



Meeting Agenda

Plan and Zoning Commission

Tuesday, June 7, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the June 7, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the May 17, 2022 minutes of the Plan and Zoning Commission meeting.

2. 201 East First Street - NAPA Store Expansion Site Plan

Consider MOTION to approve the site plan for 201 East First Street, NAPA Store Expansion.

3. 2405 N Ankeny Boulevard - Site Plan

Consider MOTION to approve the site plan for 2405 N Ankeny Boulevard, Lot 3, Northpointe Village Center Plat 2, subject to Council approval of the stormwater management easement.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

4. J. Larson Homes, LLC, request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

Consider MOTION to recommend City Council approval of the request by J. Larson Homes, LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

I. OLD BUSINESS:

J. REPORTS:

1. June 6, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for June 21, 2022

May 2022 Building Permit Report

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

June 20, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

June 7, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the May 17, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 17, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair T.Rapp called the May 17, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the May 17, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Vice Chair T.Rapp asked to have the record reflect that members of the Commission received correspondence regarding Agenda Item #5 from David and Charlene Harmon and B&W Farms, LLC and petitions signed by multiple homeowners that will be received and filed as part of the public hearing.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 3, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Crossing Plat 2 Final Plat

Motion to recommend City Council approval of Kimberley Crossing Plat 2 Final Plat.

Item #3. First Street Commons Plat 2 Final Plat

Motion to recommend City Council approval of First Street Commons Plat 2 Final Plat; and recommend City Council authorization of cost-participation for 16-inch water main along E 1st Street in the amount estimated to be \$5,375.00.

Item #4. Courtyards at Harvest Ridge Plat 4 Final Plat and Courtyards at Harvest Ridge Plat 4 Site Plan

Motion to recommend City Council approval of the Courtyards at Harvest Ridge Plat 4 Final Plat.

Motion to approve the Courtyards at Harvest Ridge Plat 4 Site Plan, subject to City Council approval of the public improvement construction documents and recordation of the final plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #4. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #5. J. Larson Homes, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

D.Silverthorn reported that the applicant, J. Larson Homes, LLC, requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. The area subject to the proposed rezoning consists of 34.51 acres, and is located northeast of the intersection at NW 18th Street and NW Weigel Drive. He stated the subject property is currently zoned R-1, One-Family Residence District. The properties to the north and east are zoned R-1, while properties to the south are zoned R-2, One-Family and Two-Family Residence District, restricted to single-family residential and the properties to the west are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre; and C-1, Neighborhood Retail Commercial District. D.Silverthorn stated that the proposed rezoning generally aligns with The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map, which indicates this property as Medium Density Residential. He presented the current Future Land Use Map and said

the land use designations are consistent with what would be around major collector and minor arterial streets. He noted examples of what type of housing you would typically see in Medium Density Residential areas. He stated that the purpose of the proposed rezoning to PUD is to facilitate single-family detached residential development that would otherwise not be allowed in the R-3 zoning district due to smaller lot widths, lot areas, and setbacks. He shared that the applicant is requesting 50-foot lot widths and 5,000 square foot lot areas. D.Silverthorn presented the PUD Master Plan, which generally outlines the plan for development and said that final designs are determined and approved during the final platting process. He explained that the PUD manual provides information on bulk regulations, architectural character, landscape screening, stormwater management, and utility services. The building elevations that are provided represent one- to two-story houses to be constructed with varying building materials, colors, and roof pitches. He said the developer has submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, legal notifications were sent to surrounding property owners and published in the Des Moines Register and signage was posted on the property. D.Silverthorn addressed the correspondence that was received regarding this request; and noted that a petition from multiple surrounding property owners stated opposition to the rezoning, specifically asking that the lot widths be 65-foot not 50-foot as presented. He presented a map to the Commission of the proposed rezoning area, which specifically highlighted the parcels of the surrounding property owners who signed the submitted petition. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting.

T.Flack asked if staff could provide examples of where within the City of Ankeny there are 50-foot lot widths. E.Jensen responded that staff will include that in their staff report.

A.Renaud inquired whether the withdrawal of the petition that was received, changed the percentage and how that affects this request. D.Silverthorn responded that the petitions as submitted were to initiate the process. The property owner who withdrew came after the process had been started, the publications were in place, so the public hearing had to be held.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, representing John Larson, J. Larson Homes, LLC for the Brandywine PUD development. He stated that when their process for development begins they refer to the comprehensive plan to find out what the city's plans are for the property. He said with this project, they began with Medium Density Residential and then asked their client what their desires were for this development. He shared that with MDR designation allowing up to 12 dwelling units per acre, a developer is able to get 10-12 townhomes per acre on the property. He said they first looked at the west half of this development being townhomes and the east half, single family. Brent Culp said that the reasoning for the change in how they wanted to develop the property was due to the number of townhomes that already, or will be, surrounding this property. The decision was made to look at single family, Medium Density Residential. Brent Culp presented the Master Plan for the development, which showed single family, 50-foot wide lots. He noted that this change would get them 3.6 building units per acre, which is much better than 10-12 townhomes per acre. He commented that John Larson felt that it is a strong market for this product, especially with interest rates. He shared that they did complete a traffic impact study for this project. He provided information on roadways, utilities, and stormwater. He asked the Commission if they had any questions.

Dave Harmon, 1616 NW Pineview Circle, said he was representing the neighbors. He shared that he dropped off a petition, which was presented to the Commission. He said they are concerned with the size of the lots and the size of the houses that would be built across from their homes with this PUD. He stated that they believe the values of their homes will drop with the smaller homes across the road. Dave Harmon stated that they would like the property to stay R-1 and keep the 65-foot wide lots. He said they have a great neighborhood and great homes in their neighborhood. They would like to see a change in the rezoning proposal.

T.Rapp asked staff to respond in their report whether smaller homes across the road adversely affect home values. E.Jensen said staff has provided information before on values but typically it has been about multi-family housing and how it impacts surrounding property owners. He said staff will do some research as there are many things that affect property values. T.Rapp said appraisals have changed from years past. T.Flack brought up that there is definitely an education piece that is important on the different lot sizes within R-1, R-2, and R-3 zoning designations and examples of existing neighborhoods would be good to have.

A.Renaud said with narrower lot sizes, it brings to question snow removal, snow storage and less on-street parking. She does understand the importance of affordable housing and a mix of housing, but would like to know

the long-term implications from the Public Works department and does it create issues. R.Weisheit said he has observed area where the lots are smaller, there tends to be more cars being parked in the streets and it becomes an issue of congestion and safety. A.Renaud understands that with townhomes there are standards for additional parking but with the single family lots getting narrower, should there be additional standards for these types of developments. R.Weisheit asked staff if there has ever been a PUD that has allocated additional parking spots similar to a townhome development. E.Jensen said not for a single family detached development.

Motion by T.Flack close the public hearing, and receive and file documents. Second by L.West. All voted aye. Motion carried 6 – 0.

Vice Chair T.Rapp informed the audience that this item will be back before the Commission on June 7, 2022.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the May 16, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 7, 2022 Plan and Zoning Commission meeting and the April 2022 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 6, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Second by T.Flack. Meeting adjourned at 6:56 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

June 7, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

201 East First Street - NAPA Store Expansion Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

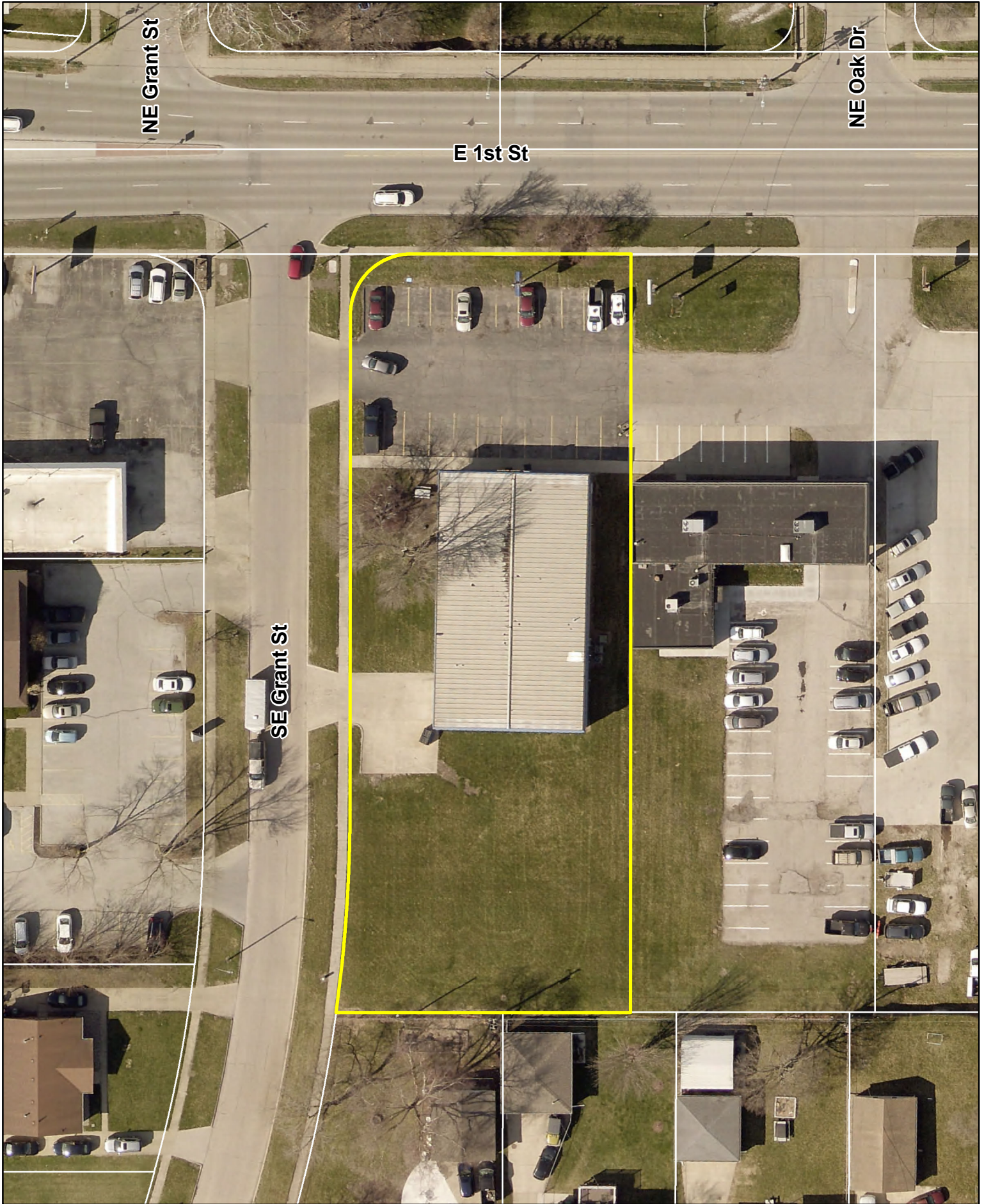
Action: Consider MOTION to approve the site plan for 201 East First Street, NAPA Store Expansion.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations



N



1 inch = 50 feet

Date: 5/31/2022

201 E 1st Street
NAPA Store Expansion

 **Ankeny**
bringing it all together.

Agenda Item: 201 E 1st Street – NAPA Store Expansion – Site Plan
Report Date: June 2, 2022
Prepared by: Laura Hutzell *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the proposed site plan for 201 E 1st Street, NAPA Store Expansion.

Project Summary:

The subject property is located at 201 E 1st Street on Lot 1 Napa Manor. The subject property is generally located south of E 1st Street and east of S Ankeny Boulevard. The subject property is approximately .80 acres (+/-) in size and is zoned C-1, Neighborhood Retail Commercial District. Properties to the east and west are also zoned C-1, while the properties to the north and south are zoned R-2, One-Family and Two-Family Residence District. The applicant is proposing to construct a new, 3,000 square-foot expansion on the south side of the existing building with additional landscaping, building material improvements to the new and existing structure, sidewalk improvements to the main store front and improvements to the rear service drive approach from SE Grant Street.

The exterior of the existing NAPA store consists of metal paneling covering both sides and rear elevations, which do not currently meet the primary building material requirements. With the proposed 3,000 sf expansion, NAPA was asked to update the materials on the existing building to meet the building material requirements. The proposed elevations show materials along the existing building and the 3,000-sf addition being updated. The metal paneling on the lower half of the building will be removed and replaced with a new, thin, gray, brick facade around the entire base of the building. There is a re-located trash enclosure included on the site plan that will be constructed primarily of split-face block to match the proposed building.

The submitted site plans show existing parking on the north side of the building. The site plan shows a total of 23 parking stalls, one of which is handicap accessible, meeting the minimum parking requirements of 23 stalls for a development of this kind. Minimum landscaping and open space requirements for the development have been met. Additional landscaping has been included along the north and west sides of the building to better screen the parking area and proposed, rear service drive area from public streets and adjacent properties.

Access to the site comes from SE Grant Street. Sidewalk improvements to the main store front and improvements to the rear service drive approach from SE Grant street are proposed.

The site is serviced by an existing six-inch water line along SE Grant street. Additionally, the building connects to an existing eight-inch sanitary line near the southeast side of the property to service the building with eight-inch sanitary service. Storm water drains from one of the multiple storm water intakes along East 1st Street.

Site Plan Worksheet
201 E 1st Street – NAPA Store Expansion

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

A. Site Development

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

The building sits on the center of the site with the primary building façade facing north towards E 1st Street. The proposed building expansion is located on the rear, southside of the building. Vehicular access to the site is provided directly off of SE Grant Street. The building meets all required setbacks by code. With the proposed update to the façade, the building will now be complimentary to the neighboring buildings and site in the area.

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

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

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

The site provides for adequate parking and circulation. The City's code requires a minimum of 23 parking stalls for a development of this kind. The proposed site plan provides a total of 23 stalls, with one of the stalls being handicap accessible. The proposed parking meets the minimum requirement.

- 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 applicant has included a traffic memo with the site plan outlining the estimated trip generation to result from the proposed development. This memo has been reviewed by staff and is deemed appropriate.

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

Parking stalls are located on the north side of the site. Additional landscaping has been included along the north and west sides of the building to better screen the parking area and proposed, rear service drive area from public streets and adjacent properties.

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

There will be no additional outdoor storage with the exception of one re-located trash enclosure proposed on the south side of the new addition. The trash enclosure will be constructed of gray, split-face block to match the building.

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

All services to the building are underground.

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

Lighting on the site is 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 drains from one of the multiple storm water intakes along East 1st Street.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The site is connected to an existing six-inch water line located along SE Grant Street. The site utilizes eight-inch sanitary service from an existing eight-inch sanitary line near the southeast side of the property.

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

The site plan generally meets the open space requirements with the majority of the open space being provided on the north and west sides of the property.

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

The additional proposed parking lot shading and open space landscaping conform to 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 existing NAPA building is approximately 6,072 sq feet. The proposed building addition increases the building's footprint by 3,000 square feet, for a total of 9,072 square feet. The building, which includes the proposed addition, is comparable in size to other commercial developments along East 1st Street.

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

The elevations propose an update to the existing building's façade, which is currently comprised of metal siding/paneling. The proposed building materials consist of thin brick, glass, precast concrete, and metal siding. Thin, gray brick will replace the metal siding at the base of the building and follow around the perimeter including the proposed addition, meeting the primary material requirements of the Code. These materials are similar to other commercial developments along East 1st Street.

- 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.**

There are no mechanical equipment or storage areas proposed with the exception of the proposed re-location of the trash enclosure. The enclosure will be constructed primarily of gray, split-face block to match the proposed building.

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

There is only one building on the site.

C. Signs

There is no additional signage proposed with this site plan.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks and other sites in the neighboring area.

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

The layout and circulation system for traffic in and around the site is appropriate. Patrons can access the development from SE Grant Street.

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

The proposed addition to the NAPA store is comparable in scale and style to other commercial developments along E 1st Street and the proposed update of building materials on both the new addition and existing building aligns with the design regulations for the C-1 zoning district.

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

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

May 25, 2022

Honorable Mayor, City Council and Plan and Zoning Commission
410 West First Street
Ankeny, Iowa 50023
ATTN: Laura Hutzell



Re: Napa Auto Parts Addition – Site Plan
210 East First Street (BE #220063)

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

On behalf of Napa Auto Parts and Jeff Rains, we respectfully request approval consideration for a Site Plan including a 3,000 sf building and associated pavement addition. The project also includes additional landscaping, sidewalk improvements to the main store front and improvements to the rear service drive approach from Grant Street.

We appreciate your time and consideration of this request and look forward to any further discussion at your regular meetings. Please do not hesitate to contact me if you have any questions or concerns.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Brad Kuehl", is written over a light blue rectangular background.

Brad Kuehl, Project Manager
Bishop Engineering

Cc: Jeff Rains, Rains Architecture

NAPA STORE EXPANSION - ANKENY, IOWA

SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 EXISTING CONDITIONS / REMOVALS
- C2.1 LAYOUT AND LANDSCAPE PLAN
- C3.1 GRADING AND UTILITY PLAN

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 5385 PAGE 952)
LOT 1 IN NAPA MANOR, AN OFFICIAL PLAT, NOW INCLUDED IN
AND FORMING A PART OF THE CITY OF ANKENY, POLK
COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS
AND RESTRICTIONS OF RECORD.

AREA:

35,776 SQUARE FEET - 0.80 ACRES

ADDRESS:

201 EAST FIRST STREET
ANKENY, IOWA 50021

OWNER:

GENUINE PARTS CO.
201 EAST FIRST STREET
ANKENY, IOWA 50021
CONTACT: JEFF RAINS, 515-314-8896

ZONING:

ZONED: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

BULK REGULATIONS:

FRONT: 35 FEET
SIDE: 0 FEET
REAR: 40 FEET

EXISTING PARKING COUNT:

22 STANDARD STALLS
1 HANDICAP STALL
23 TOTAL PARKING STALLS

PARKING REQUIREMENTS:

1 SPACE PER 400 SF
PARKING REQUIRED = (9000/400) = 23 STALLS
PARKING PROVIDED = 23 STALLS (INC. 1 HC STALL)

OPEN SPACE REQUIREMENTS:

20% OPEN SPACE REQUIRED
TOTAL SITE AREA = 35,776 SF
OPEN SPACE REQUIRED = 7,155 SF (20%)
OPEN SPACE PROVIDED = 15,061 SF (42%)

IMPERVIOUS SURFACE:

TOTAL SITE AREA = 35,776 SF
EXISTING IMPERVIOUS = 8,000 SF BUILDING
= 9,450 SF DRIVE/PARKING
= 575 SF SIDEWALK
PROPOSED IMPERVIOUS = 3,000 SF BUILDING ADDITION
= 1,890 SF DRIVE/PARKING
TOTAL SITE IMPERVIOUS = 20,715 SF (58%)

ERU CALCULATION:

TOTAL SITE IMPERVIOUS AREA (20,715 SF)/4,000 SF = 6

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT # 9000, 3/4" IRON PIPE W/ RED PLASTIC CAP

NORTHING = 630754.58
EASTING = 1613015.00
ELEVATION = 970.71
DESCRIPTION: BETWEEN SIDEWALK AND S.W. CONCRETE
PARKING LOT

TBM, ARROW ON HYDRANT

NORTHING = 630869.35
EASTING = 1613725.58
ELEVATION = 973.46
DESCRIPTION: HYDRANT N.E. OF N.E. BUILDING CORNER



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ANKENY STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF ANKENY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF ANKENY.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF ANKENY STANDARD SPECIFICATIONS AND THE 2022 VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.

UTILITY MAPS PROVIDED BY:

- ELECTRIC & GAS (MIDAMERICAN ENERGY / (515) 252-6632)
- STORM, SANITARY, & WATER (CITY OF ANKENY / (515) 963-3527)
- FIBER OPTIC (AUREON / (515) 830-0445)
- FIBER OPTIC (CENTURYLINK / (818) 547-0147)
- FIBER OPTIC (VERIZON / (877) 728-7000)
- FIBER OPTIC (MEDACOM / (515) 248-6668)
- FIBER OPTIC (UNITE PRIVATE NETWORKS / (818) 425-3556)

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 3/8/2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

EARTHWORK BALANCE NOTES:

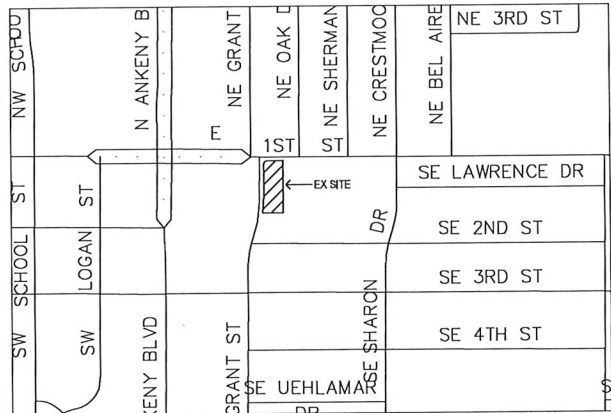
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
- THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

FIELD TILE NOTES:

- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
- IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER, LIMITED INFORMATION IS AVAILABLE.
- THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
- CONTRACTOR SHALL PROVIDE AS-BUILTS OF FIELD TILES TO BISHOP ENGINEERING.

PAVEMENT SAWCUT NOTES:

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO BRAD KUEHL, BISHOP ENGINEERING (515-276-0487 OR BKUEHL@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'X' JOINTS.
- ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.



ABBREVIATIONS:

AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
OPC ORANGE PLASTIC CAP
P PLATTED DISTANCE
PAGE PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY
RPC RED PLASTIC CAP
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
YPC YELLOW PLASTIC CAP
N NORTH
S SOUTH
E EAST
W WEST

LEGEND:

— SAN — SANITARY SEWER
— ST — STORM SEWER
— W — WATER LINE
— G — GAS LINE
— UE — UNDERGROUND ELECTRIC
— OE — OVERHEAD ELECTRIC
— TELE — TELEPHONE LINE
— FIO — FIBER OPTIC
— CATV — CABLE TV
⊙ STORM MANHOLE
☒ CURB INTAKE
⊙ SURFACE INTAKE
⊠ FLARED END SECTION
⊙ SANITARY MANHOLE
⊙ CLEANOUT
⚡ FIRE HYDRANT
⚡ SPRINKLER
⚡ IRRIGATION CONTROL VALVE
⊙ WATER MANHOLE
⊙ WELL
⚡ WATER VALVE
⚡ WATER SHUT OFF
⚡ YARD HYDRANT
⊙ ELECTRIC MANHOLE
⊠ ELECTRIC METER
⊠ ELECTRIC RISER
⊠ ELECTRIC VAULT
⚡ POWER POLE
⚡ TRANSFORMER POLE
☆ LIGHT POLE
⊠ ELECTRIC JUNCTION BOX
⊠ ELECTRIC PANEL
⊠ TRANSFORMER
⚡ GROUND LIGHT
⚡ GUY WIRE
⊠ ELECTRIC HANDHOLE
⊠ GAS METER
⚡ GAS VALVE
⊠ AIR CONDITIONING UNIT
⊠ TELEPHONE RISER
⊠ TELEPHONE VAULT
⊠ TELEPHONE MANHOLE
⊠ TRAFFIC SIGNAL MANHOLE
⊠ FIBER OPTIC RISER
⊠ FIBER OPTIC FAULT
⊠ CABLE TV RISER
— SIGN
⑦ DENOTES NUMBER OF PARKING STALLS
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
⊕ SECTION CORNER - FOUND AS NOTED



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED 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.

SIGNED: _____ PRELIMINARY _____ DATE: _____
DAVID B. BENTZ, PE. 17143

LICENSE RENEWAL DATE: DEC. 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C2.1-C4.1, C7.1

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NAPA STORE EXPANSION
201 EAST FIRST STREET, ANKENY, IOWA

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:

BK

CHECKED BY:

DB

REVISION DATE:

04/05/2022 CHECK
04/12/2022 CHECK
04/29/2022 CITY
05/27/2022 CITY

PROJECT NUMBER:

220063

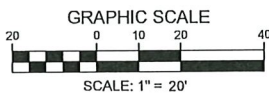
SHEET NUMBER:

C0.1

201 EAST FIRST STREET EXISTING CONDITIONS / REMOVALS

- LEGEND:**
- SAN — SANITARY SEWER
 - ST — STORM SEWER
 - W — WATER LINE
 - G — GAS LINE
 - UE — UNDERGROUND ELECTRIC
 - OE — OVERHEAD ELECTRIC
 - TELE — TELEPHONE LINE
 - FIO — FIBER OPTIC
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 - ① STORM MANHOLE
 - ② CURB INTAKE
 - ③ SURFACE INTAKE
 - ④ FLARED END SECTION
 - ⑤ SANITARY MANHOLE
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 - ⑦ FIRE HYDRANT
 - ⑧ SPRINKLER
 - ⑨ IRRIGATION CONTROL VALVE
 - ⑩ WATER MANHOLE
 - ⑪ WELL
 - ⑫ WATER VALVE
 - ⑬ WATER SHUT OFF
 - ⑭ YARD HYDRANT
 - ⑮ ELECTRIC MANHOLE
 - ⑯ ELECTRIC METER
 - ⑰ ELECTRIC RISER
 - ⑱ ELECTRIC VAULT
 - ⑲ POWER POLE
 - ⑳ TRANSFORMER POLE
 - ⋆ LIGHT POLE
 - ⊞ ELECTRIC JUNCTION BOX
 - ⊞ ELECTRIC PANEL
 - ⊞ TRANSFORMER
 - ⋄ GROUND LIGHT
 - ⋄ GUY WIRE
 - ⊞ ELECTRIC HANDHOLE
 - ⊞ GAS METER
 - ⊞ GAS VALVE
 - ⊞ AIR CONDITIONING UNIT
 - ⊞ TELEPHONE RISER
 - ⊞ TELEPHONE VAULT
 - ⊞ TELEPHONE MANHOLE
 - ⊞ TRAFFIC SIGNAL MANHOLE
 - ⊞ FIBER OPTIC MANHOLE
 - ⊞ FIBER OPTIC RISER
 - ⊞ FIBER OPTIC VAULT
 - ⊞ CABLE TV RISER
 - SIGN —
 - BOLLARDS
 - ⑦ DENOTES NUMBER OF PARKING STALLS
 - PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - ⊞ SECTION CORNER - FOUND AS NOTED
 - ▲ SITE CONTROL POINT - MONUMENT AS NOTED

- ABBREVIATIONS:**
- AC ACRES
 - ASPH ASPHALT
 - BK BOOK
 - CONC CONCRETE
 - D DEEDED DISTANCE
 - EX EXISTING
 - ENCL ENCLOSURE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FRAC FRACTIONAL
 - M MEASURED DISTANCE
 - MH MANHOLE
 - OPC ORANGE PLASTIC CAP
 - P PLATTED DISTANCE
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRA PREVIOUSLY RECORDED AS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - RPC RED PLASTIC CAP
 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - YPC YELLOW PLASTIC CAP
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST



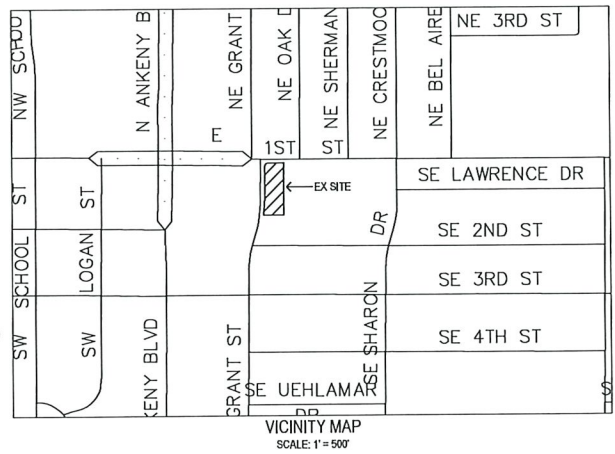
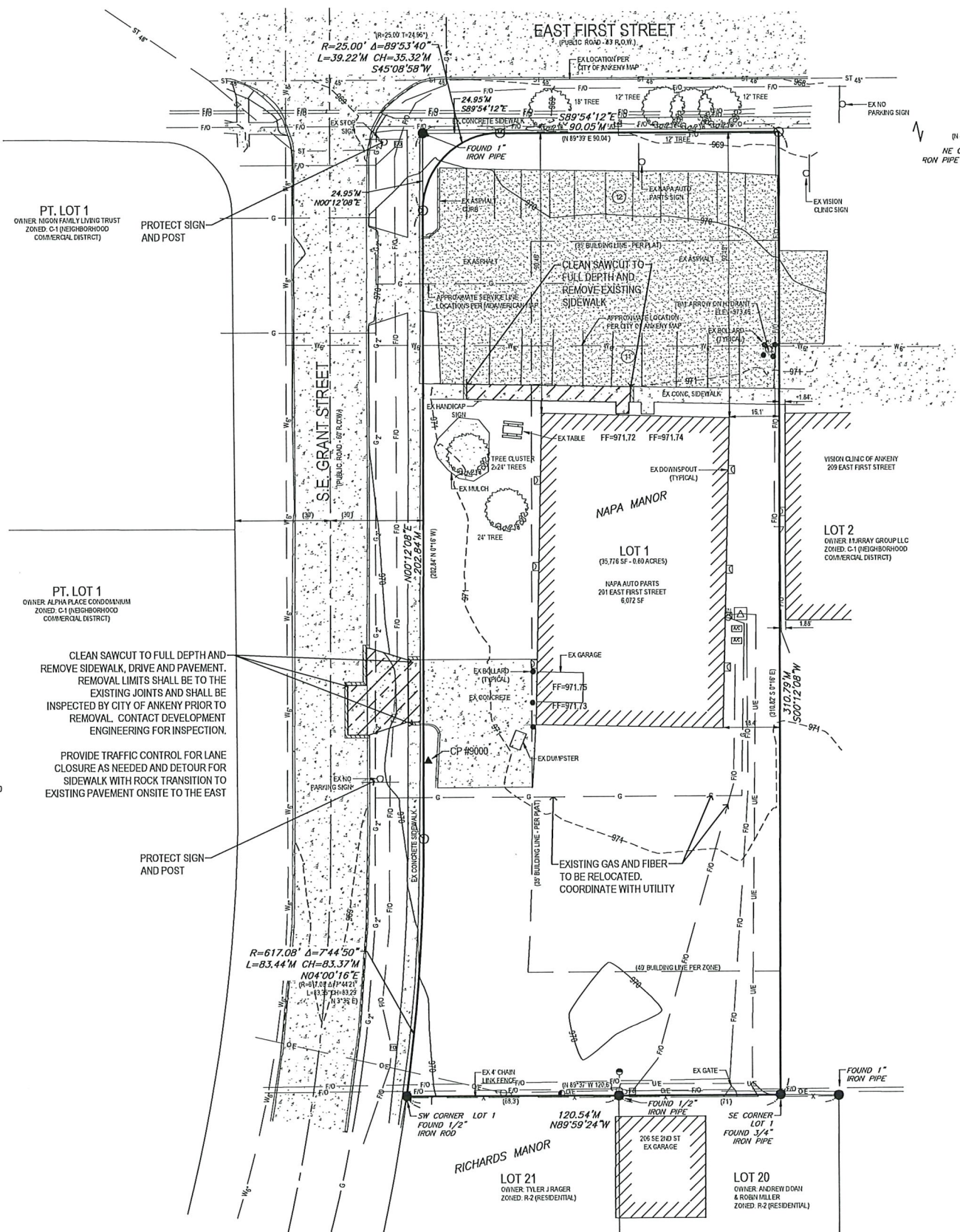
FIELD WORK COMPLETED ON: 3-9-2022

