



Meeting Agenda

Plan and Zoning Commission

Tuesday, June 6, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the June 6, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the May 16, 2023 minutes of the Plan and Zoning Commission meeting.

2. Four Mile Distribution Center Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Four Mile Distribution Center Plat 2 Final Plat.

3. 5775 SE Four Mile Drive - NGR East Site Plan

Consider MOTION to approve the site plan for 5775 SE Four Mile Drive, NGR East; subject to recordation of the Four Mile Distribution Center Plat 2 Final Plat.

4. 3713-3715 SE Convenience Boulevard - Ankeny Regional Airport North Property Line Box Hangars Site Plan

Consider MOTION to approve the site plan for 3713-3715 SE Convenience Boulevard, Ankeny Regional Airport North Property Line Box Hangars; subject to approved easement documents, contracts and bonds, and traffic impact study.

5. 4325 SE Delaware Avenue - Banfield Pet Hospital Site Plan

Consider MOTION to approve the site plan for 4325 SE Delaware Avenue, Banfield Pet Hospital.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. June 5, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for June 20, 2023

May 2023 Building Permit Report

3. Catch Des Moines Presentation - Trina Flack

4. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

June 19, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

June 6, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: <p>Consider MOTION to approve and accept the May 16, 2023 minutes of the Plan and Zoning Commission meeting.</p> <p> </p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 16, 2023

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

CALL TO ORDER

Chair Ted Rapp called the May 16, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the May 16, 2023 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 2, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. 255 NW 36th Street - Culver's Site Plan

Motion to approve the site plan for 255 NW 36th Street, Culver's; subject to City Council approval of the 36th Street Centre Preliminary Plat and Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. All voted aye. Motion carried 5– 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #3. 36th Street Centre Preliminary Plat and Final Plat

J.Heil reported North Ankeny Boulevard, LLC has proposed a 22.60-acre Preliminary Plat and Final Plat. The 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1 Final Plat would be located west of N Ankeny Boulevard and south of NW 36th Street. He stated that the area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District and that the properties to the north and east are similarly zoned and the property to the west and south are zoned R-3. He explained that the preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure and he noted the primary access points. He said the 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements. He provided further information to the Commission on the water main, sanitary sewer, and stormwater. He noted that there is no parkland dedication required for a commercial development. Staff recommend that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat and that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

T.Rapp asked if the traffic signal was warranted for the intersection on 36th Street with the development of Kwik Star. J.Heil said no.

The applicant had no additional comments for the Commission.

Motion by L.West to recommend City Council approval of the 36th Street Centre Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 5 – 0.

Motion by T.Flack to recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize for the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

Item #4. Request by Hope K. Farms, LLC for 80/20 voluntary urbanized annexation of property into the City of Ankeny

B.Morrissey reported that Staff has received a request by Hope K. Farms, LLC for an 80/20 voluntary urbanized annexation of certain territory adjacent to the City's northwestern boundary, generally located at the intersection of NW 54th/NW 118th Avenue and NW Ash Drive/NE 6th Street. He stated that the annexation of territory encompasses approximately 369.80 acres and the annexation area is located within two miles of the City of Alleman. He said that there are eight properties totaling 356.71 acres, which are owned by property owners who have signed a petition consenting to the annexation, while 5.77 acres are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands and to provide for uniform boundaries, which is required by the Iowa Code. There are approximately 7.32 acres of public road right-of-way that are included in the annexation request, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. B.Morrissey stated that if petitions are not received for all ten properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. He explained that the current petitioned land area is approximately 356.71 acres, which equals 98.41% of the 362.48 total calculated acres, excluding Polk County road right-of-way. The land area of the two non-petitioned properties total 5.77 acres, equaling 1.59% of the calculated land area, excluding Polk County road right-of-way. He noted that the annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential and if the annexation request is approved by the City Development Board, it will be initially zoned R-1, One-Family Residence District, consistent with all newly incorporated properties into the City of Ankeny. He shared that the City of Ankeny currently provides Fire and EMS service to the annexation area. The City of Ankeny water main runs along NE 6th Street and NW 118th Avenue, and the sanitary sewer line ends at the southeast corner of the proposed annexation area. A consultation meeting is scheduled for May 22, 2023 and notices were mailed to the Polk County Board of Supervisors, Crocker Township Trustees, Polk County Planning, and the Ankeny Community School District. Staff's recommendation is that the Plan and Zoning Commission recommend that the City Council approve the Hope Crest 80/20 Voluntary Annexation.

