the maximum day. The maximum day is the 24 hour period during which the highest consumption total is recorded in the latest 3 year period. High consumption that will not occur again due to changes in the system, or that was caused by unusual operations, should not be considered.

When no actual figure for maximum daily consumption is available, it should be estimated on the basis of consumption in other cities of similar character. Such estimates should be at least 2.0 times greater than the average daily water demand for cities having more than 500 people and 2.5 times greater than the average daily water demand for cities having 500 people or less.

- b. **Average Day Demand (minimum):**

Area x Area Density x Rate = Average Daily Demand

Equation 4B-1.01

Number of Units x Unit Density x Rate = Average Daily Demand

Equation 4B-1.02

Table 4B-1.01: Density

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people/AC	3.0 people/unit	100 gpcd
Medium Density (Multi-Family) Residential	15 people/AC	3.0 people/unit 6.0 people/duplex	100 gpcd
High Density (Multi-Family) Residential	30 people/AC	2.5 people/unit	100 gpcd
Office and Institutional	Special Design Density ¹		
Commercial	Special Design Density ¹		
Industrial	Special Design Density ¹		

¹ Special design densities should be subject to approval by the Jurisdictional Engineer based on methodology provided by the Project Engineer.

Note: If the Project Engineer uses values different than the above table, approval by the Jurisdictional Engineer and Iowa DNR is required.

3. **Instantaneous Peak Demands:** Where existing data is not available to accurately predict the instantaneous peak demand for the design year, the following criteria may be used as a minimum for estimating the instantaneous peak demand:

- 220 people or less = Average day demand (gpm) x 9.0.
- More than 220 people = Average day demand (gpm) x $7/P^{0.167}$
P = design year population in thousands.

If major water users exist in the system, the peak may be greater than those listed above.

4. **Fire Flows:** The following general information is taken from the *Fire Suppression Rating Schedule* (Edition 05-2008) of the Insurance Services Office (ISO). The latest ISO requirements must be checked to verify fire flow criteria. Insurance requirements for fire protection may vary with each Jurisdiction and must be confirmed by the Project Engineer.

- For one- and two- family dwellings not exceeding two stories in height, the following needed fire flows should be used.

Distance Between Buildings	Needed Fire Flow
Over 100'	500 gpm
31' to 100'	750 gpm
11' to 30'	1,000 gpm
10' or less	1,500 gpm

For wood shingle roof coverings on the building or on exposed buildings add 500 gpm to the needed fire flows.

- Multi-family, commercial, and industrial areas are considered high risk areas. The fire flows available in these areas require special consideration. The distribution and arterial mains in the high risk areas are to accommodate required fire flows in those areas.

TRIP GENERATION MEMO

Memorandum

To: Leslie Hart, P.E. PTOE
 City of Ankeny – Traffic Engineering Manager

Date: June 11, 2024

From: Tony Boes, P.E., PTOE

RE: The Sterling at Rock Creek
 Trip Generation
 Ankeny, Iowa

Trip generation estimates were prepared for the planned The Sterling at Rock Creek development in the northeast quadrant of the intersection of NW 18th Street and NW Weigel Drive. A previous study, the 2022 Moeckly Farms Traffic Impact Study, was completed assuming single-family housing for the development area. Current development plans include multifamily housing, a drive-in bank and retail space. Exhibit 1, a conceptual layout for the development is attached.

Trip generation estimates shown in Tables 1 and 2 were prepared for the planned opening year (2026) and the design year (2046) using trip generation rates from the ITE Trip Generation Manual, 11th Edition. For the design year, peak hour internal trips were estimated using the NCHRP 8-51 Internal Trip Capture Estimation Tool. Pass-by trips were estimated using ITE data for drive-in banks (LUC 912) and shopping plazas (LUC 821 (no pass-by data available for LUC 822)). When peak hour intersection traffic forecasts are prepared, pass-by trips may be reduced to limit pass-by to not more than 10% of adjacent street traffic. Following are the applicable pass-by trip percentages used in Table 2.

Pass-by Trips:

- Bank: 29% AM, 35% PM
- Retail: 0% AM, 40% PM

Table 1: Opening Year Trip Generation

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak (1)				PM Peak (2)			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Multifamily Housing (Low-Rise)	220	33	DU	6.74	222	111	111	0.40	13	3	10	0.51	17	11	6
Drive-in Bank	912	3	DIL	125.05	375	188	187	8.54	26	16	10	27.07	81	40	41
Strip Retail Plaza (< 40 kSF)	822	12	kSF	54.45	653	327	326	2.36	28	17	11	6.59	79	40	39
TOTAL					1250	626	624		67	36	31		177	91	86

(1) Peak hour of adjacent street traffic 7-9 AM.

(2) Peak hour of adjacent street traffic 4-6 PM.