- UTILITY MAPS PROVIDED BY:**
1. ELECTRIC & GAS (WISCONSIN ENERGY / (615) 252-6832)
 2. STORM, SANITARY, & WATER (CITY OF ANKENY / (515) 993-3527)
 3. FIBER OPTIC (AUREON / (515) 830-0445)
 4. FIBER OPTIC (CENTURYLINK / (918) 547-0147)
 5. FIBER OPTIC (VERIZON / (972) 728-7000)
 6. FIBER OPTIC (MEDACOM / (515) 246-6668)
 7. FIBER OPTIC (UNITE PRIVATE NETWORKS / (816) 425-3556)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 5385 PAGE 952)
LOT 1 IN NAPA MANOR, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
35,776 SQUARE FEET - 0.80 ACRES

ADDRESS:
201 EAST FIRST STREET
ANKENY, IOWA 50021

OWNER:
GENUINE PARTS CO.
201 EAST FIRST STREET
ANKENY, IOWA 50021

PREPARED FOR:
JEFF RAINS
RAINS ARCHITECTURE

ZONING:
INFORMATION OBTAINED FROM:
THE POLK COUNTY ASSESSOR
ZONED: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

BULK REGULATIONS:
FRONT: 35 FEET
SIDE: 0 FEET
REAR: 40 FEET
FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
THE CITY OF ANKENY AT (515) 993-3550

PARKING COUNT:
23 STANDARD STALLS
0 HANDICAP STALLS
23 TOTAL PARKING STALLS

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARINGS OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD83, GEOID 18

POINT # 9000, 3/4" IRON PIPE W/ RED PLASTIC CAP
NORTHING = 630754.58
EASTING = 1613615.00
ELEVATION = 970.71
DESCRIPTION: BETWEEN SIDEWALK AND S.W. CONCRETE PARKING LOT

TBM, ARROW ON HYDRANT
NORTHING = 630886.35
EASTING = 1613725.58
ELEVATION = 973.48
DESCRIPTION: HYDRANT N.E. OF N.E. BUILDING CORNER

NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

REMOVAL NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE
3. CONTRACTOR TO COORDINATE SIGNAGE AND PERMITS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY
4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECT AND REMOVAL OF EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
5. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT THE CONTRACTORS EXPENSE
6. CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS

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201 EAST FIRST STREET
ANKENY, IOWA 50021

EXISTING CONDITIONS / REMOVALS

REFERENCE NUMBER:

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MH

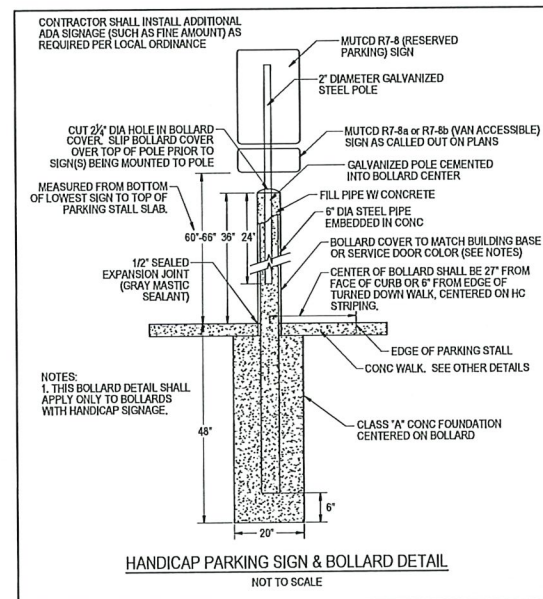
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REVISION DATE:

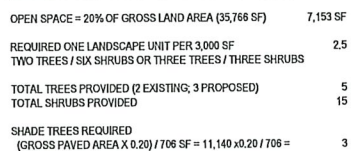
PROJECT NUMBER:
220063

SHEET NUMBER:

C1.1



CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
RO	6	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
SHRUBS						
DY	16	DENISFORMIS YEW	TAXUS MEDIA 'DENISFORMIS'	36"	CONT	FULL FORM - MATCHED
GF	11	GOLD FLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'	#5	CONT	FULL FORM - MATCHED



NAPA STORE EXPANSION
201 EAST FIRST STREET, ANKENY, IOWA

LAYOUT AND LANDSCAPE PLAN

C2.1

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS.
3. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
4. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
5. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER, ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

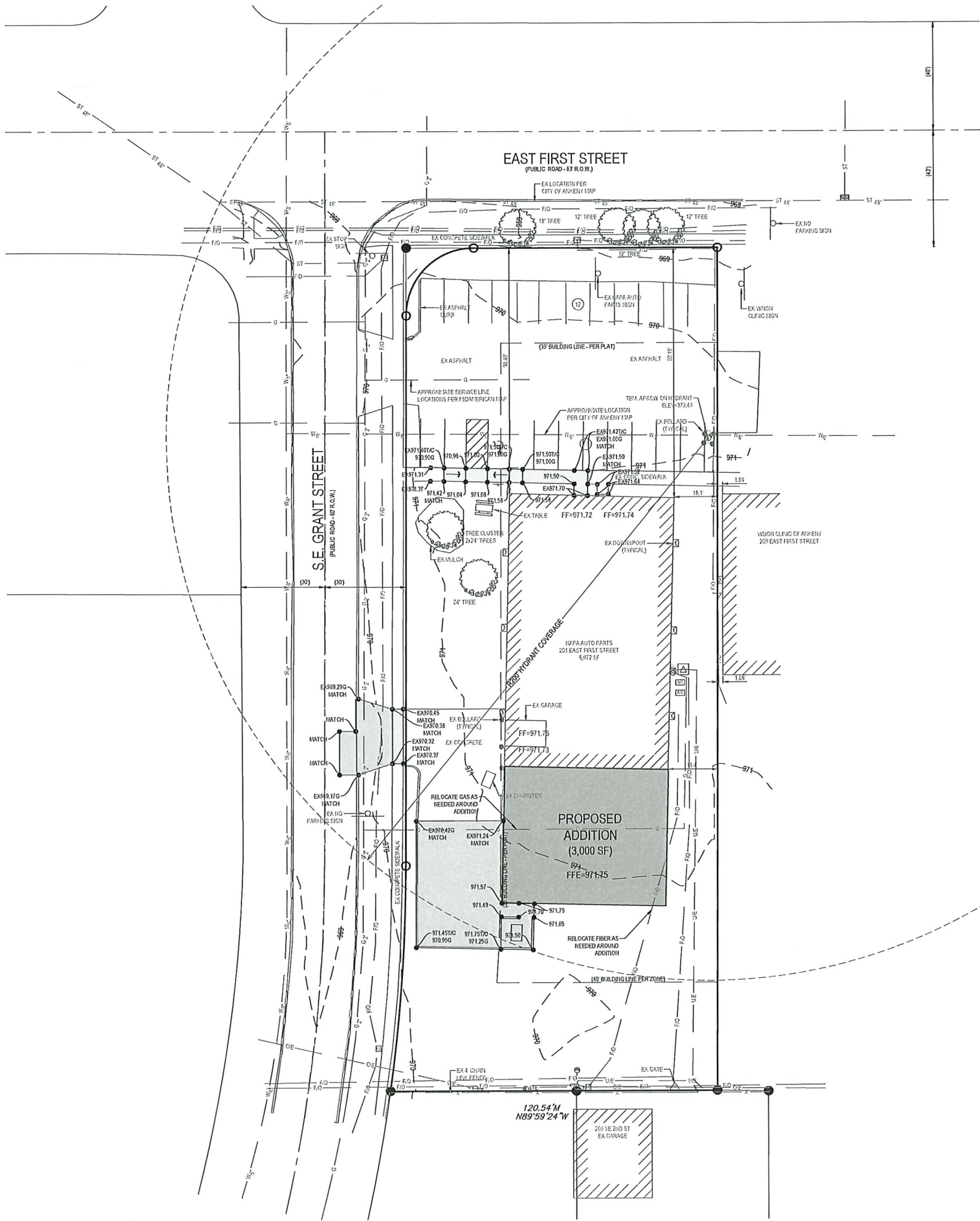
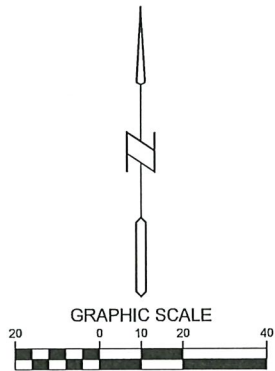
- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- FINISHED GROUND ELEVATION ——— 150.50 ———
- TOP OF CURB ELEVATION ——— 150.50TC ———
- GUTTER ELEVATION ——— 150.50G ———
- TOP OF WALL ELEVATION ——— 150.50TW ———
- BOTTOM OF WALL ELEVATION ——— 150.50BW ———
- EDGE OF WALK ELEVATION ——— 150.50EW ———
- TOP OF STAIR ELEVATION ——— 150.50TS ———
- BOTTOM OF STAIR ELEVATION ——— 150.50BS ———
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

STORM WATER MANAGEMENT NOTES:

1. THE PROPERTY OWNER IS THE RESPONSIBLE PARTY TO ENSURE THE SITE IMPROVEMENTS, GRADING CHANGES AND SURFACE WATER DRAINAGE FROM THE SITE DOES NOT NEGATIVELY IMPACT ADJACENT OR DRAINAGE SERVIENT PROPERTIES PER IOWA DRAINAGE LAW.

UTILITY NOTE:

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NAPA STORE EXPANSION
201 EAST FIRST STREET, ANKENY, IOWA

GRADING AND UTILITY PLAN

REFERENCE NUMBER:

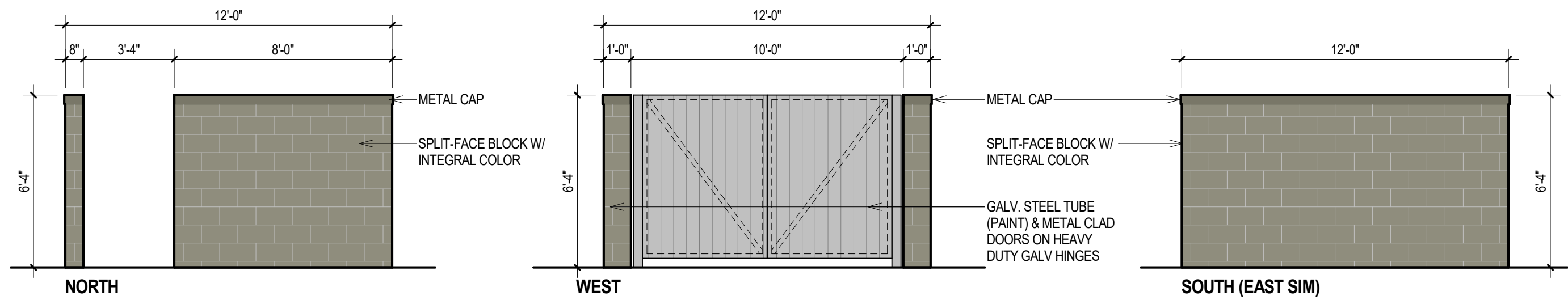
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REVISION DATE:
04/05/2022 CHECK
04/12/2022 CHECK
04/29/2022 CITY
05/27/2022 CITY

PROJECT NUMBER:
220063

SHEET NUMBER:
C3.1



5 Trash Enclosure
1/4" = 1'-0"

EXTERIOR MATERIALS	ARCHITECTURAL PRECAST (PRIMARY)		STOREFRONT GLAZING (PRIMARY)		FACE BRICK (PRIMARY)		ARCHITECTURAL METAL SIDING - WALLS (SECONDARY)		ARCHITECTURAL METAL SIDING - FASCIA (SECONDARY)		DOORS (OPAQUE)		TOTAL WALL AREA	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA	%	AREA	%	AREA	%
NORTH (STREET FRONT)	120	15%	480	59%	0	0%	0	0%	215	26%	0	0%	815	100%
% PRIMARY MAT'L			74%						26%					
WEST (STREET SIDE)	40	2%	0	0%	1345	65%	0	0%	555	27%	124	6%	2064	100%
% PRIMARY MAT'L			67%						33%					
SOUTH (INTERIOR REAR)	0	0%	0	0%	345	41%	260	31%	215	25%	24	3%	844	100%
% PRIMARY MAT'L			41%						59%					
EAST (INTERIOR SIDE)	40	2%	0	0%	880	42%	640	30%	555	26%	0	0%	2115	100%
% PRIMARY MAT'L			43%						57%					

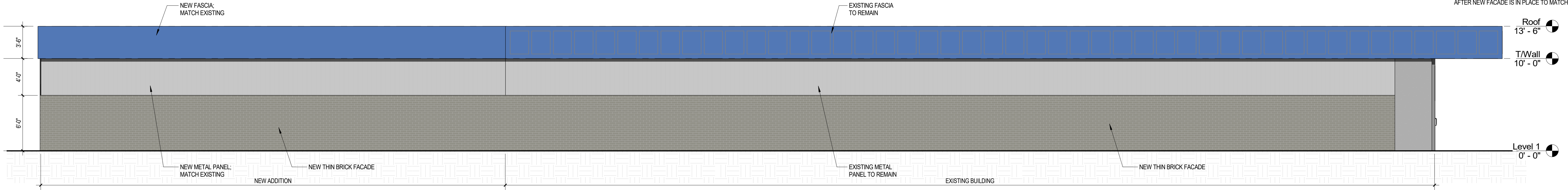
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RAINS ARCHITECTURE

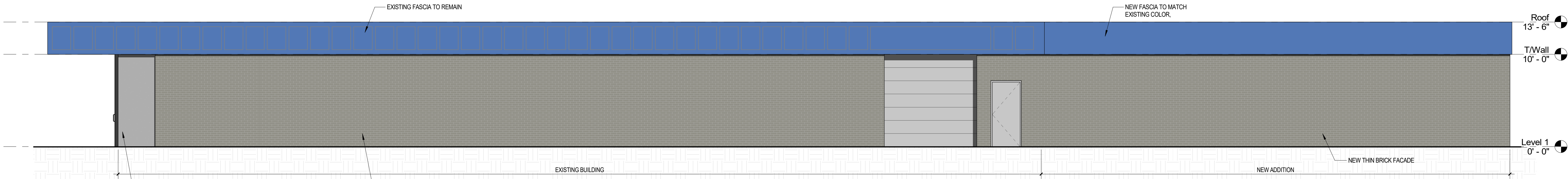
3820 79TH ST, URBANDALE, IOWA 50322
515-314-8696 jeff@rainsarch.com

EXTERIOR MATERIAL NOTES:

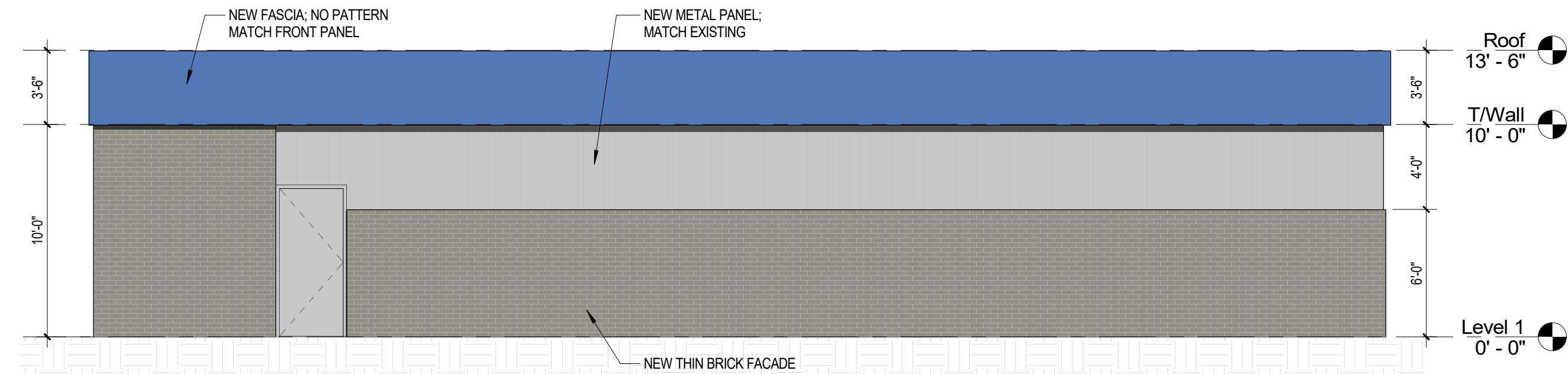
1. SUBMIT SAMPLES OF ALL COLORS FOR ARCHITECT APPROVAL PRIOR TO ORDERING.
2. BRICK VENEER SYSTEM: GLEN GERY 'THIN TECH ELITE' - GLEN GERY STONE GREY KLAY/COAT THIN BRICK OR APPROVED ALTERNATE W/ PLAIN GRAY MORTAR
3. FINISH FLUTED METAL PANELS: CENTRIA IW-20A, CHROMIUM GRAY, CONTACT SGH 515-226-1155
4. INSULATED METAL 'BACKER' PANELS: GENWALL 3", CONTACT SGH 515-226-1155
5. METAL FASCIA PANELS: CENTRIA IW-13A, ARABIAN BLUE, CONTACT SGH 515-226-1155
6. REPAINT EXISTING SIDING THAT REMAINS EXPOSED AFTER NEW FACADE IS IN PLACE TO MATCH NEW PANELS.



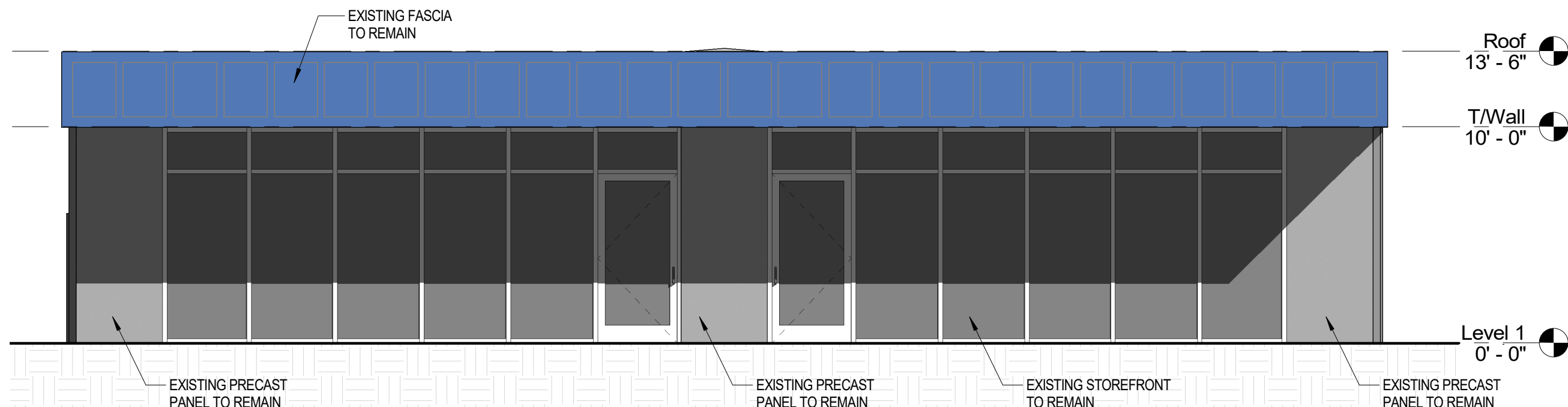
4 EAST
3/16" = 1'-0"



3 WEST
3/16" = 1'-0"



2 SOUTH
3/16" = 1'-0"



1 NORTH
3/16" = 1'-0"

NAPA Store Expansion

201 E. First Street
Ankeny, Iowa

2021-05-26 -- FOR SITE PLAN SUBMITTAL

Revisions	

ISSUE DATE: 04/28/22 PROJ. #: RA-21008
ELEVATIONS



PLAN AND ZONING COMMISSION

June 7, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2405 N Ankeny Boulevard - Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

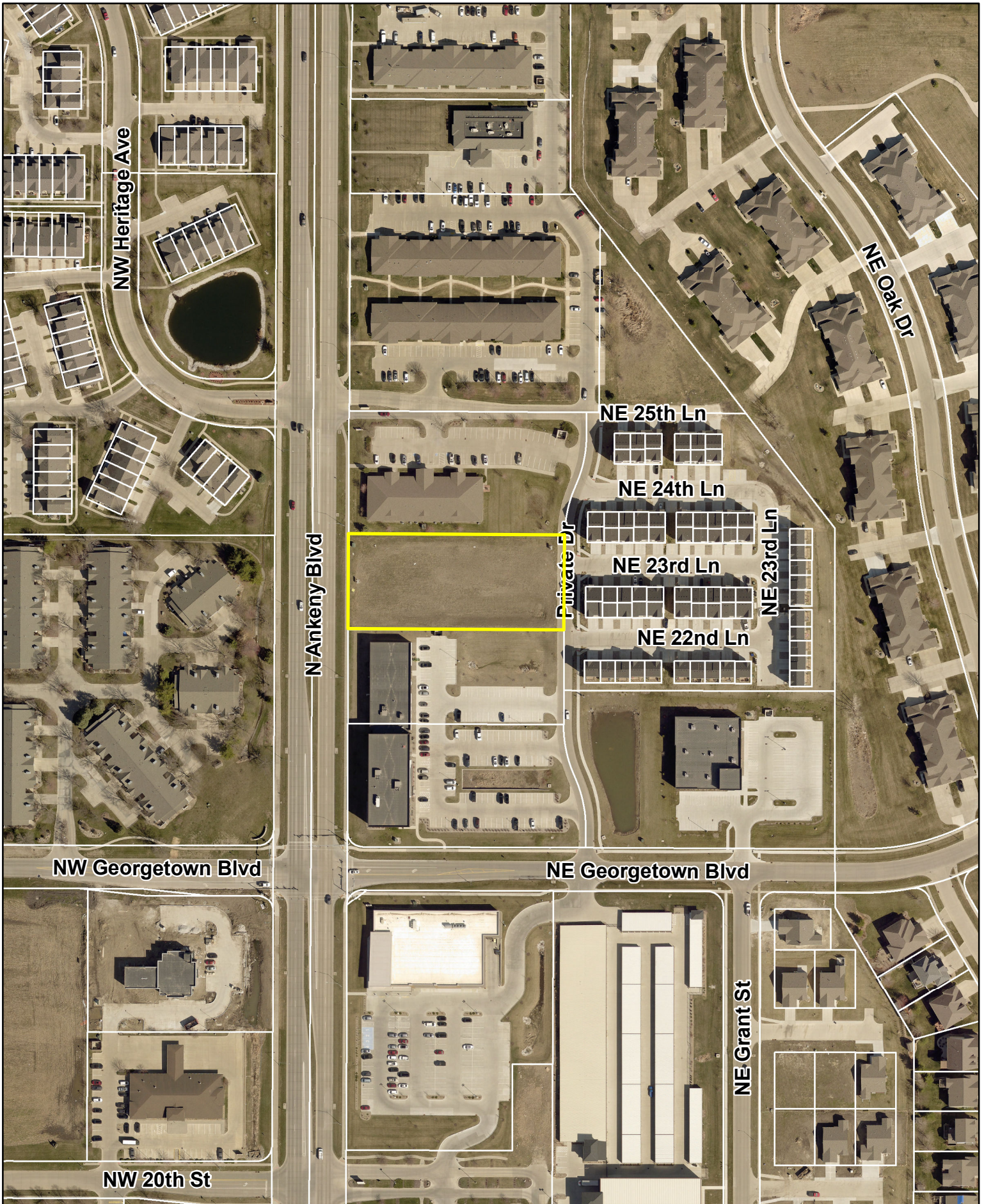
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 2405 N Ankeny Boulevard, Lot 3, Northpointe Village Center Plat 2, subject to Council approval of the stormwater management easement.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Site Plan
	Elevation
	Trash Enclosure Elevations



N



1 inch = 200 feet

Date: 5/6/2022

2405 N Ankeny Blvd



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 7, 2022

Agenda Item: 2405 N Ankeny Blvd – Site Plan
Report Date: June 1, 2022
Prepared by: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2405 North Ankeny Boulevard, Lot 3, Northpointe Village Center Plat 2 subject to Council approval of the stormwater management easement.

Project Summary:

This site plan is the development of Northpointe Village Center Plat 2, Lot 3, a proposed multi-tenant office building located east of North Ankeny Boulevard and north of NE Georgetown Boulevard. The site will utilize existing private drives to the north and east for access to North Ankeny Boulevard and NE Georgetown Boulevard. The lot is 1.25 acres in size and the total area of the proposed building is 11,068 square feet. This site is zoned C-2, with restrictions.

The site plan includes a parking lot with 54 stalls and three handicap stalls on the north side of the proposed building. The plan also includes a stormwater detention area on the east end of the site, and required landscaping. The site plan also includes a small playground area enclosed by a chain link fence, which has been identified by one of the tenants as a need for their operation. Proposed building materials include stone masonry veneer that is gray/dark gray in color, aluminum, and glass. A dumpster enclosure is also included on the site plan and will be constructed primarily of stone to match the proposed building.

**Site Plan Worksheet
2405 N. Ankeny Blvd**

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 will be setback 35' from North Ankeny Boulevard, similar to buildings to the north. The site will utilize existing private drives to the north and east and will not have direct access to North Ankeny Boulevard. Parking will be located north of the building.

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

The site complies with all required setbacks and screening requirements. The site is planned to be very similar to the office buildings to the north.

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

The site provides for adequate parking and circulation. The site will utilize existing private drives to the north and east for access to North Ankeny Blvd and NE Georgetown Blvd. There is an existing 5' sidewalk along N Ankeny Blvd. and a connection will be made to the building.

- 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.**

This site will not have direct access to N. Ankeny Blvd. The proposed development will utilize the existing private drives to the north and east.

- 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 and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A). A landscape screen is proposed along N. Ankeny Blvd.

- 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 trash enclosure is located on the southeast side of the parking lot. The enclosure will be constructed of a stone face concrete masonry unit to match the building. The stormwater area is screened along the east side, as well as a landscape screen along N Ankeny Blvd.

- 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 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 for the proposed site will be managed via a stormwater management easement area that contains a detention pond on the east side of the site. Ultimately, all stormwater will outlet to the southwest side of the site and eventually into Four Mile Creek.

- 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.**

An 8" water line exists along the private drive to the east. An 8" sanitary sewer line exists along N. Ankeny Blvd. Service lines will be installed, connecting to the existing public infrastructure.

- 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.**

Open space is provided around the perimeter of the site, but more significantly towards the west side of the site and along N. Ankeny Blvd.

- 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, berming and landscaping, and open space landscaping generally 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 buildings and sites of neighboring buildings and sites.**

The proposed 11,068 square-foot building is comparable in size and appearance to the other office buildings to the north

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

The proposed building material consists of taupe, light grey, and dark grey stone, which is similar to other office use buildings in the area, and complementary to surrounding development.

The proposed building will be constructed largely with stone masonry as shown on the elevations provided.

- 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.**

Mechanical equipment is adequately screened or are located in areas that are not visible to public view. The trash enclosure is located on the south east side of the parking lot.

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

Only one building is proposed

C. Signs

At this time, ground signage is not proposed.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks and will be setback a similar distance from N. Ankeny Blvd. as the existing buildings to the north.

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

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

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

The proposed 11,068 square-foot building consists of taupe, light grey, and dark grey masonry stone/brick, which is similar to other office use buildings in the area, and complementary to surrounding development.

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.



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

www.mecresults.com

5/6/2022

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

RE: 2405 N Ankeny Blvd Site Plan

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

On behalf of Primus Companies, Inc, we are pleased to submit a site plan for property at 2405 N Ankeny Blvd and respectfully request your approval of said site plan.

This proposal is to build an approximately 11,000sf general-use commercial building and associated site amenities (parking, stormwater, landscaping). The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan , zoning, and represents strategic and thoughtful residential growth for the City of Ankeny.

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

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read 'Jake Becker', is written over a light blue rectangular background.

Jake Becker, PE
Senior Project Manager

Cc: Primus Companies

GENERAL LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER MAIN			SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE			SANITARY SEWER CLEANOUT
		SANITARY SEWER FORCE MAIN			AIR RELEASE MANHOLE/RAIN MANHOLE
		STORM SEWER MAIN OR CULVERT			STORM SEWER MANHOLE
		SECONDARY STORM SEWER MAIN			STORM SEWER CLEANOUT
		SECONDARY STORM SEWER SERVICE			STORM SEWER INTAKE
		SUBDRAIN/TILE			STORM SEWER BEEHIVE INTAKE
		WATER MAIN			FLARED END SECTION
		WATER SERVICE			FIRE HYDRANT
		UNDERGROUND ELECTRIC			WATER VALVE
		OVERHEAD ELECTRIC			WATER VALVE MANHOLE
		UNDERGROUND TELEPHONE			CURB STOP
		UNDERGROUND FIBER OPTIC			WATER METER MANHOLE
		UNDERGROUND CABLE TV			YARD HYDRANT
		GAS MAIN OR SERVICE			ELECTRIC MANHOLE / VAULT
		CONTOUR LINES INTERMEDIATE			ELECTRIC PEDESTAL / TRANSFORMER
		CONTOUR LINES INDEX			OUTDOOR ELECTRIC POWER OUTLET
		PROPERTY LINE / LOT LINE			POWER POLE
		RIGHT OF WAY LINE			POWER POLE w/ STREET LIGHT
		SECTION LINE			STREET LIGHT POLE
		EASEMENT			GUY WIRE
		GUARD RAIL			FLOODLIGHT
		FIELD FENCE			FIBER OPTIC MARKER
		CHAIN LINK FENCE			TRAFFIC SIGNAL
		WOODEN FENCE			TRAFFIC SIGNAL BOX
		ROAD CENTERLINE			TRAFFIC SIGNAL MANHOLE / VAULT
		GRADING LIMITS			RAILROAD CROSSING SIGNAL
		CONSTRUCTION LIMITS			TELEPHONE MANHOLE / VAULT
		AG LINE			TELEPHONE PEDESTAL
		WATERWAY FLOWLINE			CABLE TV MANHOLE / VAULT
		TOP OF SLOPE			CABLE TV PEDESTAL
		BOTTOM OF SLOPE			GAS VALVE
		SILT FENCE			IRRIGATION HANDHOLE
					BOLLARD (BUMPER POST)
					ROADWAY SIGN
					MAILBOX
					WELL
					DECIDUOUS TREE
					EVERGREEN TREE
					SHRUB OR BUSH
					TREE OR SHRUB LINE
					STUMP
					MONITORING WELL
					SOIL BORINGS
					FLAG POLE
					SATELLITE DISH
					SLOPE INDICATORS
					CONTROL POINT
					BENCH MARK
					SECTION CORNER
					IRON PIN SET
					IRON PIN FOUND

UTILITY QUALITY SERVICE LEVELS:

UTILITY QUALITY LEVELS ARE BASED ON THE CIASCE 38-02 STANDARD.