R.Weisheit inquired about whether there is a storm sewer in the area. B.Morrissey responded that currently there is no storm sewer in the area, but it would come later if the territory is annexed into the City.

The applicant had no additional comments for the Commission.

Motion by T.Ripper to recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the May 15, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 6, 2023 Plan and Zoning Commission meeting and the April 2023 Building Permit Report.

E.Jensen shared that, tentatively, Commissioner Trina Flack will give a presentation on Catch Des Moines activities at the next Plan and Zoning Commission meeting.

Commissioner's Reports

L.West asked if "no mow May" has impacted the City of Ankeny. There was follow-up discussion between staff and the Commission.

L.West commented, if possible, she would like to see the Commission have a retreat this year.

MISCELLANEOUS ITEMS

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

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:46 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

June 6, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Four Mile Distribution Center Plat 2 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Four Mile Distribution Center Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 750 feet

Date: 5/31/2023

Four Mile Distribution Center Plat 2 - Final Plat

Agenda Item: Four Mile Distribution Center Plat 2 - Final Plat

Report Date: June 1st, 2023

Prepared by: Bryan Morrissey, *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Four Mile Distribution Center Plat 2 Final Plat.

Project Summary:

The Four Mile Distribution Center Plat 2 Final Plat is a proposed 31.17-acre (+/-) final plat located east of SE Four Mile Drive and north of SE Corporate Woods Drive, just east of the Ankeny Regional Airport. The proposed final plat includes one developable lot approximately 24.24 acres (+/-) in size and one undevelopable lot approximately 6.93 acres in size, both of which are zoned M-1, Light Industrial District. Public improvements include the widening of SE Four Mile Drive to allow for left turn lanes that lead to the north and south access drives associated with the development.

Project Report:

- Streets:** New public streets are not proposed as a part of this development; however, public improvements call for the widening of SE Four Mile Drive to allow for left turn lanes into the project site.
- Water:** Eight-inch water mains will be installed throughout the entirety of the development by connecting to the existing twelve-inch main that runs along the east side of SE Four Mile Drive.
- Sewer:** An eight-inch public sanitary line will be extended through the southern portion of the property before ultimately connecting to the sixty-inch WRA sanitary main that's present near the east property line. Six-inch private service will stem from the public main to serve future development on the site.
- Drainage:** Stormwater in the area generally flows to the south and east. The lone developable lot within the project area will have on-site detention.
- Parkland:** Parkland dedication is not required for industrial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Four Mile Distribution Center Plat 2
NAME OF OWNER: Four Mile RE, LLC
NAME OF DEVELOPER: Four Mile RE, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of SE Four Mile Drive & North of SE Corporate Woods Drive
SIZE OF PLAT: 31.17 acres
ZONING: M-1, Light Industrial District

LOTS:

NUMBER: 1 Industrial Lot & 1 Outlot
SIZE/DENSITY: Lot 1: 24.24 acres Outlot X: 6.93 acres
USE: Warehouse/Distribution
BUILDING LINES: Front = 50', Side = none required, except when adjacent to any residential district, in which case – 50', Rear = 40'

PARK SITE DEDICATION: Not Required for Industrial Developments

ADJACENT LANDS:

NORTH: Unincorporated Polk County
SOUTH: M-1, Light Industrial District
EAST: Unincorporated Polk County
WEST: M-1, Light Industrial District

WASTE WATER:

PROJECTED FLOWS: 31.17 acres of developable land x 5000 gal. per day/acre of developable land = 155,850 GPD
TREATMENT PLANT CAPACITY (FOUR MILE): Design: 47 MGD; current daily avg. 18 MGD

STORM WATER:

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

WATER SYSTEM:

USAGE: 31.17 acres of developable land x 5000 gal. per day/acre of developable land = 155,850 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

April 7, 2023

Members of the Plan & Zoning Commission & City Council
City of Ankeny
410 West First Street
Ankeny, IA 50023

RE: NGR East

Dear Members of the P&Z Commission and City Council:

On behalf of our client, we ask for your approval of the site plan for NGR East.