Table 2: Design Year Trip Generation

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak (1)				PM Peak (2)			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Multifamily Housing (Low-Rise)	220	291	DU	6.74	1961	981	980	0.40	116	28	88	0.51	148	93	55
Drive-in Bank	912	3	DIL	125.05	375	188	187	8.54	26	16	10	27.07	81	40	41
Strip Retail Plaza (< 40 kSF)	822	12	kSF	54.45	653	327	326	2.36	28	17	11	6.59	79	40	39
Strip Retail Plaza (< 40 kSF)	822	33	kSF	54.45	1797	899	898	2.36	78	47	31	6.59	217	109	108
Total Trips					4786	2395	2391		248	108	140		525	282	243
Internal Trips								2%	4	2	2	20%	106	53	53
External Trips									244	106	138		419	229	190
Pass-by Trips									8	4	4		104	52	52
New Trips									236	102	134		315	177	138

(1) Peak hour of adjacent street traffic 7-9 AM.
(2) Peak hour of adjacent street traffic 4-6 PM.

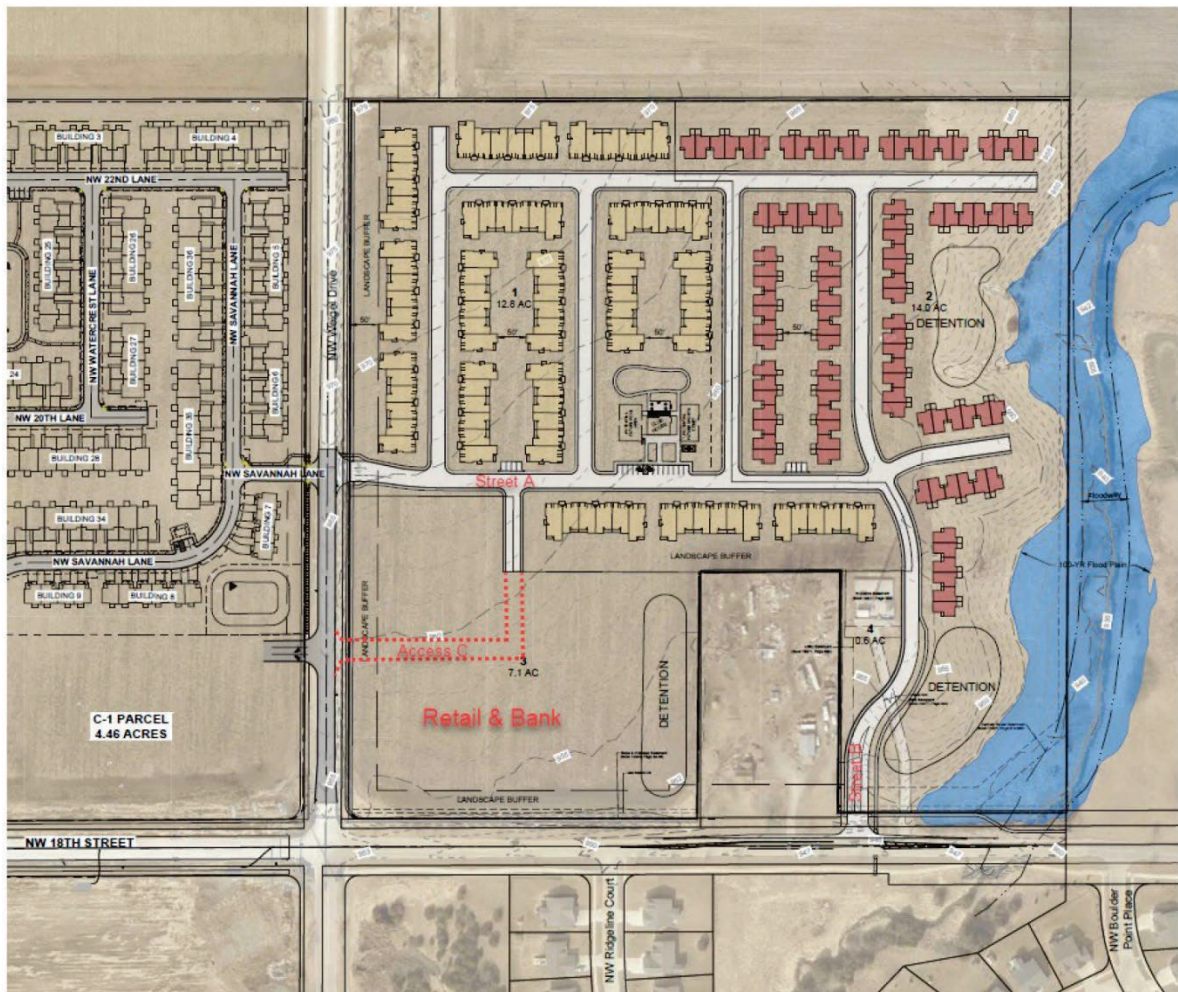


Exhibit 1 – Site Concept Plan