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

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

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

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

EXAMPLES:

	8"SS(A)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL A
	8"SS(B)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL B
	8"SS(C)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL C
	8"SS(D)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL D

ABBREVIATIONS			
TS	TOP OF SLAB	TOP	TOP OF SLOPE
BC	BACK OF CURB	BOT	BOTTOM OF SLOPE
TC	TOP OF CURB	EP	EDGE OF PAVING
EG	EXISTING GRADE	BOP	BEGINNING OF PROJECT
FG	FINISH GRADE	EOP	END OF PROJECT
FL	FLOWLINE	UAC	USE AS CONSTRUCTED
CL	CENTERLINE		
C	CUT		
F	FILL		



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF ANKENY AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.

UTILITY COMPANIES

SERVICE	SUPPLIER	PHONE
GAS	MIDAMERICAN ENERGY CO. (MICKELL IMERMAN) 500 EAST COURT AVENUE DES MOINES, IA 50309	515-242-4289
TELEPHONE	CENTURY LINK (TBD) 513 SE MAGAZINE RD ANKENY, IA 50021	515-965-0039
ELECTRIC	MIDAMERICAN ENERGY CO. (MICKELL IMERMAN) 500 EAST COURT AVENUE DES MOINES, IA 50309	515-242-4289
CABLE TV	MEDIACOM CABLE (TBD) 2205 INGERSOLL AVENUE DES MOINES, IA 50312	515-246-1555
WATER	CITY OF ANKENY (SHAWN BUCKNER) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 sbuckner@ankenyiowa.gov	515-963-3524
SEWER	CITY OF ANKENY (ROGER MCFARLAND) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 rmcfarland@ankenyiowa.gov	515-965-6483
ALL	IOWA ONE-CALL	800-292-8989
FIBER OPTIC	CITY OF ANKENY (TOM DOZLER) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 tdozler@ankenyiowa.gov	515-963-3527

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THEM. NO CLAIMS WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.

GENERAL NOTES

- CONTRACTOR TO PROTECT EXISTING PAVEMENT UNLESS DESIGNATED FOR REMOVAL. DAMAGED PAVEMENT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.
- ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.
- CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT.
- THE ENGINEER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR PROJECT AND SHALL BE DISCUSSED IN DETAIL AT THE PRE-CONSTRUCTION MEETING.
- THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS IS IN NO WAY IMPLIED OR GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER AREAS OF WORK.
- ALL STANDARD DETAILS SHALL BE CONSIDERED APPLICABLE TO CONSTRUCTION WORK ON THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SIDEWALKS, RAMPS, AND HANDICAP ACCESSIBLE SPACES CONFORM TO SUDAS, ADA, AND PROWAG SPECIFICATIONS.
- CONTRACTOR SHOULD EXERCISE CAUTION TO AVOID SAGS WHEN INSTALLING SEWER PIPE AT FLAT GRADES. ALL SANITARY AND STORM LINES SHALL BE TELEVIEWED AND SUBMITTED TO THE CITY FOR APPROVAL. ONLY FACTORY WYES ARE TO BE USED FOR SANITARY SEWER SERVICES.
- [NOTE UNUSED]

GENERAL NOTES

- REPAIR AND CONNECT ANY ENCOUNTERED OR DAMAGED TILE LINES TO STORM SEWER WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED ON THE AS-BUILT PLANS.
- CONTRACTOR SHALL INSTALL EAST JORDAN IRON WORKS 3025 SELF LEVELING CASTINGS (OR APPROVED EQUIVALENT), WITH CRETEX PRO-RINGS IN ALL PAVED AREAS.
- THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 8".
- A SWEEPING INVERT SHALL BE POURED FOR ANY INVERTS THAT HAVE A CHANGE IN DIRECTION.
- PIPE DEFLECTION ALONG THE RADIUS SHALL BE DIVIDED EQUALLY AT EACH JOINT AND NO SINGLE JOINT MAY EXCEED PIPE MANUFACTURER TOLERANCES TO RETURN TO ALIGNMENT. ADDITIONAL BENDS MAY BE REQUIRED AT THE CITY'S DISCRETION. PIPE DEFLECTION THAT WOULD EXCEED MANUFACTURER TOLERANCE IS NOT ALLOWED AND MUST BE CORRECTED BY EXCAVATION OF PIPE LAID PRIOR TO THE OVER-DEFLECTION OR RESTRAINED JOINT BENDS, OR RESTRAINED JOINT BENDS MUST BE ADDED PER SUDAS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING ALL (IF ANY) PUBLIC IMPROVEMENTS REQUIRED BY THE APPROVED TRAFFIC MEMO/STUDY.



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1360 NW 121ST. Street
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515-964-1229
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NOTICE:
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GENERAL NOTES
AND LEGEND

2405 N. ANKENY BLVD
SITE PLAN

ANKENY, IOWA
2022000394

CURRENT VERSION DATE:
6/1/2022

ENGINEER J. BECKER	DRAWN BY J. BECKER
CHECKED BY T. SMITH	FIELD BOOK NO. -

DRAWING NO.	SHEET NO.
-------------	-----------

GN-02 2 / 8

SITE PLAN



NORTH



GRAPHIC SCALE

2405 N. ANKENY BLVD
SITE PLAN

ANKENY, IOWA
2022000394

CURRENT VERSION DATE:
6/1/2022

ENGINEER
J. BECKER

DRAWING NO.

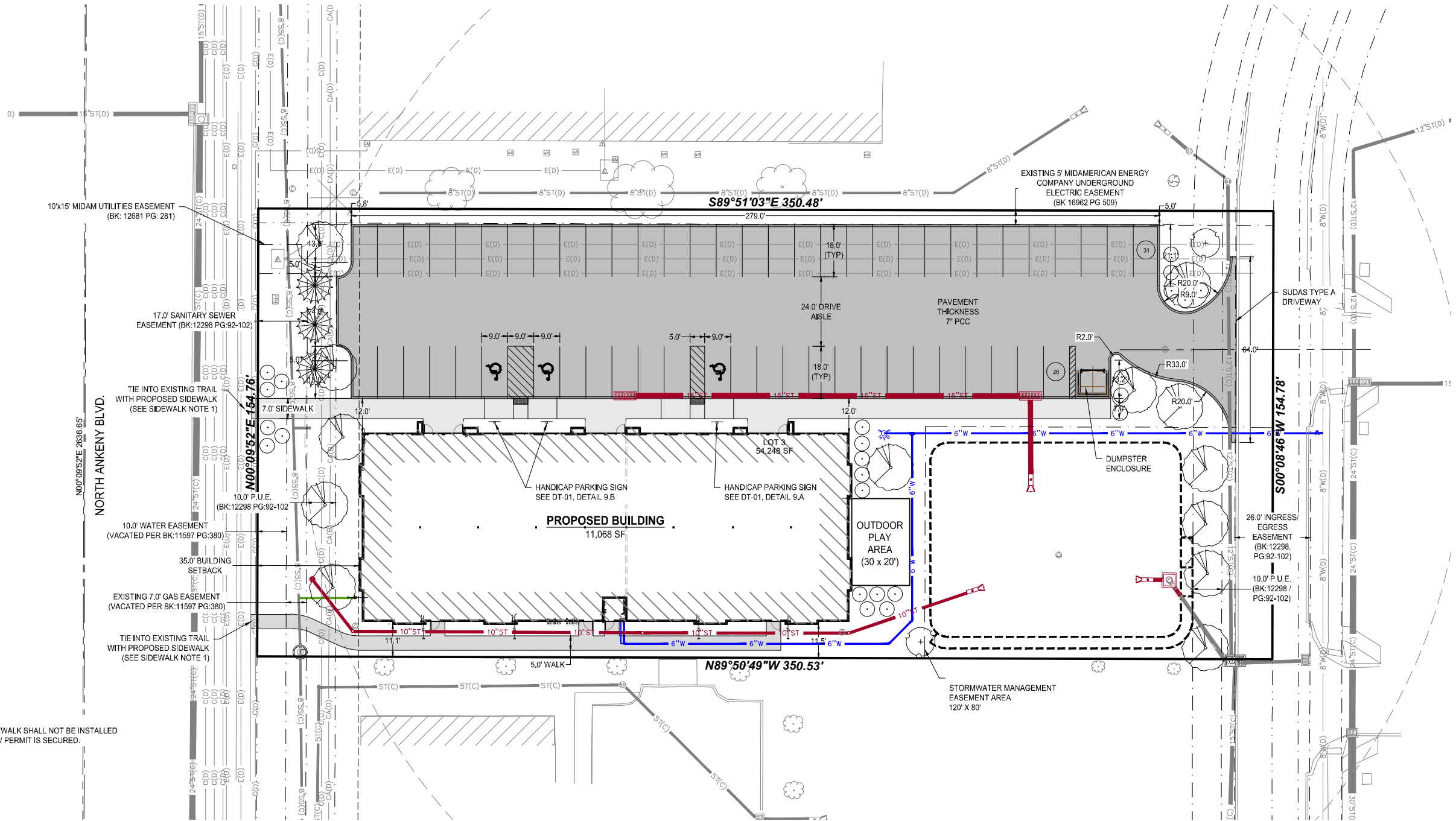
DRAWN BY
J. BECKER

CHECKED BY
T. SMITH

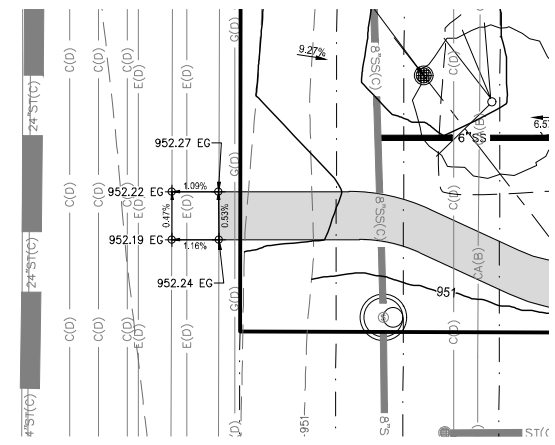
SHEET NO.

SP-01

3 / 8



SIDEWALK NOTE
1) THE LAST 2 LF OF THIS SIDEWALK SHALL NOT BE INSTALLED UNTIL THE IDOT WORK IN ROW PERMIT IS SECURED.



DETAIL E - ADA GRADING
SCALE: 1" = 10'

TRANSITION FROM FULL CURB TO NO CURB

950.51 GL

951.01 TC

0.47%

950.50 GL

0.08%

0.31%

950.53 TS

0.45%

950.47 TS

0.51%

950.41 TS

TRANSITION FROM FULL CURB TO NO CURB

950.51 GL

950.82 TC

1.25%

951.01 TS

5.00%

950.80 TS

1.25%

950.80 TS

3.13%

950.91 TS

3.12%

10.0'

5.0'

10.0'

4 / 8

GENERAL NOTES:

- 1. GRADING DEPICTED BY THIS PLAN IS FOR THE ENTIRE DEVELOPMENT, NOT PHASED. CONFORM TO ALL IDNR, SUDAS, AND CITY OF ANKENY STANDARDS FOR GRADING.
- 2. THIS SEDIMENT AND EROSION CONTROL SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUPPLEMENTAL TO THE STORM WATER POLLUTION PREVENTION PLAN THAT IS BEING PREPARED AT THE TIME OF THIS WRITING. WHERE DISCREPANCIES OR OMISSIONS OCCUR, THE SWPPP AS PREPARED SHOULD GOVERN.
- 3. ALL EROSION CONTROLS ARE TO BE INSTALLED AND MAINTAINED PER IDNR, SUDAS, AND CITY STANDARDS.
- 4. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- 5. UPON COMPLETION OF THE PROJECT, ALL REMAINING BARE SOIL AREAS WILL BE SEEDED WITH SUDAS SEED MIX TYPE 4 AND STRAW MULCHED UNTIL BUILDING CONSTRUCTION BEGINS. ≈ 0.46 AC SEEDING.
- 6. WET SAW CUTTING IS A PROHIBITED DISCHARGE THAT WILL NOT BE ALLOWED TO ENTER ANY STORM INTAKES, STORM SEWER, DRAINAGE WAY OR ANY OTHER WATER OF THE STATE.
- 7. LOCALIZED DEWATERING PRACTICES MAY OCCUR WITH THIS PROJECT. IF DEWATERING OCCURS, COMPLIANCE WITH GENERAL PERMIT #2 REQUIREMENTS ARE REQUIRED.
- 8. THE GENERAL PERMIT NO. 2 HOLDER SHALL BE RESPONSIBLE FOR VERIFYING THAT TOPSOIL PRESERVATION REQUIREMENTS HAVE BEEN MET PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION. SAID TOPSOIL REQUIREMENTS ARE LISTED IN SUDAS STANDARD SPECIFICATIONS, SECTION 2010.
- 9. STAGING/STORAGE, DUMPSTER, PORTA POTTY, WASHOUT, ETC MAY BE MOVED BY CONTRACTORS' PREFERENCE. CONFORM TO ALL IDNR, SUDAS, AND CITY STANDARDS.
- 10. OWNER OR CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE SWPPP, INSPECTIONS, AND CORRECTIONS AS NECESSARY.
- 11. MULCH LOG MAY BE REQUIRED DURING THE PERIOD BETWEEN INTAKE CONSTRUCTION AND PAVEMENT CONSTRUCTION.

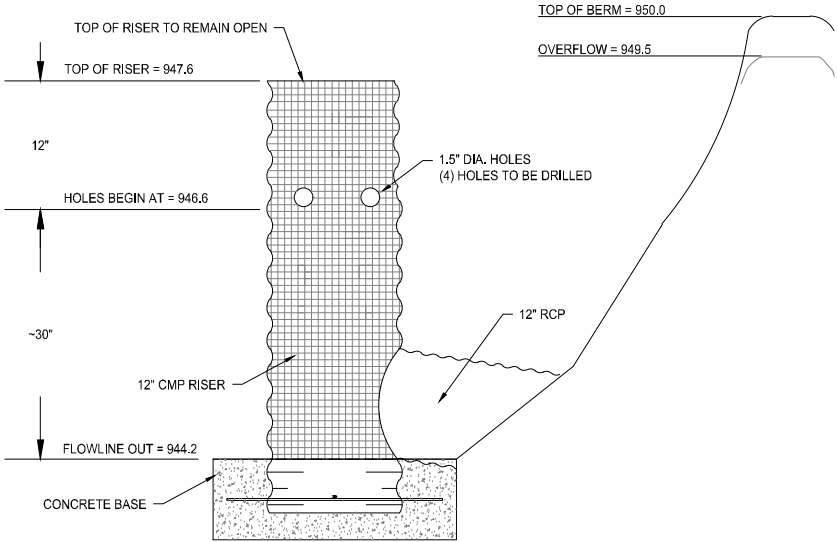
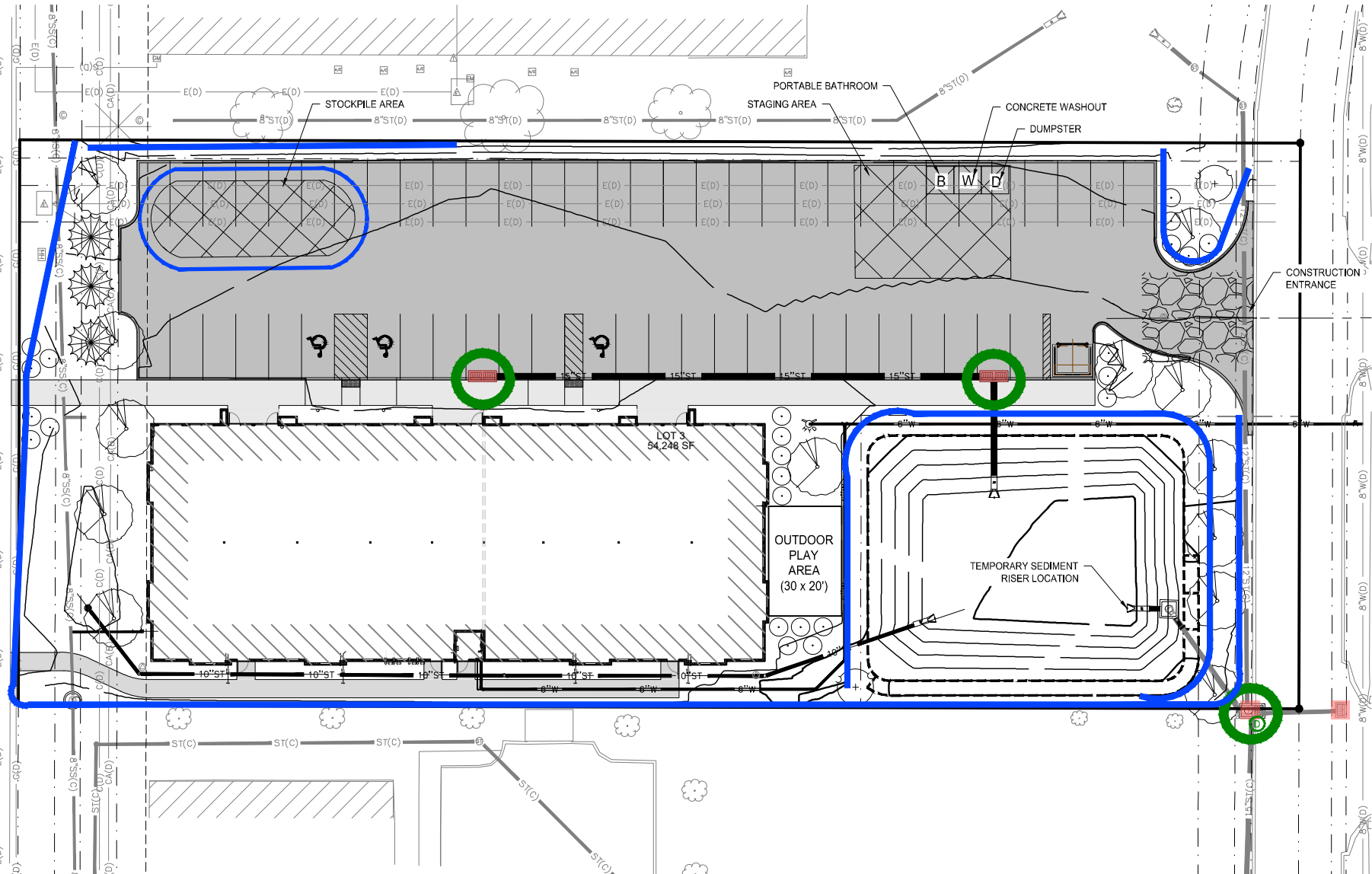


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1 TEMPORARY RISER
NOT TO SCALE

BEST MANAGEMENT PRACTICES NOTE
BMPs ARE DISCUSSED IN MORE DETAIL IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND WILL INCLUDE: GOOD HOUSEKEEPING, PREVENTATIVE MAINTENANCE, VISUAL INSPECTIONS, SPILL PREVENTION AND RESPONSE, SEDIMENT AND EROSION PREVENTION, TRADITIONAL STORM WATER MANAGEMENT PRACTICES, BMPs TO ADDRESS PARTICULAR POLLUTANT SOURCES, EMPLOYEE TRAINING, AND RECORD KEEPING AND REPORTING.

LEGEND		
SYMBOL	ITEM	ESTIMATED QTY.
[Blue line]	SILT FENCE	1,140 LF
[Pink square]	BELOW GRADE INTAKE PROTECTION (POST PAVING)	6 EACH
[Green line]	SILT FENCE OR MULCH LOG	45 LF
[Green circle with D]	DISCHARGE LOCATION	1 EACH
[Stippled area]	CONSTRUCTION ENTRANCE	1 EACH

SWPPP SHEET



2405 N. ANKENY BLVD
SITE PLAN

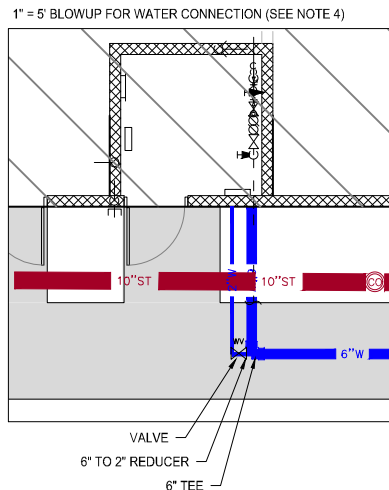
ANKENY, IOWA
2022000394

CURRENT VERSION DATE:
6/1/2022

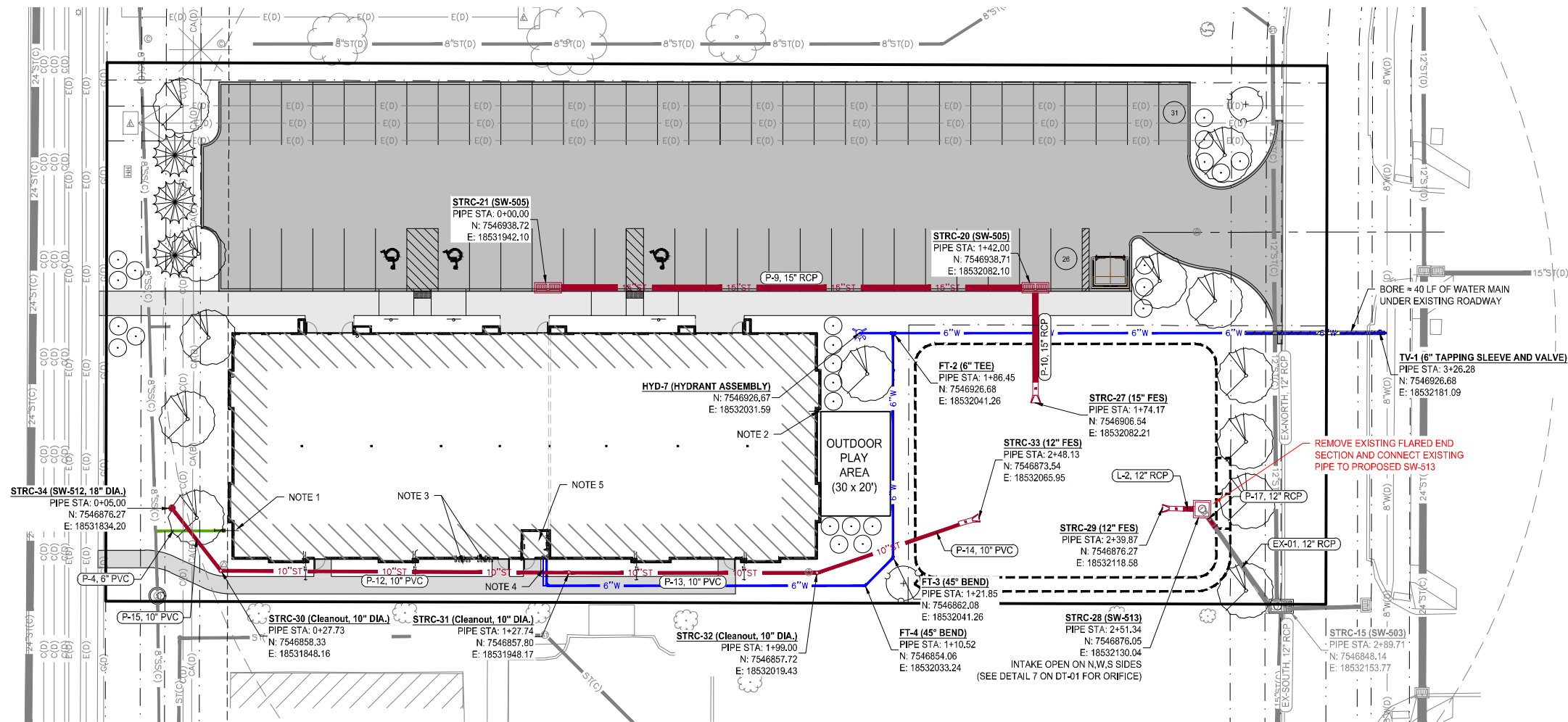
ENGINEER
J. BECKER
DRAWN BY
J. BECKER
CHECKED BY
T. SMITH
FIELD BOOK NO.
-

DRAWING NO.
GR-02
SHEET NO.
5 / 8

- UTILITIES NOTES:
- 1) SANITARY CONNECTION, INVERT ELEVATION 938.88
 - 2) FDC LOCATION.
 - 3) GAS MANIFOLD LOCATION.
 - 4) 6" MAIN FOR FIRE SERVICE, 2" DOMESTIC WATER SERVICE SPLIT OFF TEE WITH REDUCER AND VALVE. APPROX. ELEV. 945.6
 - 5) RISER ROOM AND ROOF ACCESS LOCATION.
 - 6) 4" DOWNSPOUT COLLECTOR LINES. APPROX. ELEV. 951.5
 - 7) ANY TENANT REQUIRING A FOOD SERVICE LICENSE IS REQUIRED TO BE CONNECTED TO AN EXTERIOR GREASE INTERCEPTOR. ONE IS NOT PROPOSED WITH THIS SITE PLAN.
- *UTILITIES NOTES ABOVE, INCLUDING SIZES, LOCATIONS, AND ELEVATIONS, ARE BASED ON MEP PLANS PROVIDED TO MCCLURE ON 3/14/22.



NORTH ANKENY BLVD.



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

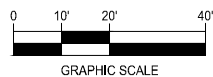
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UTILITY PLAN
AND PROFILES



NORTH



GRAPHIC SCALE

2405 N. ANKENY BLVD
SITE PLAN

ANKENY, IOWA
2022000394

CURRENT VERSION DATE:
6/1/2022

ENGINEER
J. BECKER

DRAWN BY
J. BECKER

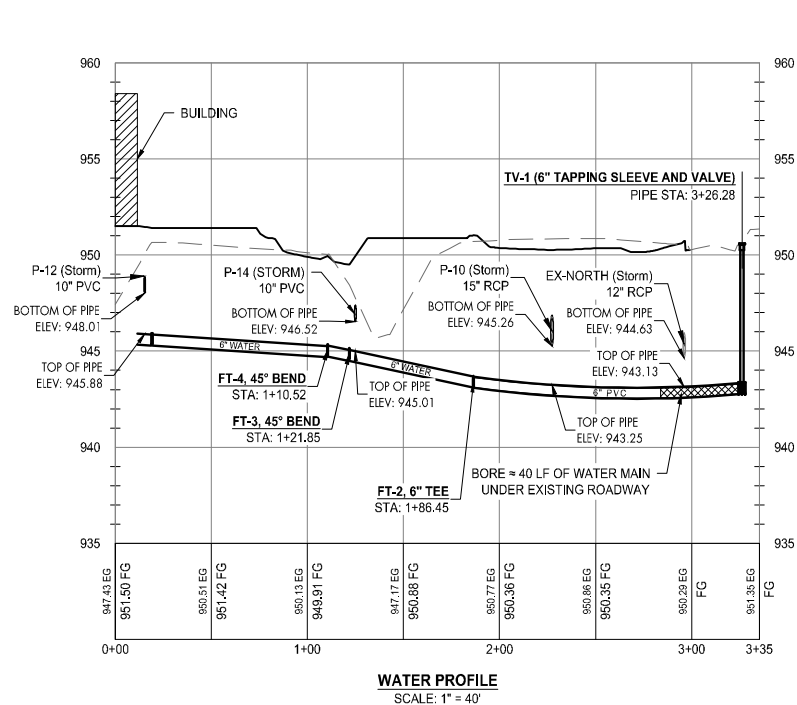
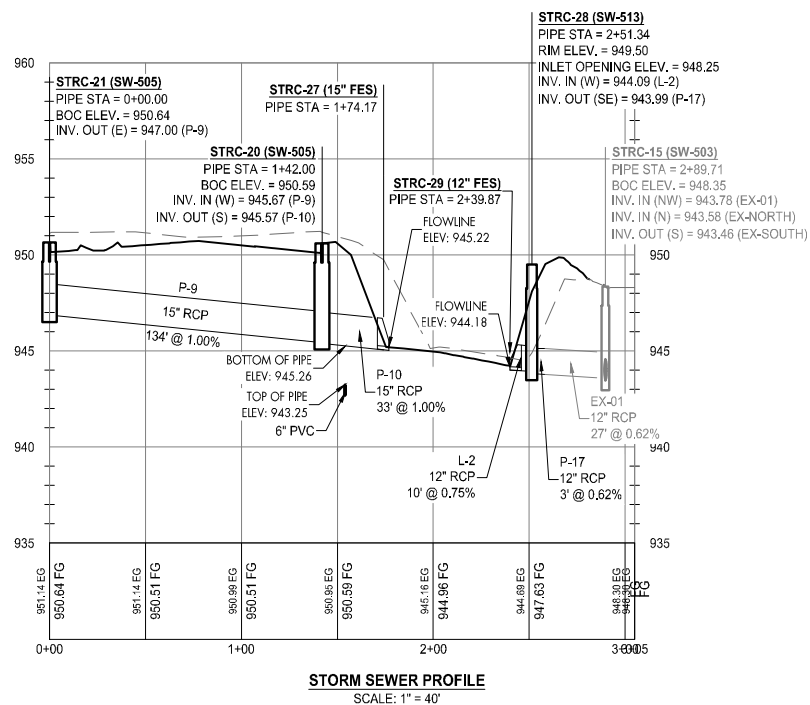
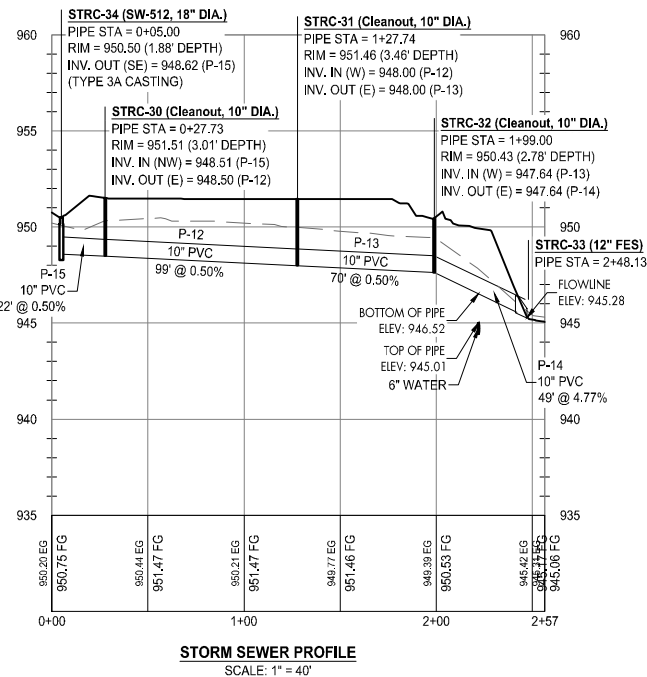
CHECKED BY
T. SMITH

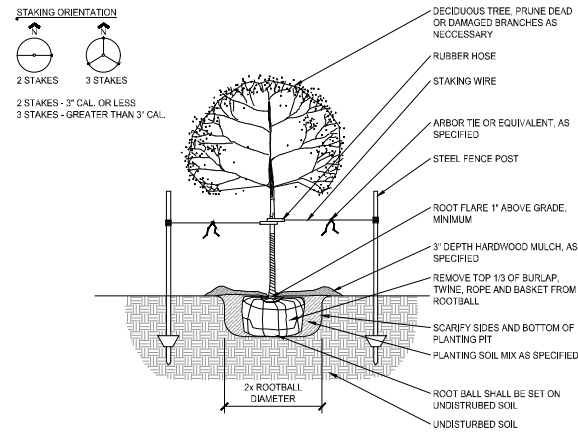
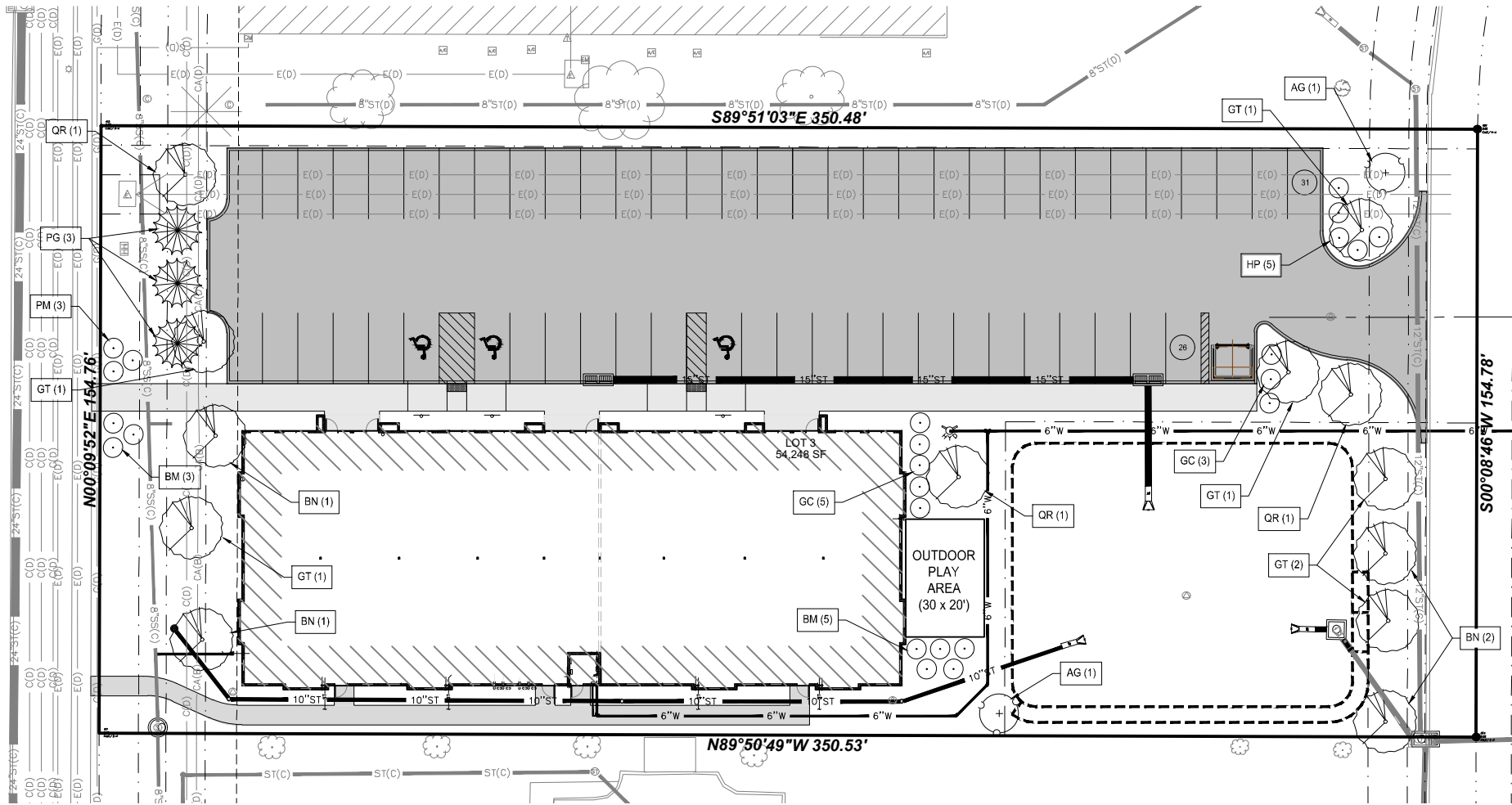
FIELD BOOK NO.
-

DRAWING NO.

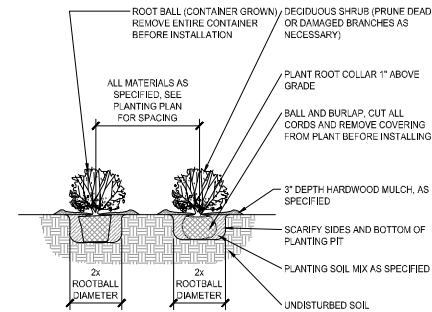
SHEET NO.

PRO-01 6 / 8

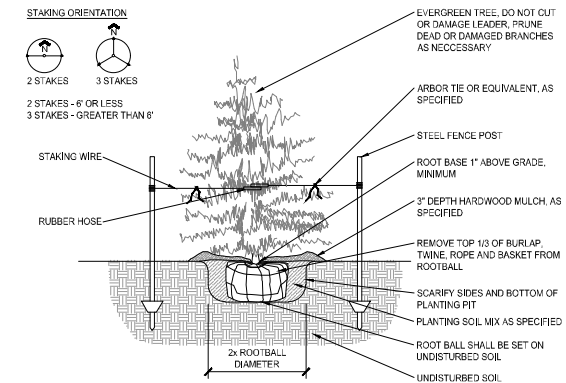




1 DETAIL: DECIDUOUS TREE PLANTING
1/2" = 1'-0"



2 DETAIL: SHRUB PLANTING
1/2" = 1'-0"



3 DETAIL: EVERGREEN TREE PLANTING
1/2" = 1'-0"

LANDSCAPING / OPEN SPACE REQUIREMENTS

OPEN SPACE	
REQUIRED	= 20% OF TOTAL LOT AREA = 54,252 SF X 20% = 10,850
PROVIDED	= 22,566 SF (41.60%)
LANDSCAPING	
REQUIRED	= FOR EVERY 3,000 SF OF REQUIRED OPEN SPACE ONE LANDSCAPE UNIT REQUIRED. ONE LANDSCAPE UNIT EQUALS OPTION 1) 2 TREES AND SIX SHRUBS OPTION 2) 3 TREES AND THREE SHRUBS = 10,850 SF / 3,000 SF = 3.6 (4 LANDSCAPE UNITS REQUIRED) OPTION 1) 8 TREES AND 24 SHRUBS OPTION 2) 12 TREES AND 12 SHRUBS
PROVIDED	= 8 TREES AND 24 SHRUBS
SHADING TREE CALCULATION	
REQUIRED	= GROSS PAVED AREA X .20 = REQUIRED SHADED AREA = REQUIRED SHADED AREA / 706 SF = SHADING TREES REQUIRED = 22,609 X .20 = 4,521 = 4,521 / 706 SF = 7
PROVIDED	= 9 OVERSTORY TREES

LANDSCAPE PLAN NOTES:

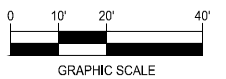
1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE EITHER MULCH OR ROCK AROUND TREES AND IN LANDSCAPING BEDS AT THE OWNERS' DISCRETION. IF MULCH, USE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z-60.1-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL TREES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT AND CITY FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, LANDSCAPE BEDS OR IN STORMWATER DETENTION AREA SHALL BE SODDED. WET TOLERANT SEEDING TO BE PLACED IN STORMWATER BASIN AREA.

PLANT SCHEDULE						
ABBREVIATION	BOTANICAL NAME	COMMON NAME	CONDITION	MIN. HEIGHT	QUANTITY	
OVERSTORY TREES						
BN	BETULA NIGRA	RIVER BIRCH	1.5" CAL/PER	8 FEET	4	
GT	GLEDISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	1.5" CAL/PER	8 FEET	6	
QR	QUERCUS RUBRA	RED OAK	1.5" CAL/PER	8 FEET	2	
					TOTAL =	12
EVERGREEN TREES						
PG	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	1.5" CAL/PER	6 FEET	3	
					TOTAL =	3
ORNAMENTAL TREES						
AG	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL/PER	6 FEET	2	
					TOTAL =	2
SHRUBS						
CG	CAREX GLAUCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	CONTAINER	#3	8	
HP	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	CONTAINER	#3	5	
PM	PYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	CONTAINER	#3	3	
BM	BUXUS MICROPHYLLA 'BULHOUSE'	SPRINTER BOXWOOD	CONTAINER	#3	8	

LANDSCAPE PLAN



NORTH



GRAPHIC SCALE

2405 N. ANKENY BLVD SITE PLAN

ANKENY, IOWA
2022000394

CURRENT VERSION DATE:
6/1/2022

ENGINEER
J. BECKER

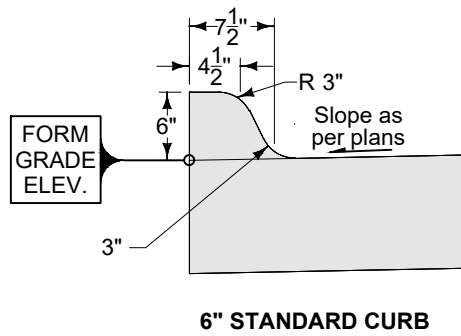
DRAWN BY
J. BECKER

CHECKED BY
T. SMITH

FIELD BOOK NO.
-

DRAWING NO.
LA-01

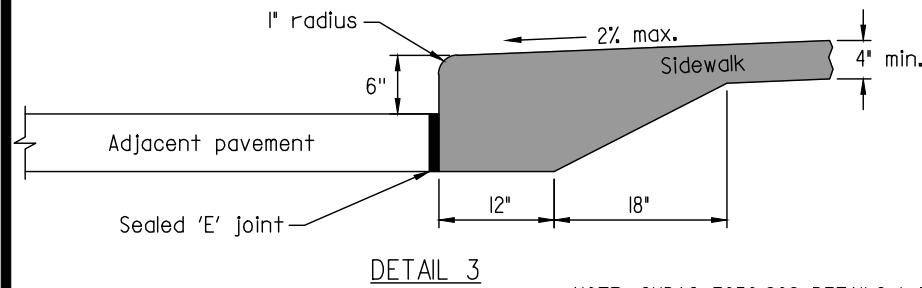
SHEET NO.
7 / 8



1 6' STANDARD CURB (SUDAS 7010.102)

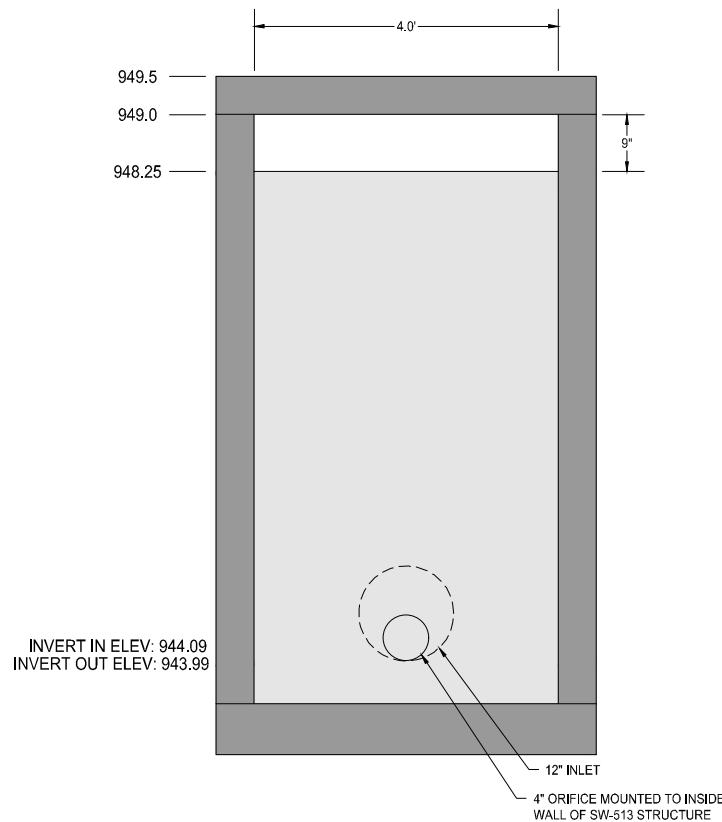
NOT TO SCALE

NOT TO SCALE



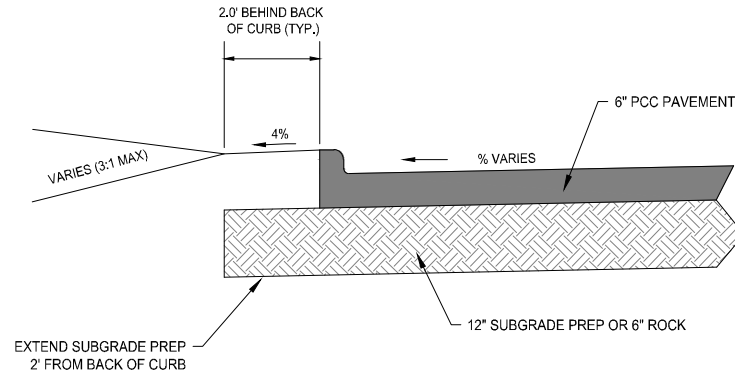
NOTE: SUDAS 7030.202 DETAILS 1 OR 2 MAY BE USED IN LIEU OF DETAIL 3

4 CLASS A SIDEWALK CURB DETAIL (SUDAS 7010.102)



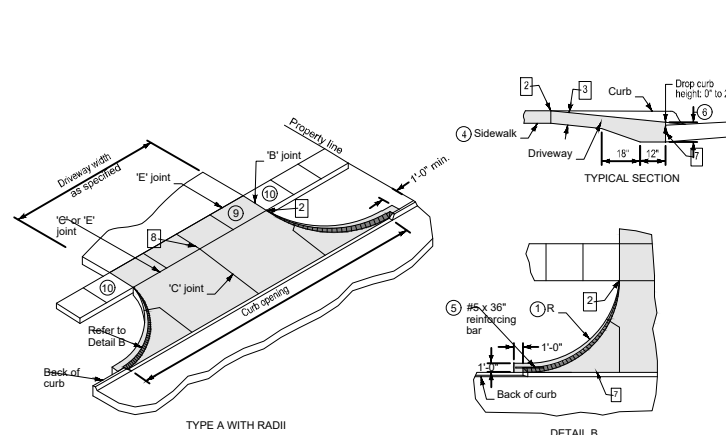
7 STRC-28 (SW-513) OPENINGS DETAIL

NO SCALE



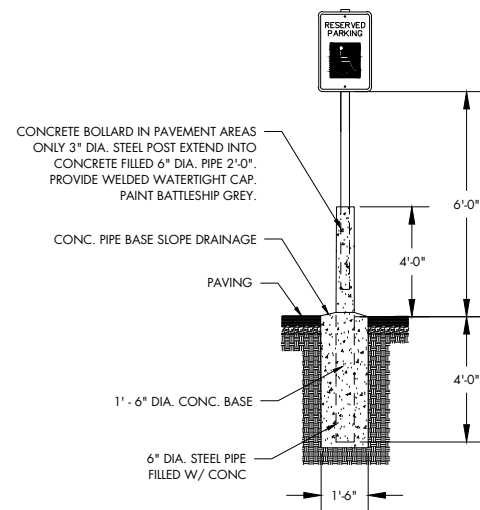
2 TYPICAL PARKING PAVEMENT SECTION & GRADING

NOT TO SCALE



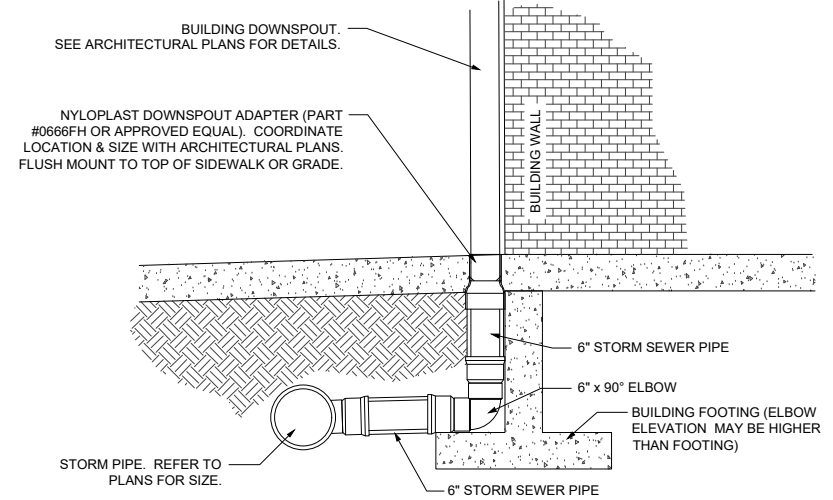
5 SUDAS TYPE A DRIVEWAY DETAIL

NOT TO SCALE



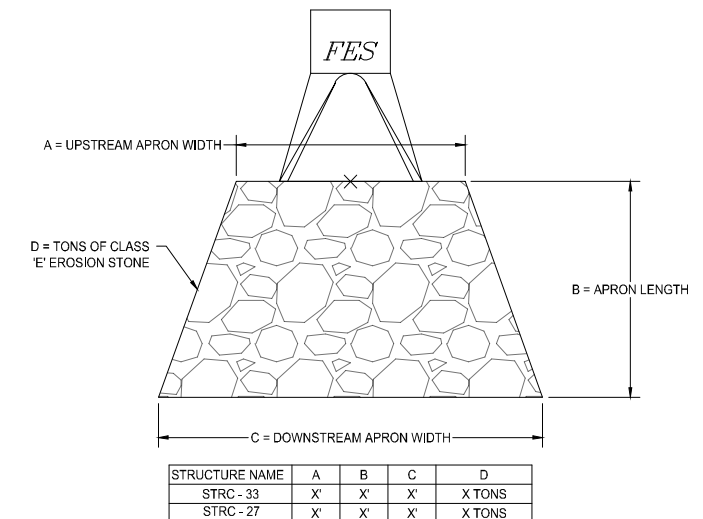
8 STANDARD ADA SIGN

NOT TO SCALE



3 BUILDING DOWNSPOUT CONNECTION

NOT TO SCALE



STRUCTURE NAME	A	B	C	D
STRC - 33	X'	X'	X'	X TONS
STRC - 27	X'	X'	X'	X TONS

6 FES - RIP RAP DETAILS

NO SCALE



9 ADA PARKING SIGN W/ \$200 FINE

NOT TO SCALE

building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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DETAILS

2405 N. ANKENY BLVD
SITE PLAN

ANKENY, IOWA
2022000394

CURRENT VERSION DATE:
6/1/2022

ENGINEER
J. BECKER
CHECKED BY
T. SMITH

DRAWN BY
J. BECKER
FIELD BOOK NO.
-

DRAWING NO.
DT-01
SHEET NO.
8 / 8

18'-8"

100'-0"

E.I.F.S.

PRE-FINISHED PAINTED ALUMINUM CAP

APPLIED MASONRY VENEER (AMV) TYPE 1

APPLIED MASONRY VENEER (AMV) TYPE 2

ALUMINUM FRAMED WINDOWS

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE
REQUIREMENTS OF THE CITY OF ANKENY'S ARCHITECTURAL
DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING
COMMISSION / CITY OF ANKENY. CHANGES SHALL NOT BE
MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY
THE LOCAL JURISDICTION.

ALUMINUM FRAMED WINDOWS	ALUMINUM COMPOSITE MATERIAL (ACM)
------------------------------------	--

18'-8"

E.I.F.S.

PRE-FINISHED PAINTED ALUMINUM CAP

APPLIED MASONRY VENEER (AMV) TYPE 1

APPLIED MASONRY VENEER (AMV) TYPE 2

NOTE: MATERIAL (ACM)
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE
REQUIREMENTS OF THE CITY OF ANKENY'S ARCHITECTURAL
DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING
COMMISSION / CITY OF ANKENY. CHANGES SHALL NOT BE
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THE LOCAL JURISDICTION.

ALUMINUM COMPOSITE MATERIAL (ACM)	ALUMINUM FRAMED WINDOWS
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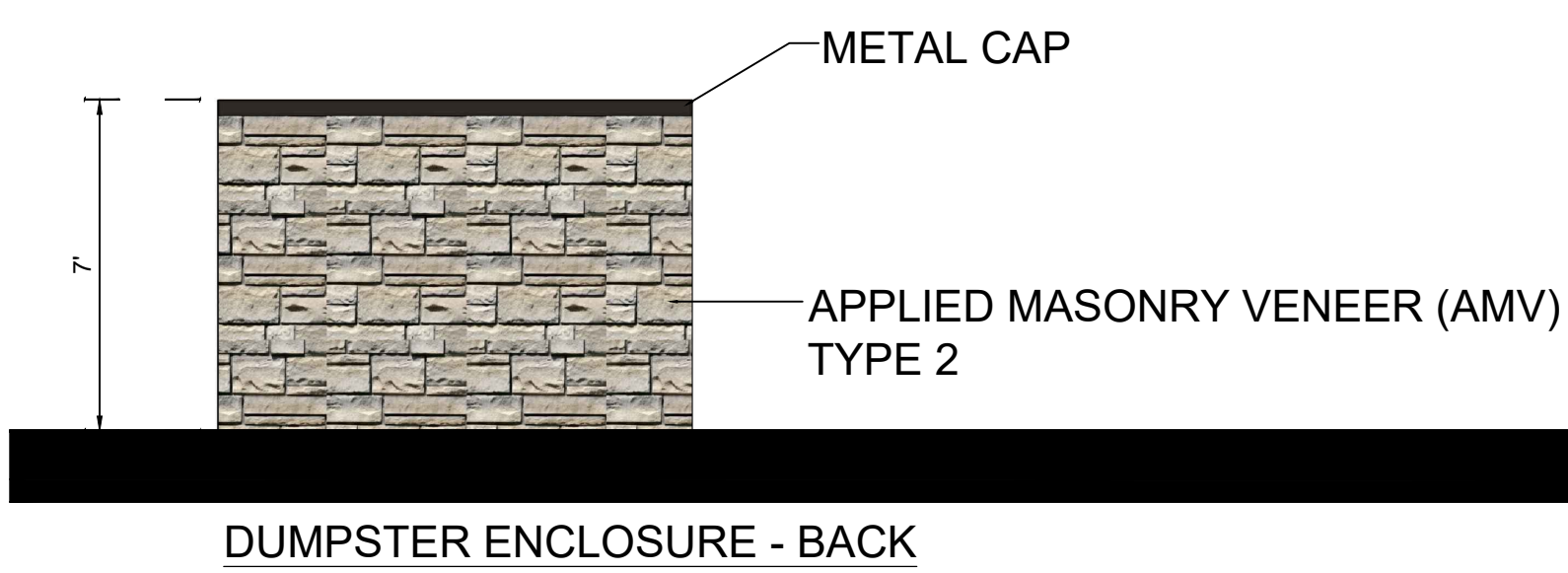
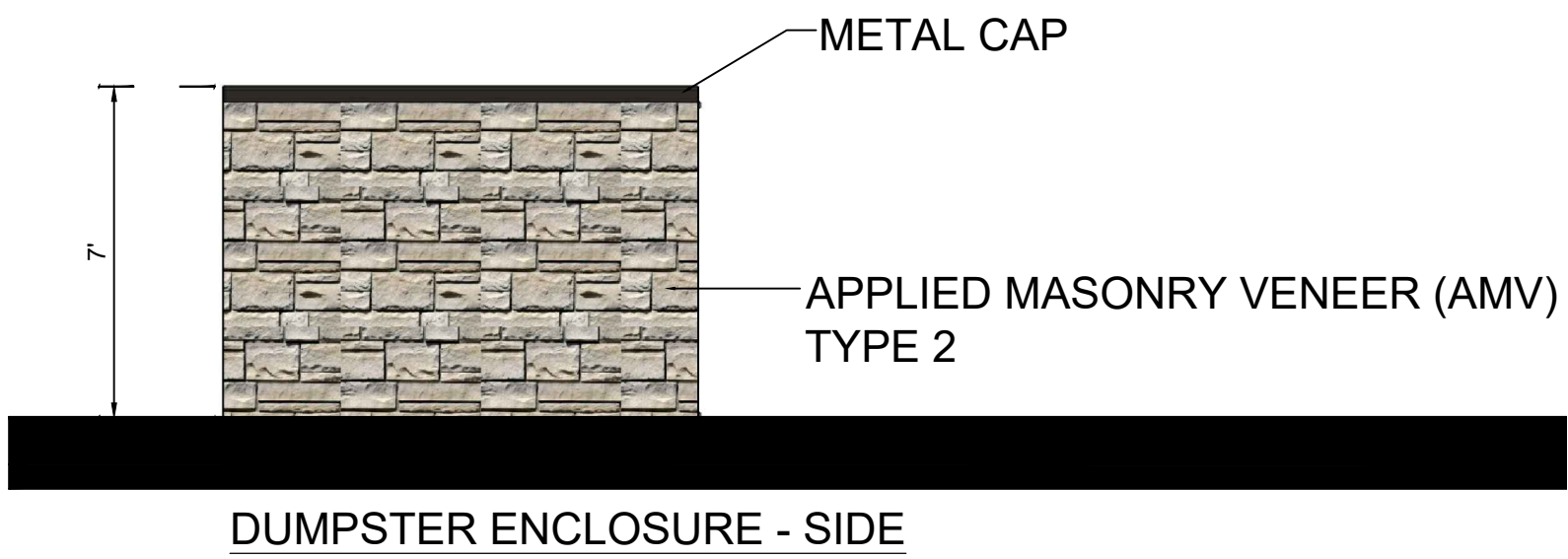
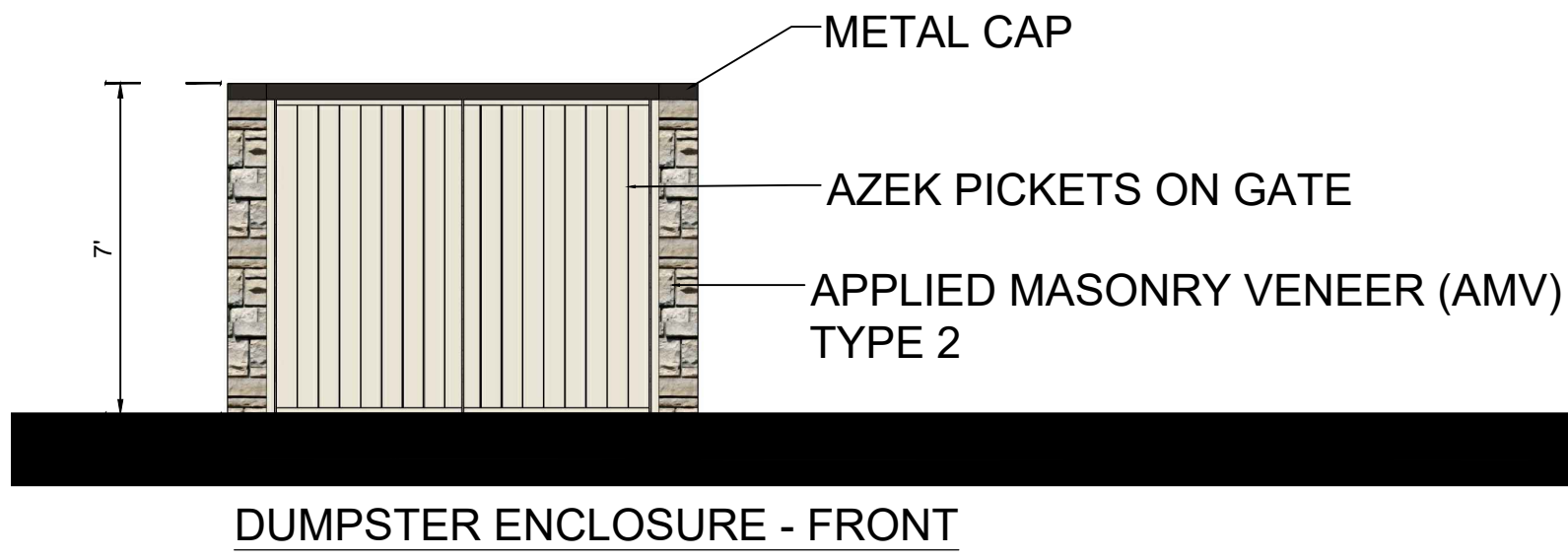
SOUTH ELEVATION
NO SCALE

NOTE:
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EAST ELEVATION
NO SCALE

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ANKENY'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF ANKENY. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE LOCAL JURISDICTION.



Ankeny Shell Building
2405 N. Ankeny Blvd., Ankeny, IA

REVISION

OVERALL FLOOR PLAN
RM
22011
04.04.2022

AC003

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PLAN AND ZONING COMMISSION

June 7, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

J. Larson Homes, LLC, request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on May 17, 2022.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by J. Larson Homes, LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Rezoning Exhibit
	PUD Master Plan
	PUD Manual
	Zoning Map
	Future Land Use Map



N



1 inch = 600 feet

Date: 5/11/2022

Brandywine PUD



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 7, 2022

Agenda Item: Brandywine PUD Rezoning – Action
Report Date: May 31, 2022
Prepared By: Derek Silverthorn *ESL*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by J. Larson Homes, LLC, to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

Project Report

The applicant, J. Larson Homes, LLC, requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of one parcel totaling 34.51 acres (+/-), and is located northeast of the intersection at NW 18th Street and NW Weigel Drive. The subject property is currently zoned R-1, One-Family Residence District. Surrounding properties to the north and east are zoned the same, while properties to the south are zoned R-2, One-Family and Two-Family Residence District, restricted to single-family residential. Properties to the west are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre; and C-1, Neighborhood Retail Commercial District.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Medium Density Residential (MDR). The Comprehensive Plan considers Medium Density Residential as a density of 5 to 12 dwelling units per acre, which would most appropriately align with the R-3, Multiple-Family Residential Zoning District. PUDs exist to promote development by allowing greater flexibility than what is normally permitted. The purpose of the proposed rezoning to PUD is to facilitate single-family detached residential development that would otherwise not be allowed in the R-3 zoning district due to smaller lot widths, lot areas, and setbacks. The proposed rezoning would allow minimum lot widths of 50 feet and lot areas of 5,000 square feet; whereas standard R-3 regulations require minimum lot widths of 65 feet and lot areas of 8,000 square feet.

The PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, and storm water detention areas; however, final designs will be determined and approved with final platting. The PUD manual discusses bulk regulations, architectural character, landscape screening to be provided along NW 18th Street and NW Weigel Drive, stormwater management, and utility services. Building elevations are provided to represent one- to two-story houses to be constructed with varying building materials, colors, and roof pitches.

The developer has submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, exceeding the minimum required 50% of property owners; and 75.16% of the land area within 250' of the subject property—not including City of Ankeny or Polk County—encompassing five of 20 such property owners, and exceeding the minimum required 60% of surrounding property ownership.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on May 4, 2022; and a legal notice of the proposed rezoning was published on May 6, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. The applicant posted the signage on Tuesday, May 10, 2022, providing the minimum required seven days of notification for the proposed rezoning before this public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 17, 2022, and a complete recap of the public hearing can be found in the minutes from the meeting. The following issues, all specific to the proposed 50' minimum lot widths, were discussed:

Property Values

There is a shared concern among surrounding property owners that the smaller 50' lot widths and 5,000 square-foot lot areas will negatively impact their existing property values. While City staff has not found any relevant *local* studies to support the belief that new single-family residential development of smaller lot widths and lot areas will negatively impact neighboring single-family residential development on larger lots, staff has previously addressed similar concerns specific to new affordable multi-family development on neighboring single-family residential neighborhoods with findings from two studies.

The first is a study completed by the Family Housing Fund, a nonprofit organization, in the Twin Cities area of Minnesota, was completed in 2000 and updated in 2014. This study, titled *An Update Analysis of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities*, compared home sales prices across several cities, in the neighborhoods surrounding affordable housing before and after the developments were built. The second study was completed in February 2021 by the Kem C. Gardner Policy Institute at the University of Utah, and is titled *The Impact of High-Density Apartments on Surrounding Single-Family Home Values in Suburban Salt Lake County*.

Generally, these studies found that new residential development—even high-density affordable housing—does not negatively impact surrounding residential property values. Both studies concluded that these developments actually enhance surrounding residential property values; however, it should be noted that these are just two studies from two different markets—not the Des Moines/Ankeny market—and that property values are influenced by a multitude of factors, such as design, concentration, property management, and the surrounding neighborhood characteristics all have a role in the overall impact on property values. Ultimately, staff does not find legitimate reason that the proposed development would have a detrimental impact on existing neighboring residences.

On-Street Parking

Another concern expressed with smaller minimum lot widths is less availability of on-street parking between driveways. There are single-family residential developments across the community with 50' minimum lot widths, such as the Grove Landing PUD, Canyon Landing PUD, and Deer Creek PUD—which also provides 45' lot widths. In these developments, public on-street parking is still available despite narrower lot widths, which is further accommodated by City regulations on mailbox and fire hydrant placements.

Chapter 157 of the Ankeny Municipal Code regulates mailbox specifications and placements, requiring that all new residential developments constructed after the Ordinance amendment on December 20, 2021, except developments in R-1 and R-2 zoning districts, and which are situated on any public street, avenue, or other roadway that is maintained by the City and receive curbside delivery of mail, shall have cluster-style mailboxes. Any housing development constructed and already receiving mail service before the regulations

in this chapter are enacted is not required to have cluster-style mailboxes. Additionally, Cluster-style boxes shall be located on property lines on the same side as what the future no-parking areas will be. This provision removes all individual mailboxes located in newer, denser residential developments within R-3 or PUD zoning districts, such as the subject development.

In regard to fire hydrant locations along public streets, Chapter 180, Section 507.5.1 requires fire hydrants to be located at street intersections, or as approved by City, subject to the following spacing:

1. Residential: 400 foot; maximum coverage: 86,000 SF.
2. Commercial: 400 foot; maximum coverage: 86,000 SF.
3. No part of a proposed single-family dwelling or duplex shall be more than 250 feet from a hydrant unless said building is sprinklered.
4. No part of a multi-family, commercial or industrial building shall be more than 200 feet from a fire hydrant unless said building is fully sprinklered.

As noted above, it is typical for fire hydrants to be located near intersections, which would already prohibit on-street parking at these locations. When considering a normal neighborhood block length of 600 feet, one hydrant would also be located near the halfway point along the block, which would effectively remove one additional on-street parking space. Given the typical block length and various lot widths provided throughout Ankeny, Staff finds that there is a slight reduction in the amount of on-street parking available in neighborhoods that provide narrower lot widths. The table below outlines this data, and the highlighted row reflects the 50' minimum lot widths provided with the proposed development:

Typical Block Length	Lot Width Provided	Average Number of Lots	Typical Driveway Width	Block Feet Devoted to Driveways	Block Feet Available for Parking	Typical Parking Stall Length	Parking Spaces Available
600'	50'	12	20'	240'	360'	20'	18
600'	60'	10	20'	200'	400'	20'	20
600'	70'	8	20'	160'	440'	20'	22
600'	80'	7	20'	140'	460'	20'	23

In addition to 18 on-street parking stalls provided along a typical street block of a single-family residential development with 50' lot widths, each dwelling will also be provided two garage stalls, and two additional driveway parking spaces. With an average household size of 3.22 people in Ankeny, it appears that the average household would have adequate parking capacity on their property without utilizing on-street parking in normal day-to-day living.

Summary

The proposed rezoning from R-1, One-Family Residence District to PUD, Planned Unit Development to accommodate single-family detached residential dwellings with 50-foot minimum lot widths is consistent with The Ankeny Plan 2040 Comprehensive Plan, and is appropriate for the location at the intersection of NW 18th Street and NW Weigel Drive; therefore, City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by J. Larson Homes, LLC, to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.



April 15, 2022

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

RE: BRANDYWINE PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 121.1035.01

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

On behalf of John Larson with J. Larson Homes, 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 amendment, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of R-1: One-Family Residence District to proposed zoning designation of PUD: Planned Unit Development District. We are requesting this modification to allow for 50-foot wide single family detached residential lots

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.

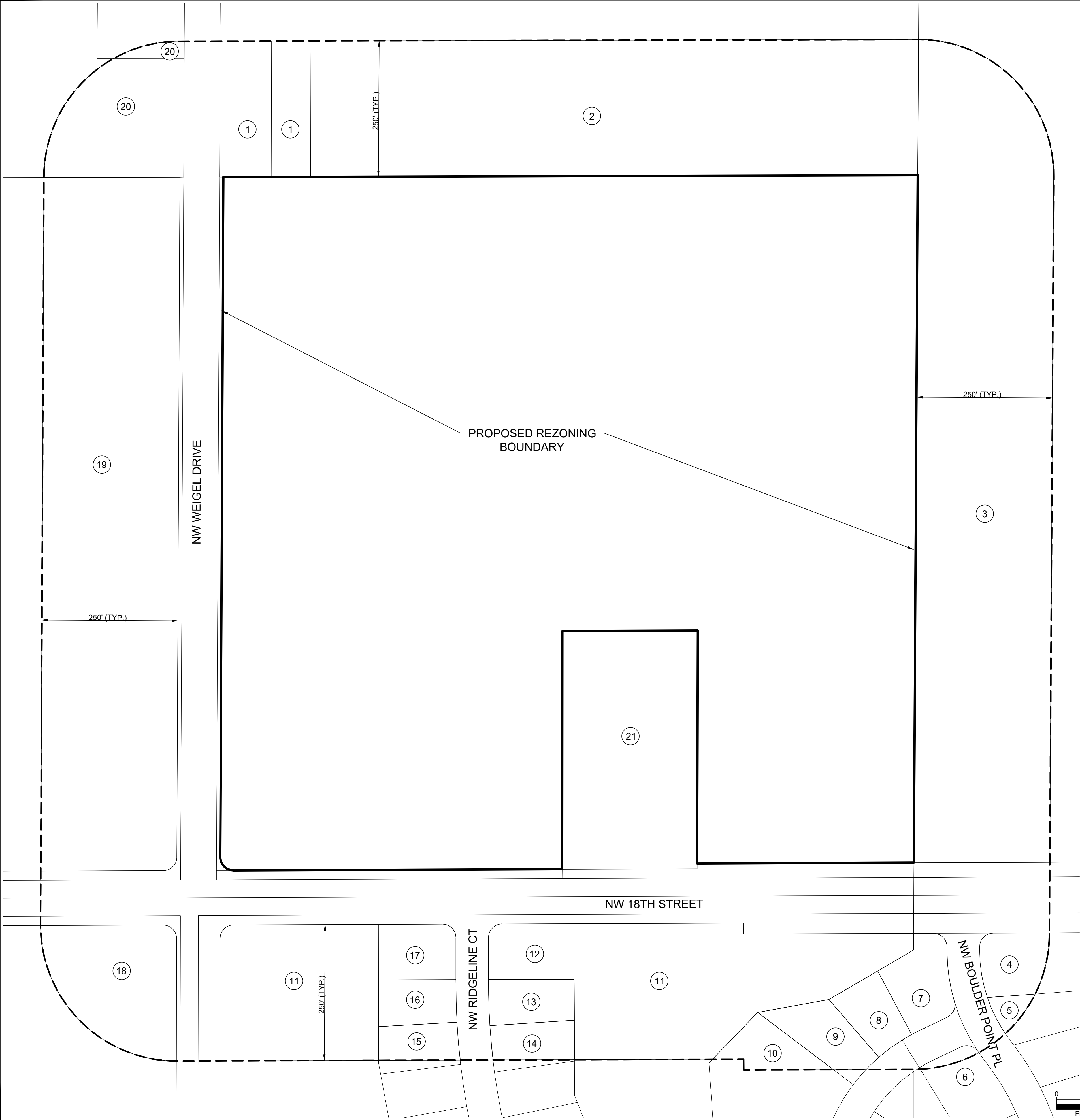
A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over a light blue horizontal line.

Brent K. Culp

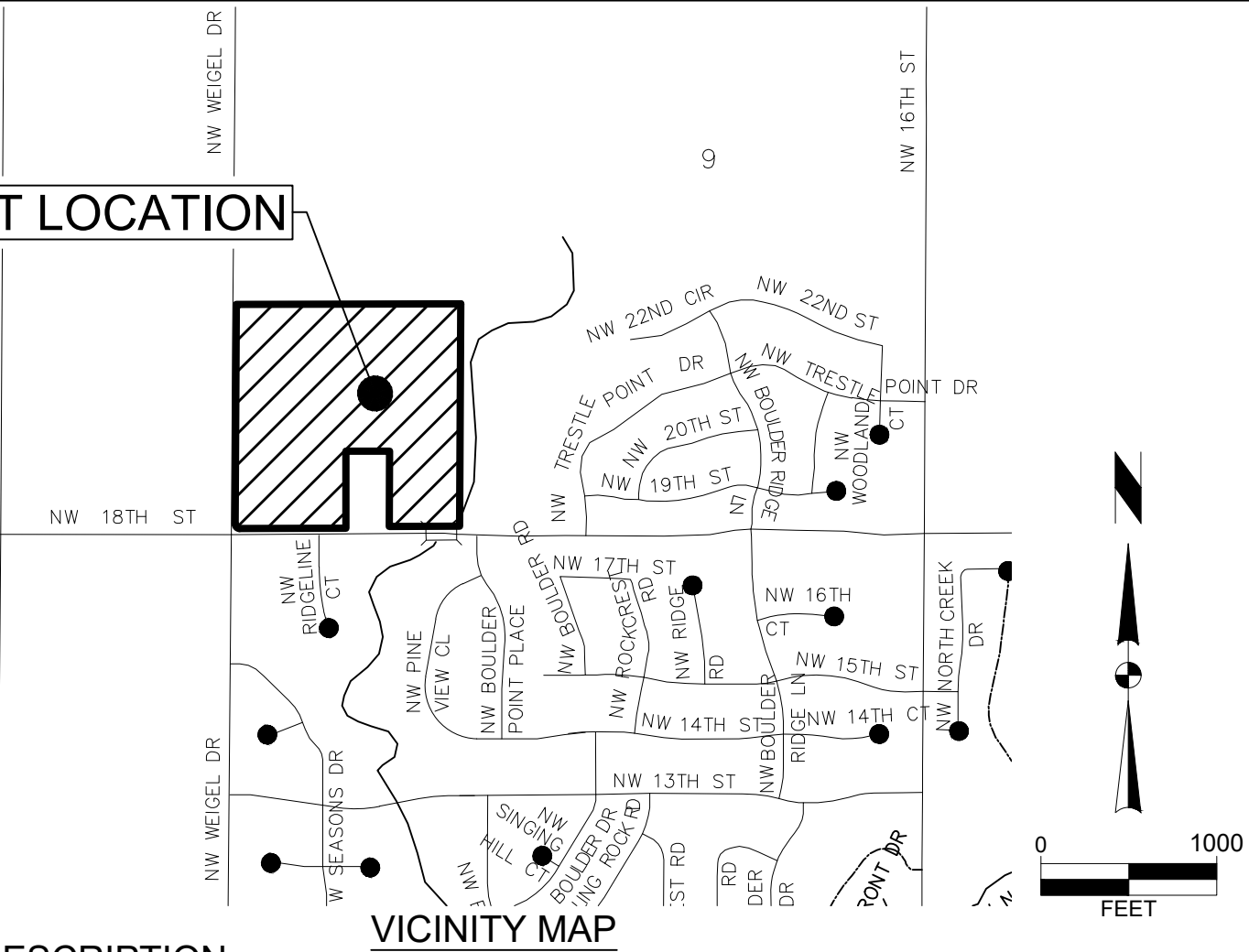
Enclosure

cc: John Larson, J. Larson Homes, LLC (w/enclosure emailed)
File (electronic)

V:\projects\2021\1035-01\CAD\DPUD - 1211035 - Rezoning\Map.swg ALLAN SMITH: 2/22/2024 12:25 AM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



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 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.

OWNER

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVE MOECKLY
(515) 681-6051

DEVELOPER

J LARSON HOMES
5721 MERLE HAY ROAD, SUITE 200
JOHNSTON, IOWA 50131
JOHN LARSON
(515) 491-4090

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

ADJACENT OWNERS

- POLLARD FAMILY FARMS
1620 S KELLOGG AVE STE 107
AMES, IA 50010-8001
- HARDSHIP LAND LLC
303 LOCUST ST STE 400
DES MOINES, IA 50309-1770
- WALTER & BONITA HARMON
B & W FARMS LLC
3510 NW 18TH ST
ANKENY, IA 50023-7844
- ERIC & MEREDITH JACOBSON
1707 NW BOULDER POINT PL
ANKENY, IA 50023-9335
- SCOTT & KAYLA OLSON
1703 NW BOULDER POINT PL
ANKENY, IA 50023-9335
- DENNY & BETTY NUESE
1701 NW PINE VIEW CIR
ANKENY, IA 50023-2369
- DONALD & KRISTI WOLFE
1702 NW PINE VIEW CIR
ANKENY, IA 50023-2369
- STEPHEN & LORI GRIFFITH
1628 NW PINE VIEW CIR
ANKENY, IA 50023-2379
- RICK & MICHELLE SANDER
1624 NW PINE VIEW CIR
ANKENY, IA 50023-2379
- DAVID & CHARLENE HARMON
3510 NW 18TH ST
ANKENY, IA 50023-7844
- CITY OF ANKENY
410 W 1ST ST
ANKENY, IA 50023-1557

- ZACHARY & KAYLEE DURHAM
1709 NW RIDGELINE CT
ANKENY, IA 50023-2753
- DOUGLAS & KATHRYN WISGERHOF
1705 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
- BRECK & MEGAN WESTERLY
1712 NW RIDGELINE CT
ANKENY, IA 50023-2753
- GREENLAND HOMES INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672
- SCS ANKENY LLC
760 W MAIN ST
BARRINGTON, IL 60010-4120
- TJL INVESTMENTS LLC
DNF LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165
- GREGG TODD
3802 NW 18TH ST
ANKENY, IA 50023-7842

ADJACENT OWNERSHIP AREAS

OWNER	AREA (AC)	PERCENTAGE OF	
		OWNERSHIP	APPROVAL
1	0.96	3.07%	
2	6.41		20.51%
3	8.37		26.80%
4	0.30	0.97%	
5	0.08	0.25%	
6	0.04	0.14%	
7	0.38	1.20%	
8	0.27	0.88%	
9	0.34	1.08%	
10	0.26		0.84%
11	4.18	NEUTRAL	
12	0.37	1.17%	
13	0.29	0.92%	
14	0.24	0.76%	
15	0.22	0.71%	
16	0.27	0.87%	
17	0.33	1.06%	
18	1.12		3.59%
19	7.32		23.42%
20	1.17	3.75%	
21	2.50	8.00%	
Total	31.24	24.84%	75.16%

LARSON - MOECKLY PROPERTY

REZONING MAP

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 121.1035.01

Sheet C100

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

Project No: 121.1035.01

Sheet C100

2	REVISED PER CITY COMMENTS	5-08-22 AWS
1	REVISED OWNERSHIP APPROVAL	4-28-22 AWS
MARK	REVISION	DATE
Engineer: CDD	Checked By: BKC	Scale: 1" = 100'
Technician: AWS	Date: 4-1-2022	T-R-S: 80N-24W-09

V:\projects\2021\121.1035.C1CADD\PPUD_1211035_MasterPlan.dwg ALAN SNYDER 22/02/2021 11:44:47 PM ANSI FULL BLEED (34.00 X 22.00 INCHES)

LEGEND

FEATURES

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

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

(*) Denotes the survey quality service level for utilities

Sanitary Manhole

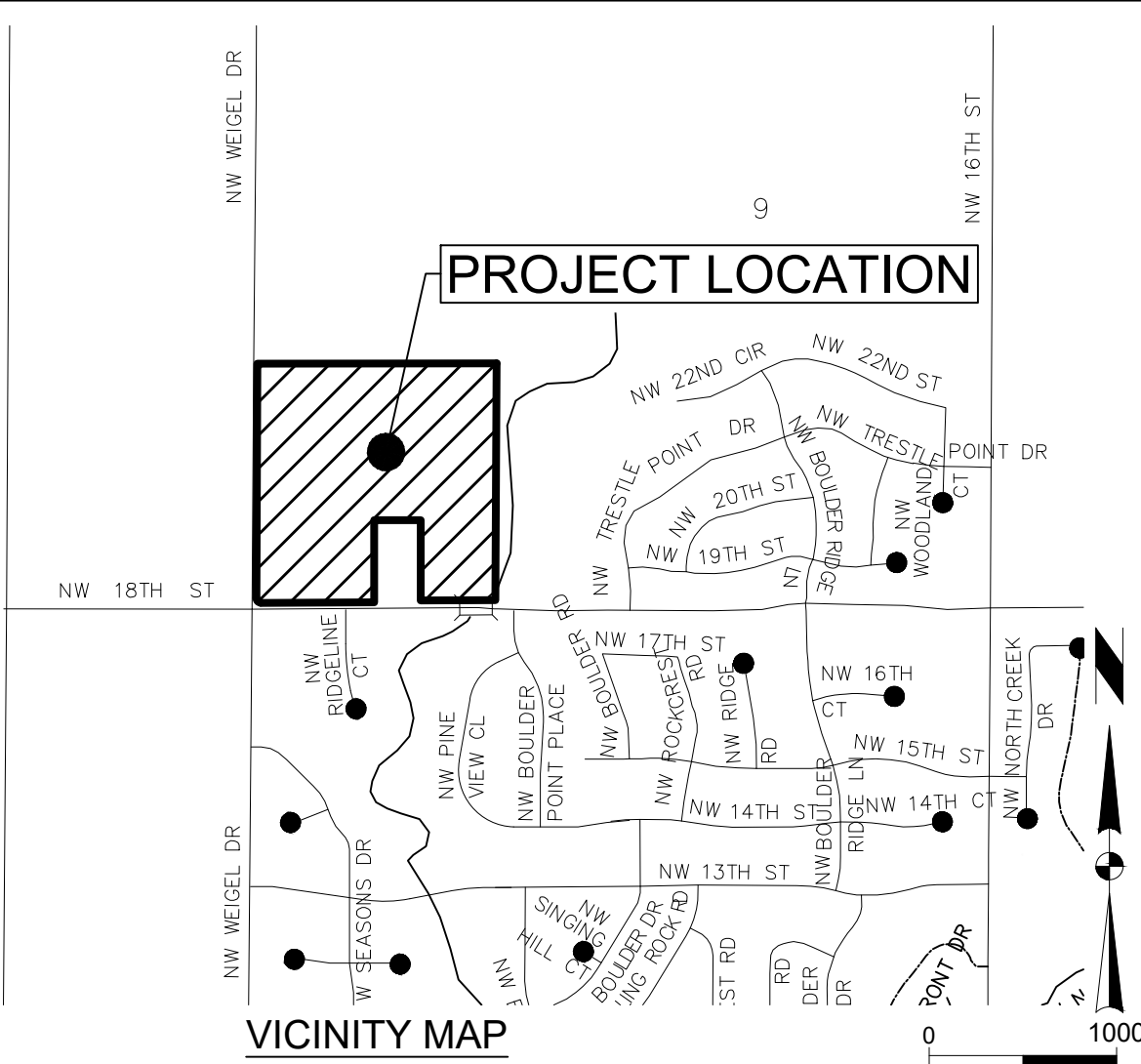
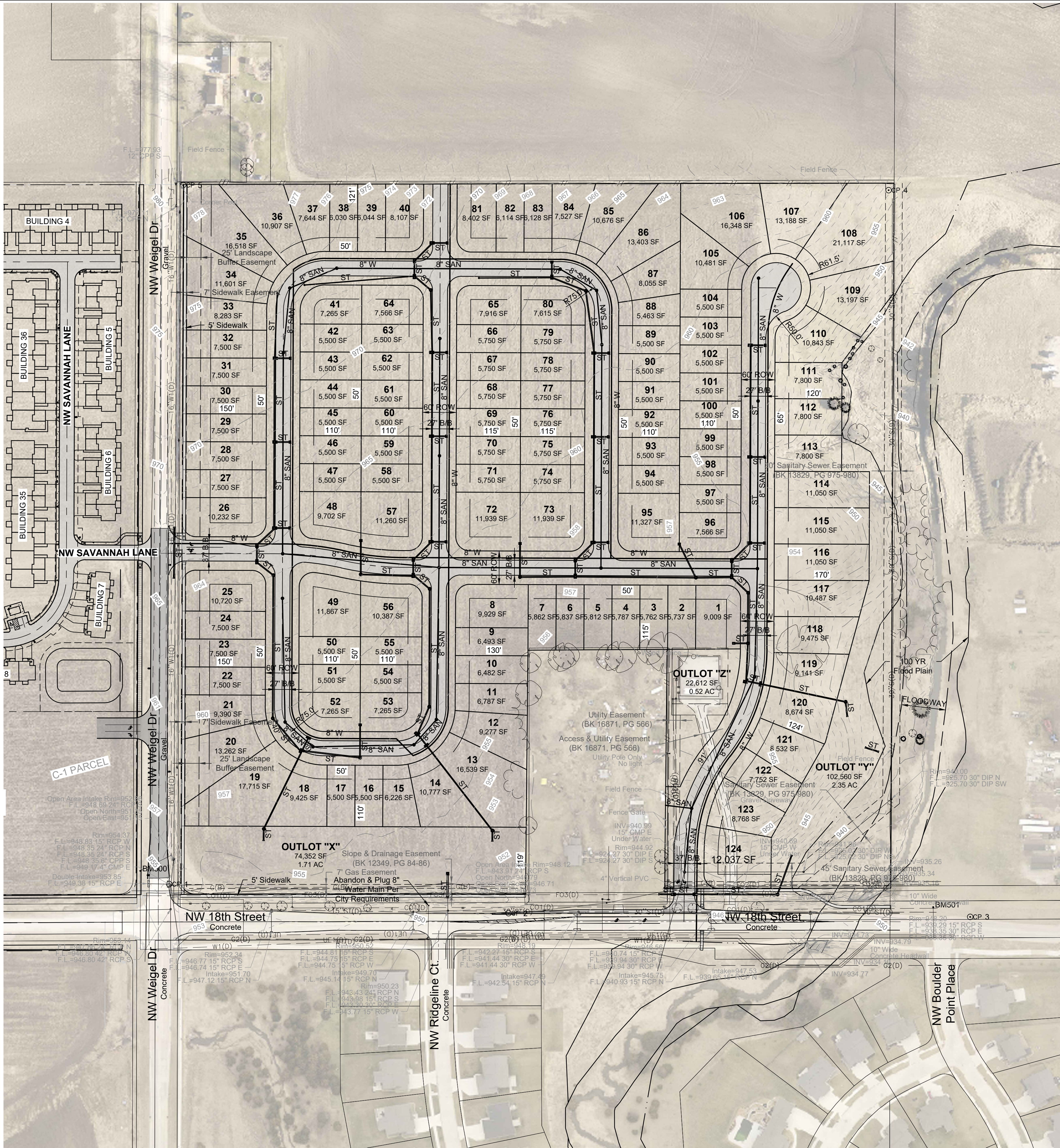
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer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

FOUND

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
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Minimum Protection Elevation
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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



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.

OWNER

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVE MOECKLY
(515) 681-6051

DEVELOPER

J LARSON HOMES
5721 MERLE HAY ROAD, SUITE 200
JOHNSTON, IOWA 50131
JOHN LARSON
(515) 491-4090

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

FLOOD PLAIN

ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE AE - AREAS WITH BASE FLOOD ELEVATIONS AS PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1902260185F WITH A DATE OF FEBRUARY 1, 2019.

NOTES

- REFER TO THE LARSON-MOECKLY PROPERTY PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
- FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY.
- LANDSCAPE PLANS WILL BE APPROVED AT THE TIME OF EACH FINAL PLAT AND SITE PLAN.
- A CONNECTION TO NW WEIGEL DRIVE SHALL NOT BE ALLOWED UNTIL NW WEIGEL DRIVE HAS PAVED HARD SURFACE FROM NW 18TH STREET TO THE ACCESS POINT.
- LOTS 19-35 AND 124 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO NW 18TH STREET OR NW WEIGEL DRIVE.
- DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION ALONG PUBLIC STREETS, INCLUDING NW WEIGEL DRIVE.
- UTILITIES ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.
- DEVELOPER SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG NW 18TH STREET AND NW WEIGEL DRIVE.
- OUTLOTS "X" AND "Y" WILL BE UTILIZED FOR DETENTION AND ARE TO BE OWNED AND MAINTAINED BY THE HOA.
- DRIVEWAYS FOR LOTS 25 AND 26 WILL ACCESS THE NORTH-SOUTH STREET (NOT THE 3-LANE EAST-WEST STREET SECTION).
- BENDS ARE REQUIRED TO BE SHOWN FOR THE WATER MAIN WITH CONSTRUCTION DRAWINGS.

REVISED PER CITY COMMENTS	5-12-22 AWS
REVISED PER CITY COMMENTS	5-06-22 AWS
MARK	DATE
REVISION	BY
Engineer: CDD	Scale: 1" = 100'
Checked By: BKC	T-R-S: 80N-24W-09
Technician: AWS	Date: 4-15-2022

Sheet C200

ANKENY, IOWA

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

SNYDER & ASSOCIATES, INC.

BRANDYWINE

PUD MASTER PLAN



Project No: 121.1035.01

Sheet C200

BRANDYWINE PUD

ANKENY, IOWA

Developed by

J. LARSON HOMES, LLC

PUD PLAN

APRIL 15, 2022

REVISED: MAY 12, 2022



TABLE OF CONTENTS

1. REZONING AMENDMENT REQUEST

- Petition Cover Letter
- Rezoning Application Form
- Petitions for Rezoning
- Rezoning Map

2. PUD PLAN EXHIBITS

- PUD Master Plan

3. BULK REGULATIONS

- Bulk Regulations
- Architectural Character
- Single Family Detached Elevations

4. SUPPORTING EVIDENCE

- Supporting Evidence Statement
- Vicinity Map and Rezoning Description
- Existing Topography/Drainage Areas
- FIRM Map
- Water Usage Calculations
- Traffic Impact Study

1. REZONING AMENDMENT REQUEST



May 6, 2022

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

RE: BRANDYWINE PUD RESUBMITTAL
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 121.1035.01

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

On behalf of John Larson with J. Larson Homes, 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 single family detached residential 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:

- 6 copies of the PUD Booklet,
- 6 Full Size PUD Master Plan,
- 6 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.

A handwritten signature in blue ink, appearing to read 'Brent K. Culp'.

Brent K. Culp

Enclosure

cc: John Larson, J. Larson Homes, LLC (w/enclosure emailed)
File (electronic)



April 15, 2022

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

RE: BRANDYWINE PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 121.1035.01

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

On behalf of John Larson with J. Larson Homes, 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 amendment, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of R-1: One-Family Residence District to proposed zoning designation of PUD: Planned Unit Development District. We are requesting this modification to allow for 50-foot wide single family detached residential lots

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: John Larson, J. Larson Homes, 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: 34.733 acresCurrent property zoning: R-1: One-Family Residence DistrictProposed property zoning: PUD: Planned Unit Development

Conditions:

None

Is property within Ankeny's corporate limits

☒ yes☐ no

Applicant/Contact Person:

Full Name: John LarsonCompany: J. Larson Homes, LLCAddress: 5721 Merle Hay Road, Suite 20City, State, Zip: Johnston, Iowa 50131

Office Phone: _____

Cell Phone: 515-491-4090E-mail: johnlarson89@gmail.com**Property Owner:** Steven L.Full Name: ~~Paula~~ MoecklyCompany: Moeckly Family Farm, LLCAddress: 4121 NW 110th AvenueCity, State, Zip: Polk City, Iowa 50226Office Phone: 515-250-4477

Cell Phone: _____

E-mail: _____

Attorney

Full Name: Bryan LoyaFirm Name: Wilson & Egge, PCAddress: 222 NW Sunrise Drive, Suite 222City, State, Zip: Waukee, Iowa 50263Office Phone: 515-369-2502

Cell Phone: _____

E-mail: bryan@wilsonlawfirm.comLand Surveyor/Engineer: Snyder and Associates, Inc.Address: 2727 SW Snyder Blvd.City, State, Zip: Ankeny, Iowa 50023Office Phone: 515-964-2020Cell Phone: 515-669-1419E-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: John W. LarsonDate: 4-11-22

(Applicant/Contact Person)

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

and: Steven L. MoecklyDate: 4-11-22

(Property Owner)

Original signatures are required

City of Ankeny

Page 3 of 6

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 R-1 to PUD for the
purpose of allowing the following use(s):

Single Family Detached Residential Lots

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 R-1 to PUD.

Parcel owner(s) signatures

Mosekly Family Farm LLC
(owner name)

Stuart L. Mosekly
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

City of Ankeny

Page 5 of 6

PETITION FOR REZONING

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Parcel owner(s) signatures

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner:

Address:

Signature:

Printed Name:

Date:

Title:

Property Owner:

Address:

Signature:

Printed Name:

Date:

Title:

City of Ankeny

Page 5 of 6

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Plan and Zoning Commission

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petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: B & W Farms LLC

Address: 3512 NW 10th St Ankeny

Signature: David Harmon Date: 4-11-2022

Printed Name: David Harmon Title: manager

Property Owner: David Harmon

Address: 1616 NW Pine View Circle Ankeny

Signature: David Harmon Date: 4-11-2022

Printed Name: David Harmon Title: owner

PETITION FOR REZONING

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Plan and Zoning Commission

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Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hardship Land L.L.C

Address: 303 Locust St. DSM, IA 50309

Signature: [Signature] Date: 3/14/22

Printed Name: Senor Hau Title: President

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

City of Ankeny

Page 5 of 6

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

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Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hardship Land L.L.C

Address: 303 Locust St. DSM, IA 50301

Signature: [Signature] Date: 3/14/22

Printed Name: Sonny Hall Title: President

Property Owner: SCS ANKENY, LLC

Address: 4102 NW 18th STREET ANKENY, IA

Signature: [Signature] Date: 4/27/2022

Printed Name: ANTHONY RODRIGUEZ Title: AUTHORIZED REPRESENTATIVE

City of Ankeny

Page 5 of 6

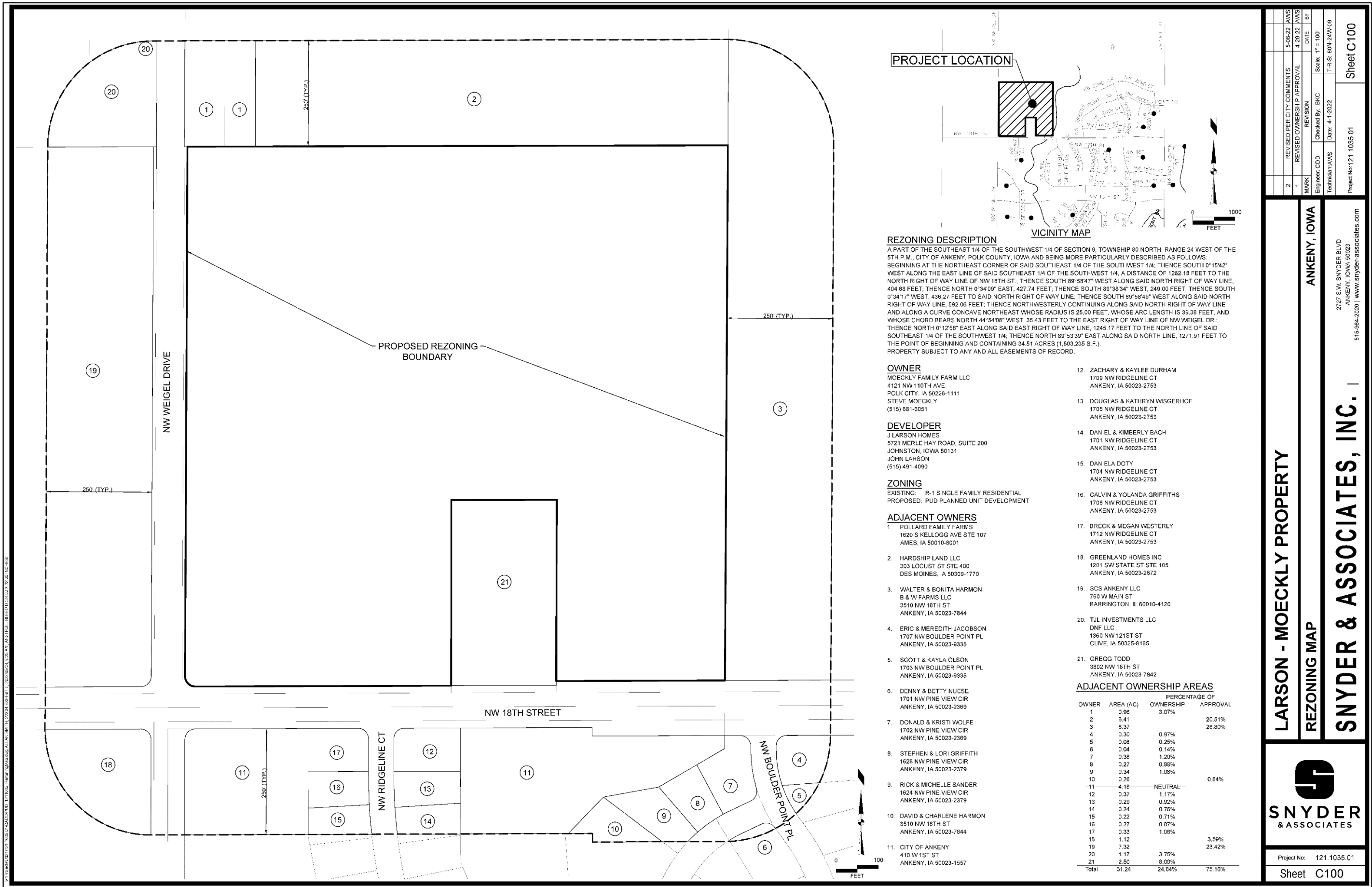
EXHIBIT 'A'

BRANDYWINE PUD REZONING DESCRIPTION

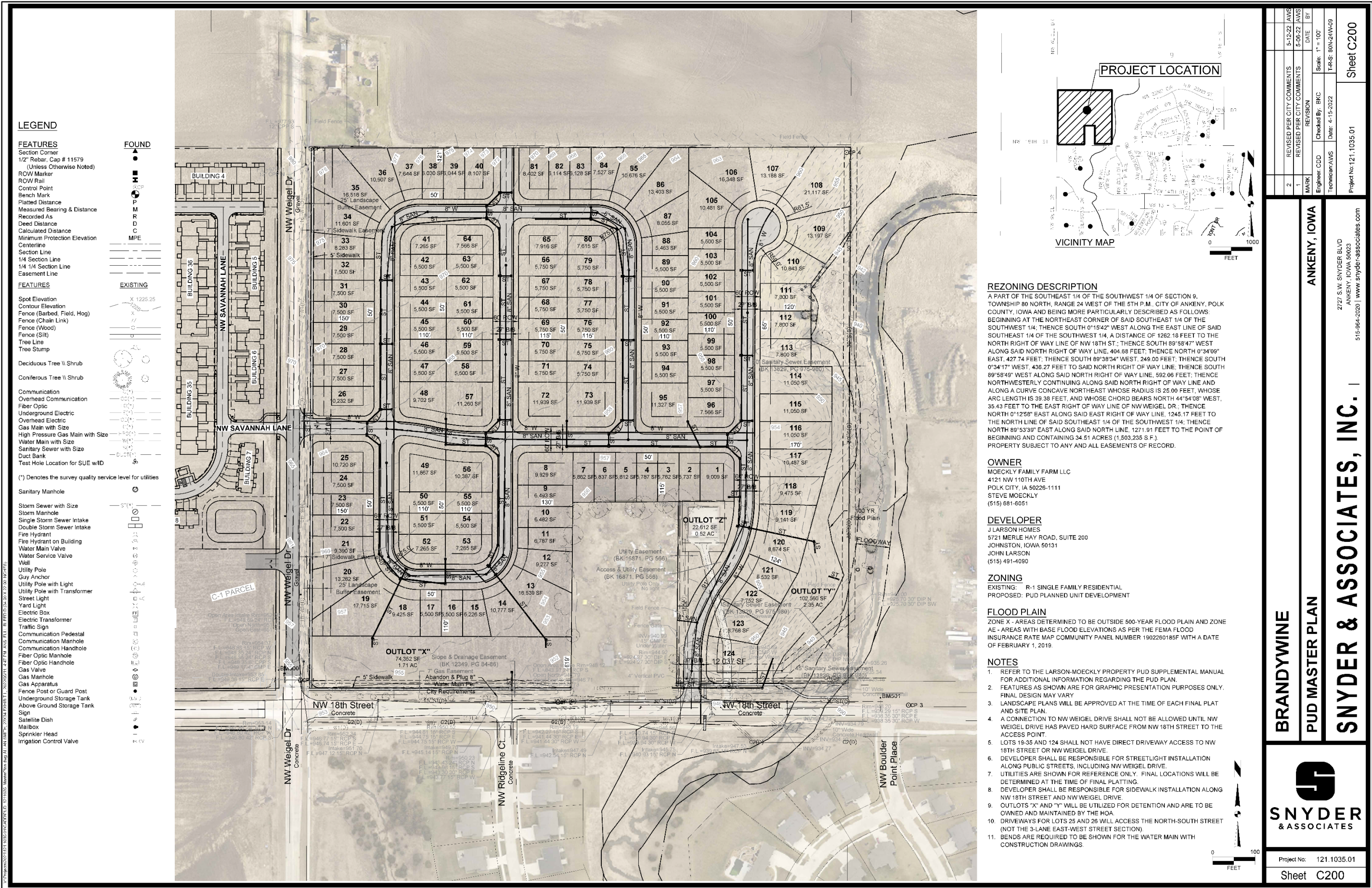
A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



2. PUD PLAN EXHIBIT



3. BULK REGULATIONS

BRANDYWINE PUD BULK REGULATIONS

Single Family Detached Residential Lots

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.

Permitted Uses – Principal

- One-story, two-story, and one and one-half story homes with basements.

Permitted Uses – Accessory

- Rear yard setbacks for accessory buildings shall be a minimum of 5 feet. Side yard setbacks shall be a minimum of 3 feet. For double frontage lots the accessory building shall be set back to the front yard setback of 25 feet.

Area and Size Regulations

- The minimum lot area shall be 5,000 square feet.
- The single-family detached lots shall be a minimum 50 feet wide and have a minimum depth of 100 feet.
- Front yard setbacks along public streets shall be a minimum of 25 feet.
- Side yard setbacks shall be a minimum of 5 feet allowable on each side.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures.
- Minimum finish area for the single-family homes shall be 1,000 square feet for a ranch plan and 1,150 square feet for one and one-half and two-story plans.
- Two parking stalls shall be provided for each residence.

BRANDYWINE PUD ARCHITECTURAL CHARACTER

RESIDENTIAL AREAS

The single family detached residential homes in the Brandywine PUD will feature a common traditional architectural element. The consistency in the homes will create a neighborhood feel while varying home elevations and features will help with curb appeal.

Key elements such as front porches, plan variety, alternated housing styles and 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, cedar, stucco, EIFS, Masonite, LP SmartSide, or Hardi-Plank siding. The roof of all homes shall be standard 3-tab or architectural type shingles. The same single family detached model elevations will not be constructed next to each other along the street frontages. The colors of the homes will be natural colors such as earth tones, greens, grays and muted yellows. Vibrant colors can be only used to accent building details, provided they add to the overall attractiveness and design of the home.

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

ELEVATIONS



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATIONS



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATIONS



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION



SINGLE FAMILY DETACHED ELEVATION

4. SUPPORTING EVIDENCE

BRANDYWINE 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 require two locations for basins. The west basin will be along NW 18th Street and be incorporated to enhance the bufferyard with additional separation along NW 18th Street. The east basin 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 generally be located on the south and west sides of the street systems with intermittent intakes along the curb lines to intercept storm water flows. The storm sewer will be public within the single family detached area.

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 public street 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. The current plan is to abandon the existing stub on NW Ridgeline Court and drill under NW 18th Street at the easterly roadway and connect onto the 12-inch water main on the south side of NW 18th Street. This option will be further analyzed as the construction plan design proceeds. A proposed 8-inch water main will be extended through the development and connection to the 16-inch water main in NW Weigel Drive to provide for an internal loop within the development.

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 west sides of the street.

PUBLIC STREETS

Public streets proposed within the single family detached area are 27-feet back to back 7-inch thick roadway within a 60-foot wide right of way. At the NW 18th Street and NW Weigel Drive intersections the internal streets will be widened to allow for two outbound lanes with a single inbound lane.

An east bound left turn lane off of NW 18th Street is planned for construction during the initial phase of construction. The widening of the roadway is planned to occur to the north of the existing pavement. Reconstruction of two intakes will need to occur with this widening.

Driveways for Lots 25 and 26 will access the north/south street, not the new street located between them. All lots adjacent NW 18th Street and NW Weigel Drive will not have direct access onto those streets.

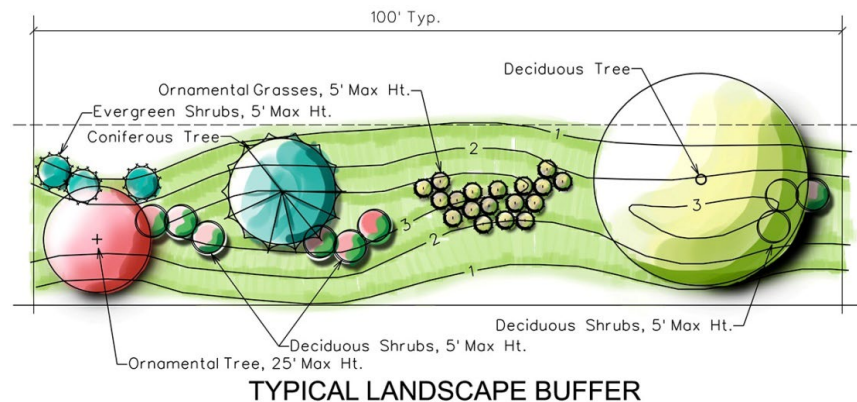
SIDEWALKS

Sidewalks (5-foot in width) are proposed along both sides of the public street within the public right-of-way in the single family detached area. These will be installed 1-foot inside of the right-of-way with the construction of the homes. 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 each lot. The electric, telephone, and cable television utilities are proposed along the front and potentially the rear of the lot within public utility easements.

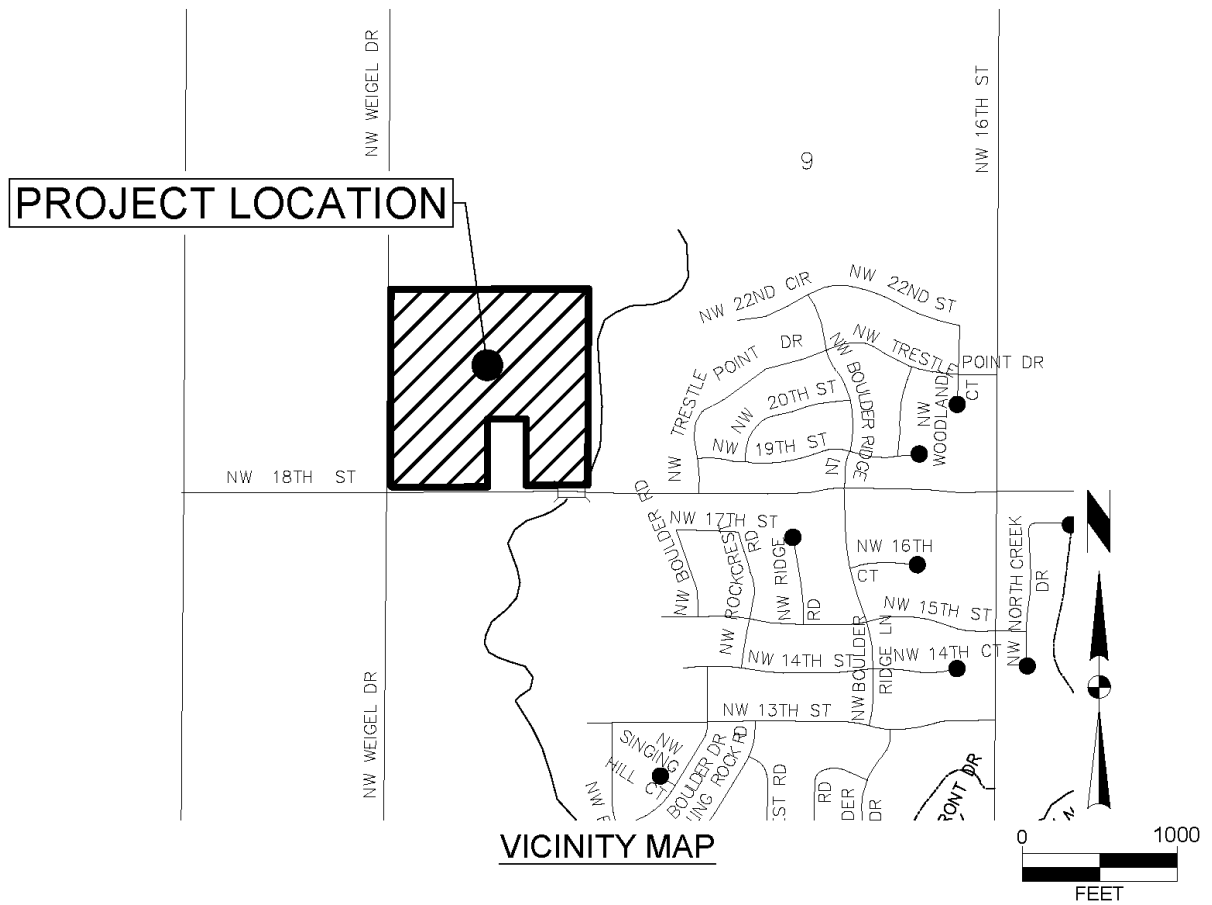
PARK SITE DEDICATION

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. 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.

VICINITY MAP AND REZONING DESCRIPTION



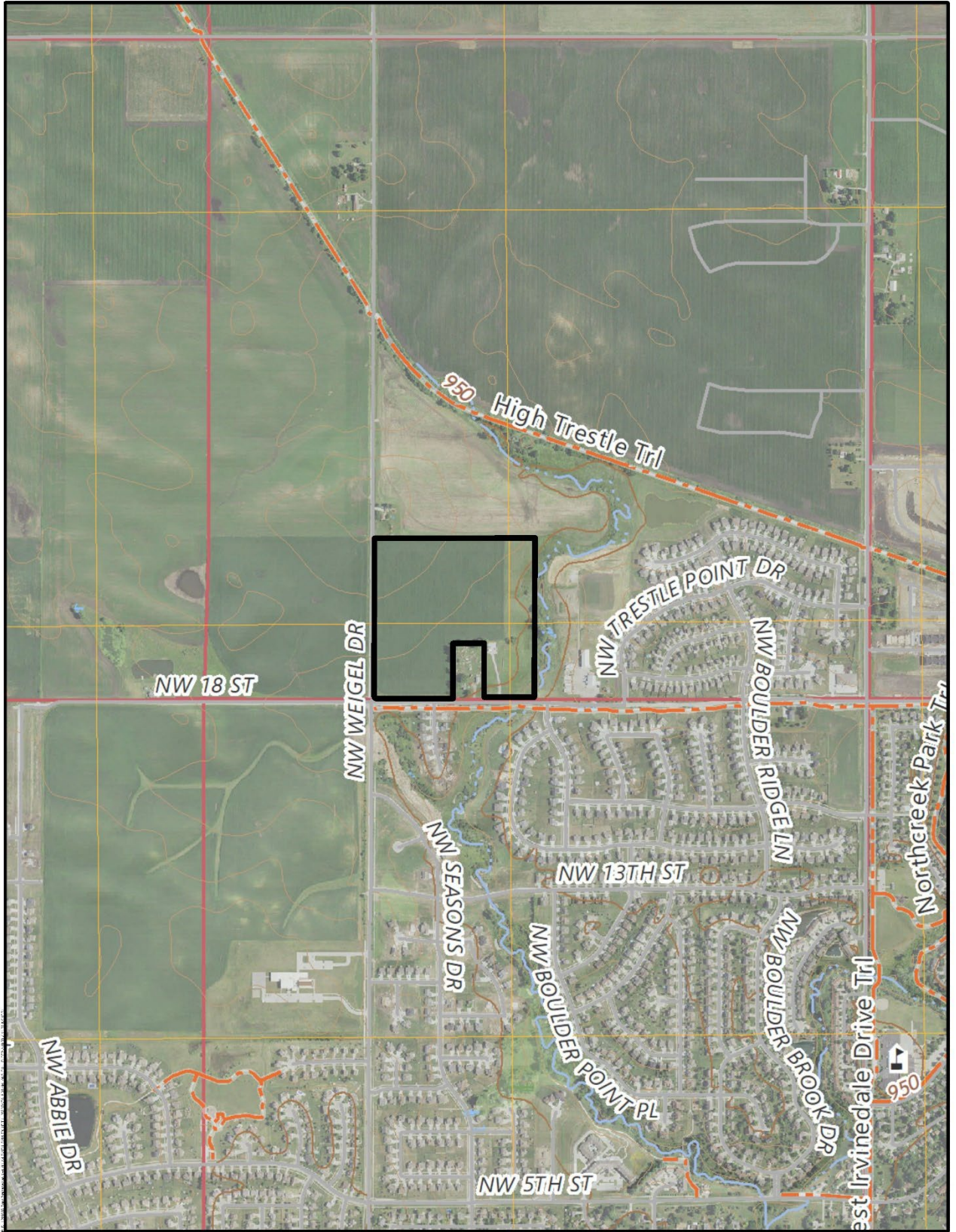
BRANDYWINE PUD REZONING DESCRIPTION

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
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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
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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





SNYDER
& ASSOCIATES

0 1000



FEET



Brandywine PUD

USGS Topographic Map | Ankeny, Iowa | 4/15/2022

FIRM MAP

National Flood Hazard Layer FIRMette



95°29'22"W 41°43'4"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 FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, AE
		With BFE or Depth Zone AE, A1, A, X, AE, A1
		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 ID MRs
		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
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
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 valid 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, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

WATER USAGE CALCULATIONS

PROJECT: BRANDYWINE PUD

No: 121.1035.01

DATE: April 15, 2022

SUBJECT: WATER USAGE CALCULATIONS

BY: CDD CK:

PAGE: 1 OF: 5



SANITARY SEWER

124 SINGLE FAMILY DETACHED LOTS

PER SUDAS

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 :

124 UNITS X 3 PEOPLE PER UNIT = 372 PEOPLE

PF = $(18+.372^{0.5})/(4+.372^{0.5}) = 4.037$

= 150174 GPD

= 0.150 MGD

CHANGE TO CFS (MGD / 0.646)

= 0.2325 CFS

8" MAIN @ 2/3 FULL, FACTOR =

0.79 , THEREFORE

FULL FLOW = 0.2325 / 0.79

= 0.294 CFS

FOR FLOW = 0.294 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

0.294 CFS = 13.37

* $S^{1/2}$

=> S = 0.04843 %

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 = 37200 GPD (372 PEOPLE @ 100 GPCD)

INSTANTANEOUS PEAK FLOW = 307157 GPD

= 213.3 GPM

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.

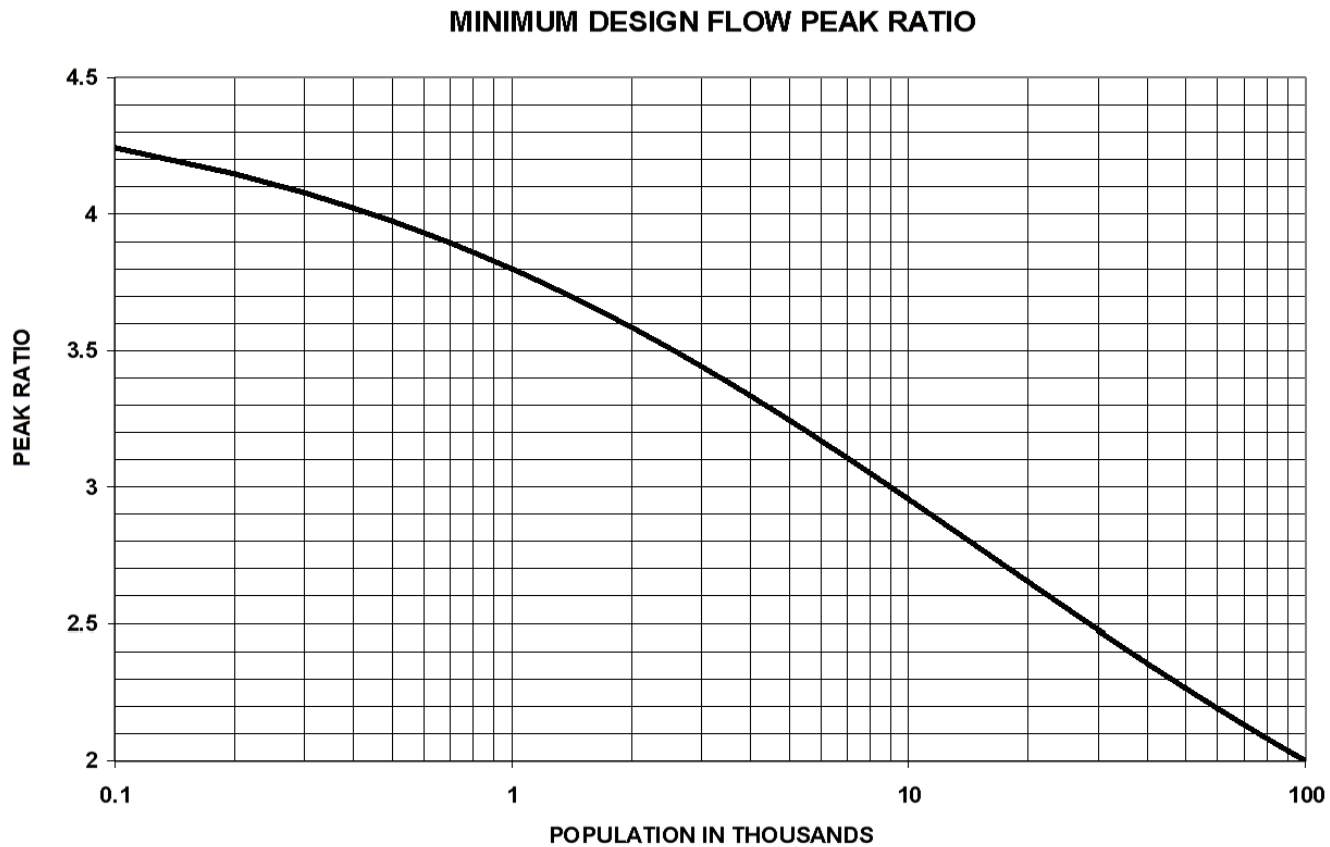
The area densities listed include the peaking factor.

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



Curve Equation: Peak Ratio = $\left[\frac{18 + P^{0.5}}{4 + P^{0.5}} \right]$ where P = population in thousands

Source: Fair, G.M. and Geyer, J.C. "Water Supply and Wastewater Disposal"
1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

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):**

$$\text{Area} \times \text{Area Density} \times \text{Rate} = \text{Average Daily Demand} \quad \text{Equation 4B-1.01}$$

$$\text{Number of Units} \times \text{Unit Density} \times \text{Rate} = \text{Average Daily Demand} \quad \text{Equation 4B-1.02}$$

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:

- a. 220 people or less = Average day demand (gpm) x 9.0.
- b. 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.

- a. 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.

- b. 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.

TRAFFIC IMPACT STUDY

**MOECKLY FARMS
TRAFFIC IMPACT STUDY**

Ankeny, Iowa | April 12, 2022

Prepared for:
J Larson Homes

Snyder & Associates, Inc. Project No. 121.1035

Prepared by:

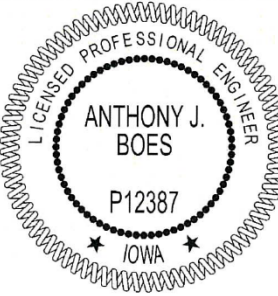
	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
		<u>4/12/22</u>
	Anthony J. Boes, P.E.	Date
	License Number P12387	
	My License Renewal Date is December 31, 2023	
	Pages or sheets covered by this seal: <u>ALL</u>	

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APPENDIX

Exhibit 1. Site Concept Plan
Exhibit 2. Opening Year Peak Hour Background Traffic
Exhibit 3. Opening Year Trip Distribution (Inbound)
Exhibit 4. Opening Year Trip Distribution (Outbound)
Exhibit 5. Opening Year Peak Hour Trips
Exhibit 6. Opening Year Peak Hour Traffic
Exhibit 7. Design Year Background Traffic
Exhibit 8. Design Year Trip Distribution (Inbound)
Exhibit 9. Design Year Trip Distribution (Outbound)
Exhibit 10. Design Year Peak Hour Trips
Exhibit 11. Design Year Peak Hour Traffic
Traffic Signal Warrant Analysis Worksheets
Turn Lane Warrant Analysis Worksheets
Capacity Analysis Reports

INTRODUCTION

This study was performed to evaluate traffic operations associated with the planned Moeckly Farms residential development. The site is to be constructed in the Northeast quadrant of the intersection of NW 18th Street and NW Weigel Drive. Figure 1 provides the site location. A site concept plan is provided in the appendix.

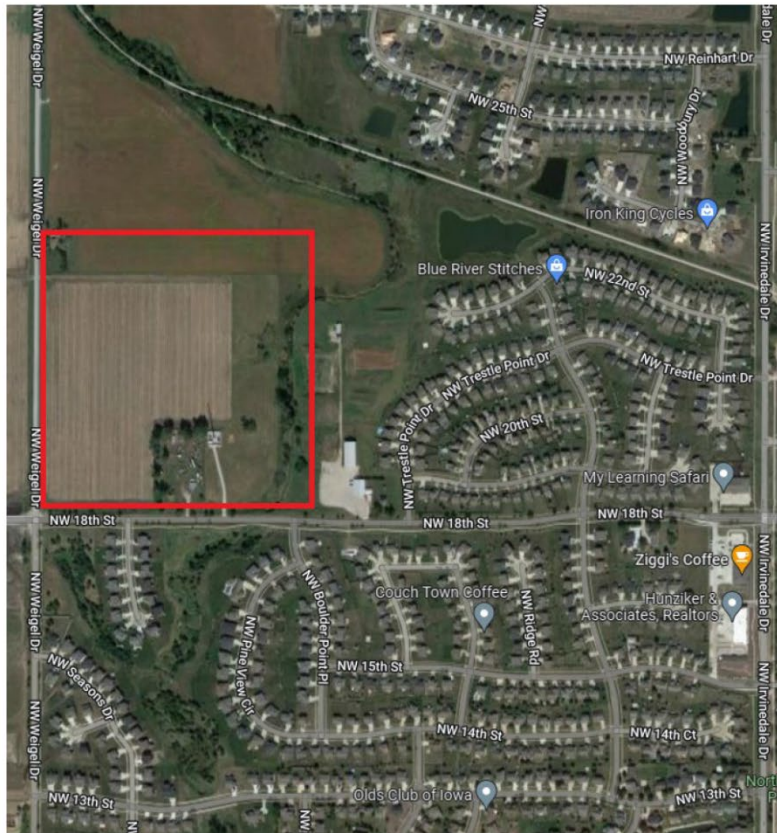


Figure 1. Location Map

This traffic impact study evaluated transportation system needs related to the planned development. Traffic forecasts and analyses included opening year and design year Build and No Build scenarios. Analyses of the below four study intersections (two of which provide access to the site) were conducted.

- NW 18th Street & NW Irvinedale Drive
- NW 18th Street & proposed Access B
- NW 18th Street & NW Weigel Drive
- NW Weigel Drive & proposed Access A

EXISTING CONDITIONS

Within the study area, NW 18th Street is two-lane arterial street with a 35 mph speed limit. At the NW 18th Street intersection with NW Weigel Dr, left turn lanes are provided for the northbound and westbound approaches. The west leg of the intersection is currently under construction and will ultimately extend west to IA 415. For this study, it is assumed that left turn lanes will be provided for all four approaches by the opening year. The intersection is currently stop-controlled for the northbound and southbound approaches.

NW Weigel Drive is two-lane collector street south of NW 18th Street and a local street to the north. The NW Weigel Drive speed limit is 35 mph.

NW Irvinedale Dr is a two-lane arterial street with a 35 mph speed limit. The NW Irvinedale Dr intersection with NW 18th St is signalized and has left turn lanes for the eastbound and westbound approaches. The City is planning to reconstruct the intersection to provide left and right turn lanes for each approach.

TRAFFIC DATA

Turning movement traffic counts were not collected for this study. Instead, opening year (2024) and design year (2044) Build traffic projections from the Savannah Ankeny Traffic Impact Study were used for background traffic conditions for this study, as requested by the City of Ankeny.

PROPOSED DEVELOPMENT

The proposed development includes 124 single-family home lots. Approximately 25% (31) of the lots are expected to be occupied in the opening year. For this initial development phase (Phase 1), access to the site is planned only from NW 18th St (Access B).

Full development and occupancy of the site is expected by the design year. Full development will include the NW Weigel Dr access (Access A).

FUTURE TRAFFIC

Trip Generation

Estimated trip generation for the site was calculated using data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. “Single-Family Housing” (ITE Code: 210) was used with dwelling units as the independent variable. **Table 1** shows the estimated trip generation for the opening and design years.

Table 1. Estimated Trip Generation

Scenario	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
Opening Year	Single-Family Housing	210	31	DU	9.43	292	146	146	0.70	22	6	16	0.94	29	18	11
Design Year	Single-Family Housing	210	124	DU	9.43	1169	585	584	0.70	87	23	64	0.94	117	74	43

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

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

Trip Distribution

To estimate the distribution of generated trips, the background traffic was reviewed to determine the likely split of traffic entering and exiting the site to/from NW 18th St and NW Weigel Dr. Estimated trip distribution is provided in the appendix.

Background Traffic

Background traffic for this study was assumed to be Opening Year (2024) Build Traffic Projections and Future Year (2044) Build Traffic projections from the previous Savannah Ankeny Traffic Impact Study. Estimated background traffic is provided in the appendix.

Opening Year (2024) and Design Year (2044) Peak Hour Traffic

Combining the trip generation and distribution with background traffic results in the total estimated turning movement traffic volumes at the study intersections. Total peak hour turning movement traffic forecasts with the planned development is provided in the appendix.

TURN LANE WARRANT ANALYSIS

The potential need for right and left turn lanes at the study intersections was evaluated using the following criteria, per City of Ankeny Requirements. Turn lane warrant worksheets are provided in the appendix.

- NCHRP Report 745 for left turn lanes on uncontrolled arterial street approaches.
- NCHRP Report 457 for left turn lanes on uncontrolled non-arterial street approaches.
- NCHRP Report 457 for right turn lanes on uncontrolled approaches and signalized intersections.

Per NCHRP Report 745 criteria, an eastbound left turn lane is warranted for projected opening year traffic on NW 18th St at the planned Access B intersection. As few as five left turns in the peak hour satisfy the criteria.

At the NW Weigel Dr and Access A intersection, northbound or southbound left or right turn lanes are not warranted for projected design year traffic, per NCHRP Report 457 criteria.

Left turn lane warrants were not evaluated at the NW 18th St intersections with NW Weigel Dr and NW Irvinedale Dr because left turn lanes currently exist or are planned at these intersections. Similarly right turn lane warrants at the NW 18th St and NW Irvinedale Dr intersection were not evaluated, as they are currently planned.

At the NW Weigel Dr and NW 18th St intersection, northbound and southbound right turn lanes are not warranted for projected design year traffic (assuming future traffic signal). The Savannah Ankeny TIS recommended providing eastbound and westbound right turn lanes at this intersection for opening year traffic.

TRAFFIC SIGNAL WARRANT ANALYSIS

The potential need for a traffic signal at the intersection of NW 18th St & NW Weigel Dr was evaluated using Manual on Uniform Traffic Control Devices (MUTCD) traffic volume warrant criteria (Warrants 1-3). Warrant analyses were based on projected AM and PM peak hour traffic (two hours). Signal warrant analysis results are summarized in **Table 2**, and detailed worksheets are provided in the appendix.

Table 2. Traffic Signal Warrant Results

Year	Scenario	Warrant 1 8-Hour	Warrant 2 4-Hour	Warrant 3 Peak Hour
Opening Year 2024	No Build	2 hours met	1 hour met	No 0 hours met
	Build	2 hours met	1 hour met	No 0 hours met
Design Year 2044	No Build	2 hours met	2 hours met	Yes 1 hour met
	Build	2 hours met	2 hours met	Yes 1 hour met

Warrant analyses show that Warrant 3 (Peak Hour) is projected to be met in the design year for the Build and No Build scenarios. With only two hours of projected traffic for each scenario, it is not possible to determine if Warrant 1 and/or Warrant 2 criteria will be met.

TRAFFIC OPERATIONS ANALYSIS

Intersection capacity analyses were completed for opening year 2024, and design year 2044 Build and No Build scenarios. Analyses were conducted for the AM and PM peak hours. These analyses were performed using *Synchro 11* software with *Synchro* methods for signalized intersections and *Highway Capacity Manual 6th Edition (HCM 6)* methods for unsignalized intersections. **Table 3** shows the Level of Service (LOS) criteria for determining operational performance. LOS A provides the least delay, and LOS F provides the most delay. Typically, LOS D is the minimum acceptable LOS for urban intersection approaches. However, LOS E-F is not unusual for stop controlled minor street or driveway approaches to higher volume arterial streets during peak hours.

Table 3. Level of Service (LOS) Definition

LOS	Average Delay per Vehicle (seconds)	
	Signalized Intersection	Unsignalized Intersection
A	< 10	< 10
B	10 to 20	10 to 15
C	20 to 35	15 to 25
D	35 to 55	25 to 35
E	55 to 80	35 to 50
F	> 80 or V/C > 1.0	> 50 or V/C > 1.0

V/C = Volume to Capacity Ratio

The following lane configurations and traffic control were assumed for analyses:

Opening Year

- NW 18th St & NW Weigel Dr: Left turn lanes for all approaches, right turn lanes for EB and WB approaches. Stop-control for NB and SB approaches.
- NW 18th St & NW Irvinedale Dr: Existing lane configurations with left turn lanes for the EB and WB approaches. Existing traffic signal control.
- NW 18th St & Access B: EB left turn lane on NW 18th St. Single lane SB approach with stop-control.
- NW 18th St & Access A: Single-lane approaches all directions. Stop-control for EB approach.

Design Year

- NW 18th St & NW Weigel Dr: Left turn lanes for all approaches, right turn lanes for EB and WB approaches. Traffic signal control.
- NW 18th St & NW Irvinedale Dr: Left and right turn lanes for all approaches. Traffic signal control.
 - Due to high AM Peak EB delays, high volume/capacity ratio and long projected queues, this intersection was also analyzed as a multi-lane roundabout using Highway Capacity Software (HCS7).
- NW 18th St & Access B: EB left turn lane on NW 18th St. Single lane SB approach with stop-control.
- NW 18th St & Access A: Single-lane approaches all directions. Stop-control for EB and WB approaches.

Analysis results are summarized in **Table 4** and **Table 5**. Detailed reports are provided in the appendix.

Table 4. Capacity Analysis Results, No Build Conditions

Scenario	Intersection	Control Type	AM Peak		PM Peak	
			Delay (sec)	LOS	Delay (sec)	LOS
Opening Year	NW 18th St & NW Irvinedale Dr	Signal	28.8	C	30.7	C
	NW 18th St & NW Weigel Dr	NB STOP	32.3	D	27.7	D
		SB STOP	75.0	F	72.3	F
	NW Weigel Dr & Access A	EB STOP	8.9	A	8.8	A
Design Year	NW 18th St & NW Irvinedale Dr	Signal	35.9	D	27.6	C
		RAB	19.4	C	17.6	C
	NW 18th St & NW Weigel Dr	Signal	9.0	A	7.6	A
	NW Weigel Dr & Access A	EB STOP	9.8	A	9.4	A

Table 5. Capacity Analysis Results, Build Conditions

Scenario	Intersection	Control Type	AM Peak		PM Peak	
			Delay (sec)	LOS	Delay (sec)	LOS
Opening Year	NW 18th St & NW Irvinedale Dr	Signal	29.2	C	31.7	C
	NW 18th St & Access B	SB STOP	19.4	C	19.2	C
	NW 18th St & NW Weigel Dr	NB STOP	33.2	D	28.3	D
		SB STOP	81.0	F	79.8	F
	NW Weigel Dr & Access A	EB STOP	8.9	A	8.9	A
Design Year	NW 18th St & NW Irvinedale Dr	Signal	37.7	D	30.0	C
		RAB	20.6	C	18.9	C
	NW 18th St & Access B	SB STOP	31.9	D	26.7	D
	NW 18th St & NW Weigel Dr	Signal	9.1	A	7.7	A
	NW Weigel Dr & Access A	EB STOP	10.1	B	9.6	A
		WB STOP	12.4	B	12.1	B

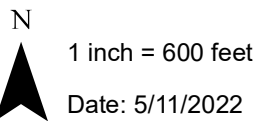
Opening year analyses show LOS F operations SB at the NW 18th St and NW Weigel Dr intersection (Build and No Build). However, projected average delays are less than 90 seconds.

For all other intersections, acceptable overall operations (LOS D or better) are provided in the opening year and design year. However, at the NW 18th St and NW Irvinedale Dr intersection, the design year No Build AM peak hour analysis shows the volume capacity (v/c) ratio for the EB through lane to be 0.99, and the projected 95th percentile queue length is more than 700'. For the Build scenario, the (v/c) ratio and queuing are slightly worse. With a multi-lane roundabout at this intersection, delays and queuing are significantly reduced.

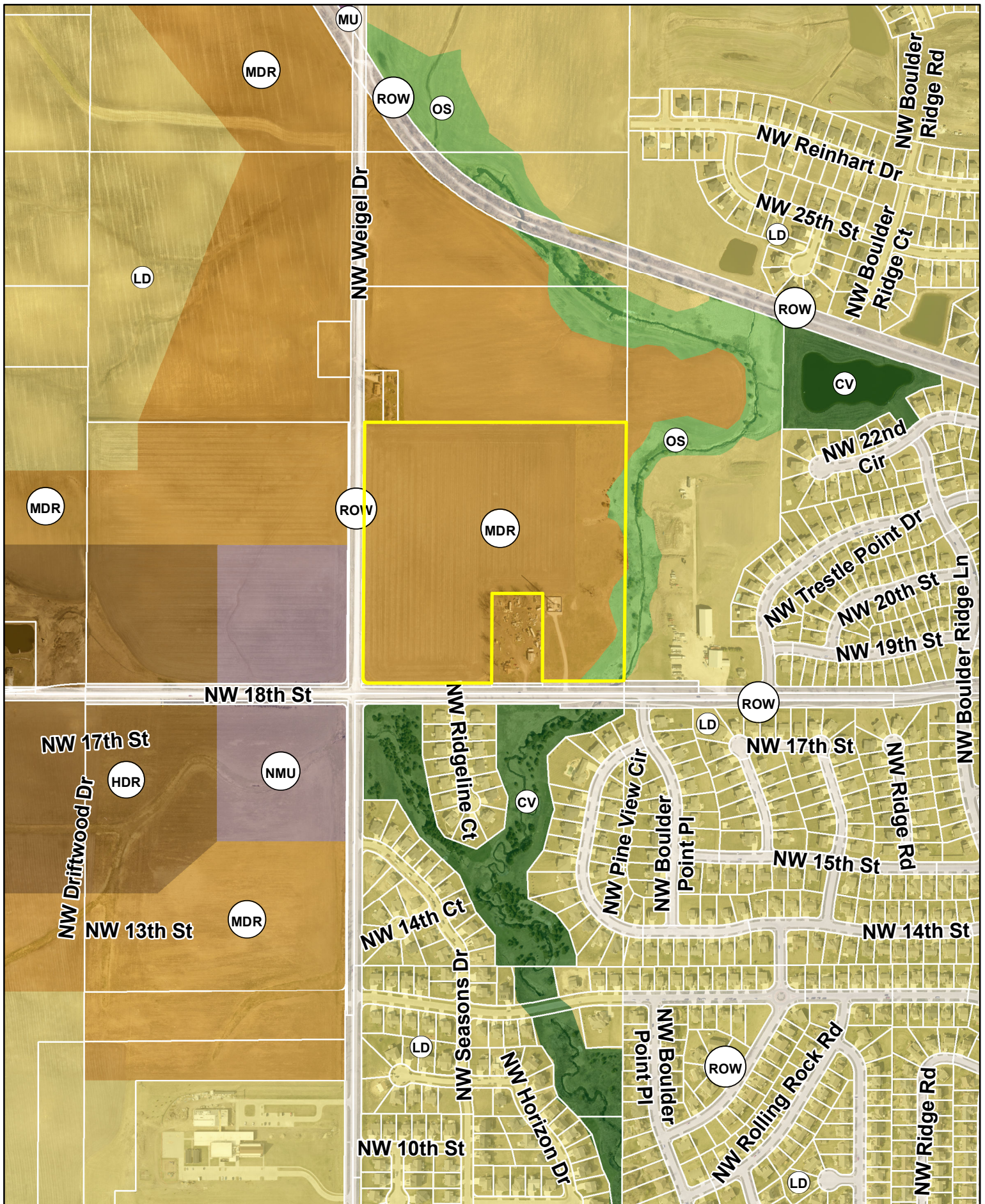
CONCLUSIONS & RECOMMENDATIONS

Based on analyses performed, the following conclusions and recommendations are provided:

- Construct an EB left turn lane (100' min length) on NW 18th St at proposed Access B. The City typically requests 150' full storage for left turn lanes on arterials. Consideration should be given to widening NW 18th Street east of NW Weigel Dr to provide left turn lanes or a continuous two-way left turn lane (TWLTL) for other similar residential street intersections along the corridor. Locating Access B as far west as possible (as shown in Exhibit 1) is recommended to provide more uniform access spacing and reduce the potential for box culvert modifications to the east.
- Single lane approaches for proposed site accesses (Access A and Access B) provide acceptable operations. A two-lane approach (separate SB left and right turn lanes) could be considered to reduce delays for right turning vehicles exiting the site at Access B. The City normally requests two outbound lanes for collector or local street approaches at intersections with arterials.
- At the NW 18th St and NW Weigel Dr intersection, left turn lanes for all approaches and right turn lanes for the EB and WB approaches should be provided as recommended by the Savannah Ankeny TIS. Due to projected high delays for the NB and SB stop-controlled approaches, operations at this intersection should be monitored and a traffic signal should be installed when warranted. Additional analysis with all-way stop control found unacceptable operations for opening year traffic.
- At the NW 18th St and NW Irvinedale Dr intersection, a multi-lane roundabout should be considered to accommodate projected design year traffic. The roundabout could provide two through lanes EB and WB through the intersection with downstream merges. Unlike traditional intersections, lane continuity upstream and downstream of roundabouts is not a significant concern.
- Based on comparison of Build and No Build analyses, traffic to/from the planned site is not expected to significantly affect traffic operations at the NW 18th St intersections with NW Weigel Dr and NW Irvinedale Dr.



Ankeny
bringing it all together.



N



1 inch = 600 feet

Date: 5/11/2022

Brandywine PUD Future Land Use Map



PLAN AND ZONING COMMISSION

June 7, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. June 6, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for June 21, 2022

May 2022 Building Permit Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 May 2022 Building Permit Report

City of Ankeny
Building Permit Report
Month of May 2022

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	May-22		May-21		1/1/2022-5/31/2022		1/1/2021-5/31/2021		7/1/2021-5/31/2022	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	47	\$13,855,526	62	\$17,267,462	243	\$71,642,208	335	\$94,990,004	503	\$150,617,446
New Single Family Attached/Duplex	36	\$8,194,247	25	\$5,954,096	97	\$23,031,452	122	\$27,039,845	223	\$53,555,126
New Multi - Family	2	\$2,922,188	0	\$0	4	\$9,429,842	0	\$0	48	\$25,608,852
Total New Residential Permits	85	\$24,971,961	87	\$23,221,558	344	\$104,103,502	457	\$122,029,849	774	\$229,781,424
Additions/Alterations/Other (1)	111	\$1,272,449	113	\$647,351	352	\$4,641,783	395	\$3,313,661	737	\$8,942,471
Total New Dwelling Units	113		87		394		457		870	
NON-RESIDENTIAL										
New Commercial *	5	\$13,541,450	2	\$9,294,000	15	\$90,856,795	7	\$26,022,500	30	\$131,896,608
COM Additions/Alterations/Other	10	\$2,777,486	12	\$38,950,000	50	\$10,110,983	49	\$59,458,871	117	\$43,401,052
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$5,080	0	\$0	1	\$5,080	5	\$4,784,000	3	\$60,080
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	3	\$40,550	1	\$5,176,000	3	\$40,550
Total Non Residential Permits	16	\$16,324,016	14	\$48,244,000	69	\$101,013,408	62	\$95,441,371	153	\$175,398,290
MISC PERMITS (2)	136	\$204,840	119	\$73,344	412	\$720,230	430	\$479,097	995	\$1,323,784
TOTALS	348	\$42,773,266	333	\$72,186,253	1177	\$210,478,923	1344	\$221,263,978	2659	\$415,445,969

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from May 2022

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	5/2/2022	\$267,161	22-2212-NEW	717 NE Country Meadow Dr	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	5/3/2022	\$286,420	22-2279-NEW	3108 NW 27th Cir	Ledgewood Builders LLC	Ledgewood Builders LLC
Single Family Detached	New Building	5/3/2022	\$278,658	22-2282-NEW	2705 NW Boulder Ridge RD	Ledgewood Builders LLC	Ledgewood Builders LLC
Single Family Detached	New Building	5/4/2022	\$240,491	22-2262-NEW	4103 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/4/2022	\$247,209	22-2263-NEW	4107 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/6/2022	\$264,558	22-2482-NEW	2812 NW Cedarwood St	DRA Properties	DRA Properties LLC
Single Family Detached	New Building	5/10/2022	\$184,651	22-2349-NEW	2819 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$184,651	22-2353-NEW	2815 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$184,651	22-2355-NEW	2811 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$184,651	22-2388-NEW	2807 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$184,651	22-2389-NEW	2803 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$310,089	22-2391-NEW	4220 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$255,600	22-2393-NEW	4216 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$254,400	22-2394-NEW	4221 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$264,313	22-2396-NEW	4217 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$215,042	22-2397-NEW	4213 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/10/2022	\$308,889	22-2399-NEW	4212 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/11/2022	\$280,126	21-8080-NEW	2803 NW Beechwood St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	5/11/2022	\$243,847	22-2433-NEW	305 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/11/2022	\$261,298	22-2435-NEW	4111 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/12/2022	\$329,293	21-4143-NEW	409 SW 15th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	5/12/2022	\$314,705	22-2431-NEW	230 NE 62nd St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	5/12/2022	\$332,867	22-2445-NEW	234 NE 62nd St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	5/13/2022	\$207,795	22-2322-NEW	614 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/13/2022	\$207,795	22-2453-NEW	630 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/13/2022	\$202,946	22-2579-NEW	706 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/13/2022	\$242,765	22-2580-NEW	626 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/16/2022	\$271,703	21-8084-NEW	3125 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	5/16/2022	\$300,295	21-8086-NEW	3129 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	5/16/2022	\$271,115	22-2160-NEW	2712 NW 21st St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/16/2022	\$273,687	22-2610-NEW	1409 NW Reinhart Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/16/2022	\$258,147	22-2617-NEW	301 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/18/2022	\$553,670	22-2862-NEW	601 SW Camden Dr	Strahan Construction Company	Strahan Construction Company
Single Family Detached	New Building	5/19/2022	\$420,932	22-2436-NEW	1734 SW Franklin Dr	Ironcrest Design & Build LLC	Ironcrest Design & Build LLC
Single Family Detached	New Building	5/19/2022	\$334,297	22-2443-NEW	6121 NE Sherman Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	5/19/2022	\$840,342	22-2679-NEW	814 SW Prairie Trail Pkwy	Ironcrest Design & Build LLC	Ironcrest Design & Build LLC
Single Family Detached	New Building	5/23/2022	\$218,607	22-2663-NEW	3917 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/23/2022	\$219,824	22-2908-NEW	4028 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/24/2022	\$333,251	22-2607-NEW	2603 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	5/24/2022	\$333,671	22-2762-NEW	2414 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	5/25/2022	\$507,764	22-2740-NEW	1509 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	5/25/2022	\$376,523	22-2957-NEW	6010 NE Oak Dr	Caliber Homes	Caliber Homes
Single Family Detached	New Building	5/26/2022	\$356,588	22-2703-NEW	2608 NW 23rd ST	Jerry's Homes Inc	Jerry's Homes Inc

Single Family Detached	New Building	5/26/2022	\$221,941	22-2912-NEW	710 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	5/27/2022	\$291,466	22-2604-NEW	304 SW Prairie Trail Pkwy	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	5/27/2022	\$294,775	22-2853-NEW	3410 NW 25th St	Olive and Oak Homes LLC	10X Builders LLC
Single Family Detached	New Building	5/31/2022	\$437,406	22-3079-NEW	6013 NE Terrace Ridge Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Attached	New Building	5/13/2022	\$239,038	22-2340-NEW	4102 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	5/13/2022	\$242,821	22-2318-NEW	4106 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	5/16/2022	\$237,585	22-2837-NEW	3103 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/16/2022	\$237,585	22-2836-NEW	3107 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/16/2022	\$237,585	22-2835-NEW	3111 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/16/2022	\$237,585	22-2834-NEW	3115 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/16/2022	\$237,585	22-2390-NEW	3119 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/18/2022	\$217,133	22-1713-NEW	3952 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$215,175	22-1712-NEW	3956 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$216,872	22-1711-NEW	3960 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$214,914	22-1710-NEW	3964 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$217,133	22-1666-NEW	3968 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$217,133	22-1664-NEW	4004 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$215,175	22-1715-NEW	4008 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$216,872	22-1716-NEW	4012 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$214,914	22-1717-NEW	4016 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/18/2022	\$217,133	22-1718-NEW	4020 NE Timber Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/23/2022	\$245,830	22-2400-NEW	4110 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	5/23/2022	\$243,130	22-3034-NEW	4114 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	5/23/2022	\$242,346	22-3035-NEW	4118 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	5/23/2022	\$244,002	22-3036-NEW	4122 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	5/24/2022	\$215,815	22-2866-NEW	3616 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$239,247	22-2865-NEW	3620 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$239,247	22-2864-NEW	3624 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$215,815	22-2678-NEW	3628 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$215,815	22-2680-NEW	3640 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$239,247	22-2867-NEW	3644 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$239,247	22-2868-NEW	3648 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$239,247	22-2869-NEW	3652 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/24/2022	\$215,815	22-2870-NEW	3656 NE Marissa Ln	Kyanite Design & Build	Kyanite Design & Build
Single Family Attached	New Building	5/31/2022	\$221,201	22-3018-NEW	1317 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/31/2022	\$221,201	22-3117-NEW	1321 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/31/2022	\$221,201	22-3019-NEW	1322 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/31/2022	\$221,201	22-3115-NEW	1326 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/31/2022	\$221,201	22-3118-NEW	1325 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/31/2022	\$221,201	22-3020-NEW	1329 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Multi-Family (30 unit)	New Building	5/11/2022	\$2,847,188	21-7874-NEW	1675 SW Magazine Rd	JCorp Inc	JCorp Inc
Multi-Family (garages)	New Building	5/20/2022	\$75,000	22-1749-NEW	1010 SW Magazine Rd	Insite Construction	Insite Construction
Single Family Detached	Porch	5/2/2022	\$6,784	22-2210-PRCH	3405 NW Westwood St	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Building Alteration	5/2/2022	\$12,760	22-2223-ALT	4807 SW Logan St	Sarah McElvaney	Sarah McElvaney
Single Family Detached	Porch	5/2/2022	\$3,540	22-2320-PRCH	5008 NE Trilein Dr	T & E Construction Inc	T & E Construction Inc

Single Family Detached	Porch	5/2/2022	\$1,540	22-2483-PRCH	2922 SW Ridgeview Ln	Zenith Design Build	Zenith Design Build
Single Family Detached	Porch	5/3/2022	\$5,040	22-1908-PRCH	3140 SE Primrose Dr	Vishal Patel	Vishal Patel
Single Family Detached	Building Addition	5/9/2022	\$25,071	22-2292-ADD	421 NW Scott St	Midwest Construction	Midwest Construction
Single Family Detached	Building Addition	5/9/2022	\$32,906	22-2293-ADD	601 NW Stratford Ct	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	5/9/2022	\$9,999	22-2317-ALT	3208 NW 28th St	Homeworx	Homeworx
Single Family Detached	Porch	5/9/2022	\$8,640	22-2530-PRCH	3520 NW 14th St	Nicholas Olson	Nicholas Olson
Single Family Detached	Building Alteration	5/10/2022	\$52,232	22-2526-ALT	721 NW Boulder Point Cir	Infinite Home Creations	Infinite Home Creations
Single Family Detached	Porch	5/11/2022	\$3,520	22-2469-PRCH	1009 SE Hayes Dr	Suzana Dobrosavljevic	Zelen LLC
Single Family Detached	Solar	5/11/2022	\$45,124	22-2585-SOL	205 NW Jackson Dr	Dexton Lybbert	Skyline Solar
Single Family Detached	Building Alteration	5/11/2022	\$25,056	22-2820-ALT	3415 NE 11th St	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	Building Addition	5/12/2022	\$38,273	22-1588-ADD	307 NE Hanover Ct	Crossover Construction	Crossover Construction
Single Family Detached	Building Addition	5/12/2022	\$23,504	22-2598-ADD	2201 NW Ashland Pkwy	Evans Property Service	Evans Property Service
Single Family Detached	Building Alteration	5/12/2022	\$18,096	22-2602-ALT	1014 NE 15th St	Kent Penquite	Kent Penquite
Single Family Detached	Solar	5/13/2022	\$30,000	22-2640-SOL	3214 NW 25th St	Purelight Power	Purelight Power
Single Family Detached	Solar	5/13/2022	\$30,000	22-2657-SOL	2112 NW 2nd St	Purelight Power	Purelight Power
Single Family Detached	Solar	5/13/2022	\$15,000	22-2666-SOL	943 NE Otter Ridge Cir	Purelight Power	Purelight Power
Single Family Detached	Porch	5/13/2022	\$2,000	22-2736-PRCH	304 SE Willow Run Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	5/16/2022	\$22,411	22-2543-ALT	1317 NW 27th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Pergola	5/16/2022	\$65,000	22-2611-PERG	2214 SW White Birch Dr	Cole Stuedemann	Elk River Contracting
Single Family Detached	Building Alteration	5/16/2022	\$16,727	22-2685-ALT	1517 SW Franklin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Porch	5/16/2022	\$2,880	22-2764-PRCH	3125 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Solar	5/17/2022	\$25,000	22-2694-SOL	2601 NW 44th St	Purelight Power	Purelight Power
Single Family Detached	Porch	5/17/2022	\$3,360	22-2776-PRCH	2302 NW North Creek Dr	Midwest Builders Of Iowa	Midwest Builders Of Iowa
Single Family Detached	Building Alteration	5/17/2022	\$2,750	22-2844-ALT	821 SE Peterson Dr	Dry Basement Iowa	Dry Basement Iowa
Single Family Detached	Porch	5/17/2022	\$3,840	22-2885-PRCH	304 NE Pinehurst Cir	Kathy Craig	Becker Construction Services
Single Family Detached	Solar	5/17/2022	\$15,000	22-2954-SOL	817 SE Michael Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	5/17/2022	\$15,000	22-2971-SOL	2714 SW Plaza Pkwy	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	5/18/2022	\$20,741	22-2977-ALT	2402 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	5/18/2022	\$16,704	22-3004-ALT	2705 SW 21st Cir	Lifetime Construction	Lifetime Construction
Single Family Detached	Solar	5/19/2022	\$35,481	22-2727-SOL	919 SE Chaparal Dr	Dexton Lybbert	Skyline Solar
Single Family Detached	Building Alteration	5/19/2022	\$10,672	22-2785-ALT	522 NE 42nd Ct	Matthew Moser	Matthew Moser
Single Family Detached	Building Alteration	5/19/2022	\$16,704	22-2893-ALT	711 NW 31st St	Eli Jaspering	Elite Handyman & Remodeling
Single Family Detached	Porch	5/20/2022	\$3,840	22-2770-PRCH	211 NW Seasons Dr	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	5/20/2022	\$10,000	22-2825-ALT	1515 NE Williamsburg Dr	Enderson Electric, LLC	Enderson Electric, LLC
Single Family Detached	Building Alteration	5/20/2022	\$16,240	22-2928-ALT	504 NW 31st St	Whitey Exteriors	Whitey Exteriors
Single Family Detached	Porch	5/20/2022	\$9,600	22-3073-PRCH	2773 SW 21st Cir	Giovanti Homes LLC	Giovanti Homes LLC
Single Family Detached	Building Addition	5/23/2022	\$19,049	22-2528-ADD	1816 NE Oak Dr	Pipbuilt Inc	Pipbuilt Inc
Single Family Detached	Solar	5/23/2022	\$15,470	22-2786-SOL	801 NE 9th St	One Source Solar	1 Source Solar, 8x8 Contracting
Single Family Detached	Solar	5/23/2022	\$16,770	22-2792-SOL	407 SW 16th St	One Source Solar	1 Source Solar, 8x8 Contracting
Single Family Detached	Building Alteration	5/24/2022	\$15,800	22-2848-ALT	821 SE 9th St	Christopher Mortale	Amazed Construction Services Inc
Single Family Detached	Solar	5/24/2022	\$34,767	22-2899-SOL	2934 SW Glenbrooke Blvd	Dexton Lybbert	Skyline Solar
Single Family Detached	Building Alteration	5/24/2022	\$24,546	22-3110-ALT	2415 NW Rockcrest Ct	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	5/24/2022	\$18,415	22-3160-ALT	818 SE 10th St	Thrasher Inc	Thrasher Inc
Single Family Detached	Building Addition	5/25/2022	\$16,453	22-2013-ADD	1603 SW Westview Dr	DesignCo	Legendary Construction Services
Single Family Detached	Building Alteration	5/25/2022	\$18,444	22-2547-ALT	1602 NW Poppy Ct	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	5/25/2022	\$13,874	22-2707-ALT	2521 NW Woodbury Dr	Vishal Patel	Vishal Patel
Single Family Detached	Solar	5/25/2022	\$14,000	22-3169-SOL	3203 NW 14th St	Bartlett Electric	Bartlett Electric
Single Family Detached	Gazebo	5/26/2022	\$2,800	22-3229-GAZ	3112 NW 29th St	Leonard Springer	Leonard Springer

Single Family Detached Duplex	Solar	5/27/2022	\$16,000	22-2810-SOL	703 NE 46th Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	5/27/2022	\$30,000	22-2861-SOL	3006 NW Westwood St	Purelight Power	Purelight Power
Single Family Detached	Solar	5/27/2022	\$15,000	22-2901-SOL	2521 NW 40th St	Purelight Power	Purelight Power
Single Family Detached	Solar	5/27/2022	\$20,000	22-2906-SOL	3616 NE 11th St	Purelight Power	Purelight Power
Single Family Detached	Solar	5/27/2022	\$20,000	22-3093-SOL	613 NW School St	Purelight Power	Purelight Power
Single Family Attached	Solar	5/27/2022	\$30,000	22-3224-SOL	3002 NW Westwood St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	5/27/2022	\$4,700	22-3233-ALT	501 SW Westlawn Dr	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	5/27/2022	\$5,429	22-3249-ALT	3015 SE 22nd St	Reese Builders Inc	Reese Builders Inc
Single Family Detached	Building Alteration	5/31/2022	\$17,075	22-3219-ALT	1221 NW Reinhart Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Garage	5/5/2022	\$11,282	22-2417-GAR	609 SE Sherman Dr	Renomads LLC	Renomads LLC
Single Family Detached	Garage	5/16/2022	\$31,588	22-2751-GAR	413 SW State St	Jeffrey Paul Homes LLC	Jeffrey Paul Homes LLC
Single Family Detached	Garage	5/18/2022	\$30,768	22-2886-GAR	548 SW Goodwin St	Ryan Harding	Harding Construction
Single Family Detached	Garage	5/27/2022	\$20,922	22-1956-GAR	1820 SW Franklin Dr	Josh Jensen	Josh Jensen
Single Family Detached	Shed	5/2/2022	\$1,600	22-2228-SHD	3102 NW Westwood St	Jenna Britt	Jenna Britt
Single Family Detached	Shed	5/10/2022	\$1,920	22-2608-SHD	3203 NW 30th St	Joshua Klinge	Joshua Klinge
Single Family Detached	Shed	5/12/2022	\$1,920	22-2557-SHD	709 NE 42nd St	Jason Rose	Tuff Shed
Single Family Detached	Shed	5/12/2022	\$3,840	22-2817-SHD	3608 NE 11th St	Don Fraher	Don Fraher
Single Family Detached	Shed	5/16/2022	\$2,400	22-2674-SHD	1914 NE Lancaster Dr	Henrik Gabrielsson	Tuff Shed
Single Family Detached	Shed	5/16/2022	\$3,920	22-2676-SHD	6102 NE Briarwood Dr	Kyanite Design & Build	Kyanite Design & Build
Single Family Detached	Shed	5/16/2022	\$5,760	22-2677-SHD	509 NE Liberty Ct	Kyanite Design & Build	Kyanite Design & Build
Single Family Detached	Shed	5/16/2022	\$6,400	22-2795-SHD	522 SW Westlawn Dr	Scott Ludwig	Scott Ludwig
Single Family Detached	Shed	5/17/2022	\$3,200	22-2830-SHD	2301 SW Oralabor Rd Unit 111	Eugene Allen	Premier Portable Buildings
Single Family Detached	Shed	5/19/2022	\$1,600	22-3057-SHD	3215 NW 20th St	Christopher Myers	Christopher Myers
Single Family Detached	Shed	5/20/2022	\$2,400	22-2783-SHD	4905 NE Innsbruck Dr	Jamie E Punke	Sunrise Sheds
Single Family Detached	Shed	5/20/2022	\$1,600	22-2890-SHD	3023 NW 28th St	Douglas E Clippert	Tuff Shed
Single Family Detached	Shed	5/23/2022	\$1,120	22-2669-SHD	1802 NW 10th St	Gil E Gilchrist	Gil E Gilchrist
Single Family Detached	Shed	5/24/2022	\$2,000	22-1688-SHD	3408 NE 11th St	Christopher Mortale	Amazed Construction Services Inc
Single Family Detached	Shed	5/24/2022	\$1,600	22-3105-SHD	1508 NE Falstaff Ln	Windsor Village Townhomes Assoc	Tuff Shed (Home Depot)
Single Family Detached	Shed	5/25/2022	\$3,360	22-3145-SHD	312 NW Jackson Dr	Dale W Hight	Dale W Hight
Single Family Detached	Shed	5/26/2022	\$3,360	22-3203-SHD	106 SW Cherry St	Timothy Pitts	Timothy Pitts
Single Family Detached	Spa/Hot Tub	5/27/2022		22-3231-SPA	2821 NW 21st St	Steven Willis	Steven Willis
Single Family Detached	Swimming Pool	5/16/2022		22-2554-POOL	3820 SW 2nd Ct	Wiges Outdoor Services	Wiges Outdoor Services
Single Family Detached	Swimming Pool	5/16/2022		22-2952-POOL	3207 SW 26th St	Aldin Omerasevic	Aldin Omerasevic
Single Family Detached	Swimming Pool	5/17/2022		22-2798-POOL	4814 NE Oak Dr	Joel Keenan	Joel Keenan
Single Family Detached	Swimming Pool	5/18/2022		22-3014-POOL	305 NW Seasons Dr	Heather Jones	Heather Jones
Single Family Detached	Swimming Pool	5/19/2022		22-2826-POOL	3409 NW 22nd Cir	Carole Lund-Smith	WCI Pools & Spas
Single Family Detached	Swimming Pool	5/24/2022		22-2918-POOL	1214 NE 53rd Ct	Premier Pools & Spas	Premier Pools & Spas
Single Family Detached	Swimming Pool	5/25/2022		22-2701-POOL	1815 SW Oak St	Pacifico Pools LLC	Pacifico Pools LLC
Single Family Detached	Swimming Pool	5/26/2022		22-3225-POOL	4313 SW Ash Ct	Meredith Lamberti	Meredith Lamberti
Single Family Detached	Swimming Pool	5/31/2022		22-3111-POOL	1709 SW Des Moines St	Jeremy Reigler	Paradise Pools of Iowa
Single Family Attached	Deck	5/2/2022	\$600	22-2178-DECK	809 SE Delaware Ave	Brass Key Construction	Brass Key Construction
Single Family Detached	Deck	5/2/2022	\$2,208	22-2310-DECK	1903 SW Precedence Rd	T & E Construction Inc	T & E Construction Inc

Single Family Detached	Deck	5/3/2022	\$1,728	22-2454-DECK	4216 NW Cedarwood Dr	Busy Builders LLC	Busy Builders LLC
Single Family Detached	Deck	5/11/2022	\$2,016	22-2778-DECK	3105 NW 28th St	Chad M McIlhon	Salazar Builders
Single Family Detached	Deck	5/13/2022	\$1,440	22-2561-DECK	3605 NE Raintree Dr	Richard G Jespersen	Richard G Jespersen
Single Family Detached	Deck	5/13/2022	\$1,728	22-2673-DECK	1325 NE 51st St	Mccarthy Construction	Mccarthy Construction
Single Family Attached	Deck	5/13/2022	\$2,400	22-2884-DECK	2810 SW Prairie Trail Pkwy	Cutolo Donald	Cutolo Donald
Single Family Detached	Deck	5/17/2022	\$5,904	22-2334-DECK	913 SE 8th St	One Off Builders	One Off Builders
Single Family Detached	Deck	5/17/2022	\$1,728	22-2796-DECK	4219 NW Westwood St	Curtis Mellick	Curtis Mellick
Single Family Detached	Deck	5/17/2022	\$9,504	22-2978-DECK	1638 NW Reinhart Dr	Jeff D Lewis	Busy Builders LLC
Single Family Detached	Deck	5/18/2022	\$2,616	22-2470-DECK	1815 NW Prairie Lakes Dr	Hammer and A Fork	Hammer and A Fork
Single Family Detached	Deck	5/18/2022	\$1,368	22-2797-DECK	1911 SW Vintage Pkwy	John R Lee	Kerry Blind
Single Family Detached	Deck	5/20/2022	\$1,008	22-2924-DECK	5014 NE Rio Dr	Taylor M Gross	Taylor M Gross
Single Family Detached	Deck	5/20/2022	\$960	22-3051-DECK	421 NE 8th St	Rebecca L Horton	Rebecca L Horton
Single Family Detached	Deck	5/23/2022	\$800	22-2327-DECK	2117 NW 43rd St	Jodi Park	Jodi Park
Single Family Detached	Deck	5/23/2022	\$1,200	22-2784-DECK	3813 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	5/24/2022	\$2,880	22-1373-DECK	1610 NW Reinhart Dr	Better Builders	Better Builders
Single Family Detached	Deck	5/24/2022	\$16,430	22-1988-DECK	5103 NE Rio Ct	Better Builders	Better Builders
Single Family Detached	Deck	5/25/2022	\$2,304	22-2746-DECK	4013 NW 7th St	Brothers Trim & Remodeling	Brothers Trim & Remodeling
Single Family Detached	Deck	5/31/2022	\$1,440	22-3276-DECK	3702 NE Raintree Dr	Richard G Jespersen	Richard G Jespersen
Hotel/Motel	New Building	5/9/2022	\$10,250,000	22-0800-NEW	2602 SE Hulsizer Rd	BMP Hotel Development, LLC	BMP Hotel Development, LLC
Storage	New Building	5/12/2022	\$226,450	22-1731-NEW	320 NW College Ave	Imprint Architects	Faith Baptist Bible College
Office	Building Shell	5/17/2022	\$952,000	22-1681-SHELL	1950 SW Magazine Rd	DRA Properties	DRA Properties
Office	Building Shell	5/18/2022	\$813,000	22-2749-SHELL	1075 SW Oralabor Rd	Venter Spooner Inc	Venter Spooner Inc
Office	New Building	5/23/2022	\$1,300,000	22-0660-NEW	350 NW 18th St	Downing Construction Inc	Downing Construction Inc
Retail	Building Alteration	5/5/2022	\$50,000	22-1092-ALT	1915 SW Plaza Pkwy Ste 111	Keystone Construction Services	Keystone Construction Services
Hotel/Motel	Building Alteration	5/9/2022	\$950,000	22-1115-ALT	133 SE Delaware Ave	Chris Pike	Chris Pike
Other (Kum&Go)	Building Alteration	5/9/2022	\$50,000	22-2384-ALT	1910 SW White Birch Cir	Seneca Companies, Inc	Seneca Companies, Inc
Other (Kum&Go)	Building Alteration	5/9/2022	\$50,000	22-2385-ALT	1825 N Ankeny Blvd	Seneca Companies, Inc	Seneca Companies, Inc
Other (Kum&Go)	Building Alteration	5/9/2022	\$50,000	22-2387-ALT	1025 E 1st St	Seneca Companies, Inc	Seneca Companies, Inc
Retail	Building Alteration	5/18/2022	\$90,000	22-0513-ALT	2405 SW White Birch Dr Ste 110	Ken Anderson LLC	Steve Tracy
Other (Fitness Center)	Building Alteration	5/19/2022	\$8,000	22-2903-ALT	1932 SW 3rd St Ste 3	Ian Nissen	Ian Nissen
Storage	Building Alteration	5/20/2022	\$1,482,486	22-2339-ALT	1 Sysco Pl	Hannibal Industries	Hannibal Industries
Other (Car Detailing)	Building Alteration	5/26/2022	\$35,000	22-3132-ALT	117 SE Lorenz Dr Unit 105	MJG Development	MJG Development
Restaurant	Building Alteration	5/27/2022	\$12,000	22-3133-ALT	918 E 1st St	Altoona Construction	Altoona Construction
Church	Pergola	5/9/2022	\$5,080	22-2594-PERG	602 SE Delaware Ave	Bruce Beckwith	Bruce Beckwith
Single Family Detached	Fence/Wall	5/4/2022		22-2491-FNCE	2117 NW 43rd St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/5/2022		22-2382-FNCE	3113 NW 30th St	Renomads LLC	Renomads LLC
Single Family Detached	Fence/Wall	5/9/2022		22-2146-FNCE	1601 NE Innsbruck Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/9/2022		22-2497-FNCE	3121 NW Harmon Ct	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/9/2022		22-2498-FNCE	4101 NE 6th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/9/2022		22-2499-FNCE	2409 NW Woodbury Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/10/2022		22-2474-FNCE	1605 NE Lowell Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	5/10/2022		22-2475-FNCE	2720 NW 44th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/10/2022		22-2476-FNCE	3217 NW 22nd St	American Fence Company	American Fence Company

Single Family Detached	Fence/Wall	5/10/2022	22-2477-FNCE	1406 NW Reinhart Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/10/2022	22-2524-FNCE	1602 SW State St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/11/2022	22-2523-FNCE	2602 NW Boulder Point Pl	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/11/2022	22-2529-FNCE	2109 NW Linwood Ct	Michelle Kwak	Michelle Kwak
Single Family Detached	Fence/Wall	5/11/2022	22-2599-FNCE	606 NW School St	Randall L Wilson	Kevin L Johnson
Single Family Detached	Fence/Wall	5/11/2022	22-2670-FNCE	504 SW Prairie Trail Pkwy	Nick Evans	Nick Evans
Single Family Detached	Fence/Wall	5/11/2022	22-2671-FNCE	524 NE 53rd Ct	Terry Gilbert	Jesse Van Gundy
Single Family Attached	Fence/Wall	5/11/2022	22-2700-FNCE	553 NW Autumn Crest Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/13/2022	22-2177-FNCE	3407 NE 11th St	Anh Nguyen	Thomas Dao
Single Family Detached	Fence/Wall	5/13/2022	22-2662-FNCE	2756 SW 21st Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/17/2022	22-2980-FNCE	1502 NW Linwood Dr	Ben E Rivera	Ben E Rivera
Single Family Detached	Fence/Wall	5/17/2022	22-2794-FNCE	114 NE Grant St	Carrie Essary	Central Iowa Fencing
Single Family Detached	Fence/Wall	5/17/2022	22-2879-FNCE	3202 NW 25th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/17/2022	22-2881-FNCE	1222 NW Reinhart Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/17/2022	22-2880-FNCE	4215 SW Snyder Blvd	Absolute Fence LLC	Absolute Fence LLC
Single Family Attached	Fence/Wall	5/17/2022	22-2882-FNCE	911 NW Prairie Ridge Dr	Katie VanDyke	Katie VanDyke
Single Family Detached	Fence/Wall	5/17/2022	22-2832-FNCE	2506 SW Plaza Pkwy	Mark Kauffman	Mark Kauffman
Single Family Detached	Fence/Wall	5/17/2022	22-2827-FNCE	708 NE Pearl Dr	Larinda Mongan	Larinda Mongan
Single Family Detached	Fence/Wall	5/18/2022	22-2083-FNCE	3406 NW 25th St	Tyler Maschoff	Blake Justus
Single Family Detached	Fence/Wall	5/18/2022	22-2888-FNCE	2414 NW 40th St	Anna M O'shea	Thrive Fencing
Single Family Detached	Fence/Wall	5/18/2022	22-2905-FNCE	2024 NW 31st St	Titan Fence, LLC	Titan Fence, LLC
Single Family Detached	Fence/Wall	5/18/2022	22-2916-FNCE	902 SE Laurie Ln	Titan Fence, LLC	Titan Fence, LLC
Single Family Detached	Fence/Wall	5/18/2022	22-3013-FNCE	3027 NW Harmon Ct	Brian Friest	Brian Friest
Single Family Detached	Fence/Wall	5/19/2022	22-2073-FNCE	615 NE 56th St	Nicholas Taylor	Nicholas Taylor
Single Family Detached	Fence/Wall	5/19/2022	22-2668-FNCE	1610 NW Poppy Ct	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/19/2022	22-2790-FNCE	705 NE Hunter Dr	Connor Milligan	Halcyon Fencing
Single Family Detached	Fence/Wall	5/19/2022	22-2875-FNCE	3903 NW 11th Ct	Jessica Gonzalez	Jessica Gonzalez
Single Family Detached	Fence/Wall	5/20/2022	22-2818-FNCE	5003 SW Somersby Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/20/2022	22-2919-FNCE	1324 NW Reinhart Dr	Michael Bell	Michael Bell
Single Family Detached	Fence/Wall	5/20/2022	22-3039-FNCE	4715 NW 5th St	Brandon Welander	Brandon Welander
Single Family Detached	Fence/Wall	5/20/2022	22-3040-FNCE	3014 NW Abilene Rd	Andrew O'leary	Classic Post & Rail
Single Family Detached	Fence/Wall	5/20/2022	22-3045-FNCE	3120 NW 25th St	Robert Campbell	Robert Campbell
Single Family Detached	Fence/Wall	5/20/2022	22-3059-FNCE	2510 SW Plaza Pkwy	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/23/2022	22-2819-FNCE	2768 SW 21st Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/23/2022	22-2839-FNCE	3106 NW 30th St	Cole Cook	Cole Cook
Single Family Detached	Fence/Wall	5/23/2022	22-3064-FNCE	2307 SW Woodbury Ln	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	5/23/2022	22-3075-FNCE	522 SW Westlawn Dr	Scott Ludwig	Scott Ludwig
Single Family Detached	Fence/Wall	5/24/2022	22-2702-FNCE	420 NE 55th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/24/2022	22-3069-FNCE	1714 SW Precedence Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	5/24/2022	22-3098-FNCE	2711 SW 17th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/24/2022	22-3103-FNCE	2909 SW Pleasant St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/24/2022	22-3135-FNCE	4819 NW 5th St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	5/24/2022	22-3136-FNCE	204 NE 51st St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/25/2022	22-2307-FNCE	2512 NW 44th St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	5/25/2022	22-2308-FNCE	2106 NW Maple St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	5/25/2022	22-2331-FNCE	1307 NW 29th St	Larry Tanchinh	Justin T Abbott
Single Family Detached	Fence/Wall	5/25/2022	22-2447-FNCE	1606 SW Prairie Trail Pkwy	Jacob Neuzil	Jacob Neuzil
Single Family Detached	Fence/Wall	5/25/2022	22-3104-FNCE	4013 NW 7th St	Tyrone S Williams	Brothers Trim & Remodeling

Single Family Detached	Fence/Wall	5/26/2022		22-3146-FNCE	2605 SW 23rd St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/26/2022		22-3192-FNCE	2405 NW Park Meadows Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/26/2022		22-3207-FNCE	2401 NW Park Meadows Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/27/2022		22-3202-FNCE	2310 SW 23rd St	Cristina Rodriguez	Central Iowa Fencing
Single Family Detached	Fence/Wall	5/27/2022		22-3204-FNCE	1210 SE Cortina Dr	Tyler Peterson	Tyler Peterson
Single Family Detached	Fence/Wall	5/27/2022		22-3205-FNCE	5026 NE Seneca Dr	Absolute Fence LLC	Absolute Fence LLC
Other (MetroNet)	Fence/Wall	5/27/2022		22-3256-FNCE	1321 SW Ordnance Rd	Command Consulting	Command Consulting
Single Family Detached	Fence/Wall	5/27/2022		22-3264-FNCE	1302 SE Hayes Dr	Patrick Nath	Patrick Nath
Single Family Detached	Fence/Wall	5/31/2022		22-2465-FNCE	3219 NW 30th St	Garry Buckner	Garry Buckner
Mixed Use	Sign	5/2/2022	\$4,500	22-2042-SIGNP	220 W 1st St	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	5/2/2022	\$5,000	22-2198-SIGNP	2110 SE Delaware Ave	Chesnut Signs	Chesnut Signs
Office	Sign	5/2/2022	\$5,000	22-2199-SIGNP	2110 SE Delaware Ave	Chesnut Signs	Chesnut Signs
Mixed Use	Sign	5/2/2022	\$2,200	22-2232-SIGNP	2401 SE Tones Dr Ste 5	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	5/5/2022	\$6,798	22-2056-SIGNP	3602 NE Otterview Cir Ste B	Signarama Urbandale	Signarama Urbandale
Retail	Sign	5/9/2022	\$1,687	22-1424-SIGNP	4004 NE Spectrum Dr	MG2 Corporation	Jones Covey Group Inc.
Retail	Sign	5/9/2022	\$1,687	22-1425-SIGNP	4004 NE Spectrum Dr	MG2 Corporation	Jones Covey Group Inc.
Retail	Sign	5/9/2022	\$1,687	22-1426-SIGNP	4004 NE Spectrum Dr	MG2 Corporation	Jones Covey Group Inc.
Retail	Sign	5/9/2022	\$1,687	22-1427-SIGNP	4004 NE Spectrum Dr	MG2 Corporation	Jones Covey Group Inc.
Retail	Sign	5/9/2022	\$12,594	22-1428-SIGNP	4000 NE Spectrum Dr	MG2 Corporation	Novak Construction Company
Retail	Sign	5/9/2022	\$15,628	22-1429-SIGNP	4000 NE Spectrum Dr	MG2 Corporation	Novak Construction Company
Retail	Sign	5/9/2022	\$15,628	22-1430-SIGNP	4000 NE Spectrum Dr	MG2 Corporation	Novak Construction Company
Retail	Sign	5/9/2022	\$15,628	22-1431-SIGNP	4000 NE Spectrum Dr	MG2 Corporation	Novak Construction Company
Retail	Sign	5/9/2022	\$4,686	22-1432-SIGNP	4000 NE Spectrum Dr	MG2 Corporation	Novak Construction Company
Retail	Sign	5/9/2022	\$2,000	22-1765-SIGNP	1610 SW Main St Ste 102B	Image 360	Image 360
Storage	Sign	5/9/2022	\$3,995	22-2312-SIGNP	902 SE Shurfine Dr Ste 130	Chesnut Signs	Chesnut Signs
Industrial	Sign	5/10/2022	\$4,000	22-2725-SIGNP	5825 SE Delaware Ave	Omaha Neon Sign Company	Omaha Neon Sign Company
Office	Sign	5/16/2022	\$12,000	22-2904-SIGNP	800 E 1st St Ste 2500	ASI Signage	ASI Signage
Retail	Sign	5/17/2022	\$25,000	22-2821-SIGNP	3175 SE Delaware Ave	Edge Commercial	Edge Commercial
Office	Sign	5/17/2022	\$8,852	22-2933-SIGNP	1510 SW Vintage Pkwy Ste 230	Lange Sign Group	Lange Sign Group
Office	Sign	5/17/2022	\$6,784	22-2937-SIGNP	1510 SW Vintage Pkwy Ste 230	Lange Sign Group	Lange Sign Group
Retail	Sign	5/18/2022	\$2,500	22-2930-SIGNP	1510 N Ankeny Blvd Ste 10	Connection Media Corp	Connection Media Corp
Restaurant	Sign	5/19/2022	\$5,186	22-2752-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$4,636	22-2753-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$4,305	22-2754-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$2,345	22-2755-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$2,772	22-2756-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$2,520	22-2757-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$2,170	22-2759-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$2,150	22-2760-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$12,500	22-2761-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Restaurant	Sign	5/19/2022	\$1,500	22-2949-SIGNP	1730 N Ankeny Blvd	Signs-N-More	Signs-N-More
Retail	Sign	5/26/2022	\$5,215	22-2892-SIGNP	1875 N Ankeny Blvd Ste 106	Signarama - Ankeny	Signarama - Ankeny
Storage	Temporary Sign	5/9/2022		22-2315-SIGNT	902 SE Shurfine Dr Ste 130	Chesnut Signs	Chesnut Signs
Restaurant	Temporary Sign	5/10/2022		22-2724-SIGNT	1730 N Ankeny Blvd	Kristen Sandhurst	Kristen Sandhurst
Daycare	Temporary Sign	5/11/2022		22-2743-SIGNT	1606 NW Irvinedale Dr Unit 101	Rhoda Harris	Rhoda Harris

Retail	Temporary Sign	5/11/2022	22-2744-SIGNT	1805 SE Delaware Ave Ste 1200	Brent Lindquist	Brent Lindquist
Industrial	Temporary Sign	5/12/2022	22-2816-SIGNT	4150 SE Delaware Ave	Brandy Kading	Brandy Kading
Restaurant	Temporary Sign	5/16/2022	22-2878-SIGNT	1300 NW 36th St Ste 101	Vintage Brewhouse	Vintage Brewhouse
Retail	Temporary Sign	5/31/2022	22-2998-SIGNT	833 E 1st St Ste 102	Arun Sharma	Arun Sharma
Other (Golf ClubHouse)	Canopy/Tent	5/19/2022	22-3032-TENT	3405 NE Trilein Dr	Andie Toledo	Andie Toledo
Other (Pavilion)	Canopy/Tent	5/24/2022	22-2895-TENT	1500 SW Main St	Maggie Pforts	Maggie Pforts
Other (Pavilion)	Canopy/Tent	5/24/2022	22-2896-TENT	1500 SW Main St	Maggie Pforts	Maggie Pforts
Other (Pavilion)	Canopy/Tent	5/25/2022	22-3159-TENT	1500 SW Main St	Ankeny Area Chamber of Commerce	Ankeny Area Chamber of Commerce
Single Family Detached	Drive Approach	5/5/2022	22-2481-RSTRM	1102 NW Maple St	J & J Concrete Inc	J & J Concrete Inc
Single Family Detached	Drive Approach	5/5/2022	22-2519-RSTRM	4309 NE Briarwood Dr	David Batts	Executive Interiors
Single Family Detached	Drive Approach	5/5/2022	22-2521-RSTRM	3202 NW Boulder Brook Pl	EBN Construction LLC	EBN Construction LLC
Manufacturing	Drive Approach	5/9/2022	22-2555-RSTRM	1 Sysco Pl	Sysco Food Services of Iowa	Absolute Concrete Construction
Single Family Detached	Drive Approach	5/13/2022	22-2874-RSTRM	110 NE Crestmoor Pl	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	5/13/2022	22-2876-RSTRM	113 NE Crestmoor Pl	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	5/18/2022	22-3001-RSTRM	1612 NW 30th Ct	DSM Property Services	DSM Property Services
Single Family Detached	Drive Approach	5/24/2022	22-3163-RSTRM	708 NE Mission Ct	Larry Voigt	Caruth Construction
Single Family Detached	Drive Approach	5/25/2022	22-3212-RSTRM	806 NW Applewood St	Francisco Colon	Jose Ramirez
Single Family Detached	Sidewalk	5/5/2022	22-2595-RSWRP	1008 SE Cooper Ct	Carol Ballard	Norwalk Seasonal Services
Single Family Detached	Sidewalk	5/9/2022	22-2723-RSWRP	1408 SE Wanda Dr	David M Everett	Ikerson Concrete
Single Family Detached	Sidewalk	5/10/2022	22-2698-RSWRP	4904 NE Innsbruck Dr	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Sidewalk	5/10/2022	22-2763-RSWRP	3701 SW Bluegrass Cir	J & J Concrete Inc	J & J Concrete Inc
Single Family Detached	Sidewalk	5/12/2022	22-2860-RSWRP	313 NW College Ave	Darwin D Miller	AJ Concrete
Single Family Detached	Sidewalk	5/17/2022	22-2963-RSWRP	2805 NW 2nd Ct	EBN Construction LLC	EBN Construction LLC
Single Family Detached	Sidewalk	5/17/2022	22-2988-RSWRP	510 SE Aster Ct	Belieu Contracting	Belieu Contracting
Single Family Detached	Sidewalk	5/25/2022	22-3140-RSWRP	2913 NW Park Ln	Lindsey N Clark	Brandon S Collins
Single Family Detached	Sidewalk	5/26/2022	22-3150-RSWRP	2817 NW 2nd Ct	Elmer Gonzalez	Elmer Gonzalez
Single Family Detached	Sidewalk	5/31/2022	22-3281-RSWRP	312 NE Georgetown Blvd	B & B Property Maintenance	B & B Property Maintenance
Single Family Detached	Approach/Walk	5/5/2022	22-2516-RSTRM	317 SE 4th St	J & J Concrete Inc	J & J Concrete Inc
Single Family Detached	Approach/Walk	5/17/2022	22-2889-RSTRM	305 NE Sherman Dr	Jake Leverich	JCV Construction, Inc
Single Family Detached	Approach/Walk	5/17/2022	22-2993-RSTRM	522 SW Cherry St	Brad Burch	Brad Burch
Single Family Detached	Approach/Walk	5/23/2022	22-3102-RSWRP	3003 NE Trilein Dr	Alvarez Guadalupe Colin	Alvarez Guadalupe Colin
Single Family Detached	Approach/Walk	5/26/2022	22-3232-RSTRM	201 SE 4th St	Grimes Concrete Inc	Grimes Concrete Inc
Multi-Family	Demolition	5/9/2022	22-2466-DEMO	320 NW College Ave	Iowa Demolition	Iowa Demolition
Commercial	Demolition	5/27/2022	22-3221-DEMO	2145 NE 36th St	J Pettiecord Inc	J Pettiecord Inc