This 32.24 acre site is located at 5775 SE Four Mile Dr. which is approximately 0.8 mile north of the intersection of SE Four Mile Dr. and SE Corporate Woods Dr. The site is directly east of the Ankeny Regional Airport. The west side of the site fronts SE Four Mile Dr. and the east side of the site is in close proximity to Fourmile Creek.

The developer proposes to construct a warehouse building at this location. Tenants for this site development have not been determined. Truck docks will be provided on the south face of the building while stalls for employees will be provided along the north face. Additional areas for future parking and paving have been denoted on the site plan and accounted for in the sizing of the proposed stormwater management facility.

This site development will extend a sanitary sewer main from a WRA sewer main located along the east side of the site and connect to that proposed extension. Water service will be provided to the site by connecting to the existing public water main. The site development also proposes private storm sewer and associated grading. The proposed site development features two entrances onto SE Four Mile Dr. The proposed entrances will be utilized for commuter cars and trucks. The southern drive will be a shared driveway that will provide access for the Frances K McKnight and Grand Capital LC properties adjacent to NGR East to the south. The proposed entrances are separated by approximately 685 Ft. and satisfy City required driveway separations along SE Four Mile Dr. and will generally line up with future drives of the property on the west side of SE Four Mile Dr.

We ask for your approval of this site plan. We look forward to working with the City of Ankeny.

Sincerely,
ENGINEERING RESOURCE GROUP, INC.



Dustin Creech, P.E.
Project Manager

DDC/kee

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FINAL PLAT

FOUR MILE DISTRIBUTION CENTER PLAT 2

ANKENY, POLK COUNTY, IOWA

SPACE RESERVED FOR RECORDER'S USE

SHEET 1 OF 2

RECORDER'S INDEX LEGEND	
COUNTY:	POLK
CITY:	ANKENY
SECTION/TOWNSHIP/RANGE:	SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST, NW 1/4
LOT/BLOCK/SUBDIVISION:	
REQUESTOR: FOUR MILE RE, LLC	
PROPRIETOR: FOUR MILE RE, LLC	
RETURN TO: DANIEL F. RITTEL, PLS ENGINEERING RESOURCE GROUP, INC. 2413 GRAND AVENUE DES MOINES, IA 50312	
SURVEYOR & COMPANY:	PHONE: 515-288-4823 EMAIL: dan@ergcorp.com

OWNER/DEVELOPER
FOUR MILE RE, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

CLINT SLOSS
(515) 243-3228

PLAT BOUNDARY DESCRIPTION

Part of the Northwest Fractional Quarter of the Northwest Fractional Quarter and part of the Northeast Fractional Quarter of the Northwest Fractional Quarter of Section 5, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described by survey as follows:

Commencing at the West Quarter Corner of said Section 5; thence North 00°(degrees) 08'(minutes) 30"(seconds) West, 1361.10 feet (previously recorded as North, 1361.1 feet) along the West line of the Northwest Fractional Quarter of said Section 5 to the Point of Beginning; thence continuing North 00°08'30" West, 848.86 feet; thence South 89°38'41" East, 1671.63 feet to the West line of the South 20.65 acres of the East 35.65 acres of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 5 also being the West line of Parcel F of that Plat of Survey filed in Book 10162 at Page 904 in the Office of the Recorder for Polk County, Iowa; thence South 00°00'55" East (previously recorded as North 00°04'19" West), 189.51 feet along the West lines of said Parcel F and Parcel G of that Plat of Survey filed in Book 10162 at Page 904 in the Office of the Recorder for Polk County, Iowa; thence South 00°06'05" East, 128.35 feet (previously recorded as North 00°05'57" West, 128.39 feet) along the West line of said Parcel G to the Northwest Corner of Lot 1 in Walker Valley Estates, an Official Plat in Polk County, Iowa; thence South 00°00'09" West, 514.55 feet (previously recorded as 515 feet) along the West line of said Walker Valley Estates and extended to the Southwest Corner of the South 20.65 acres of the East 35.65 acres of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 5; thence South 89°47'28" West, 1669.76 feet to the point of beginning.

Containing 32.24 acres in total, of which 1.07 acres is containing in present road right-of-way easement.

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

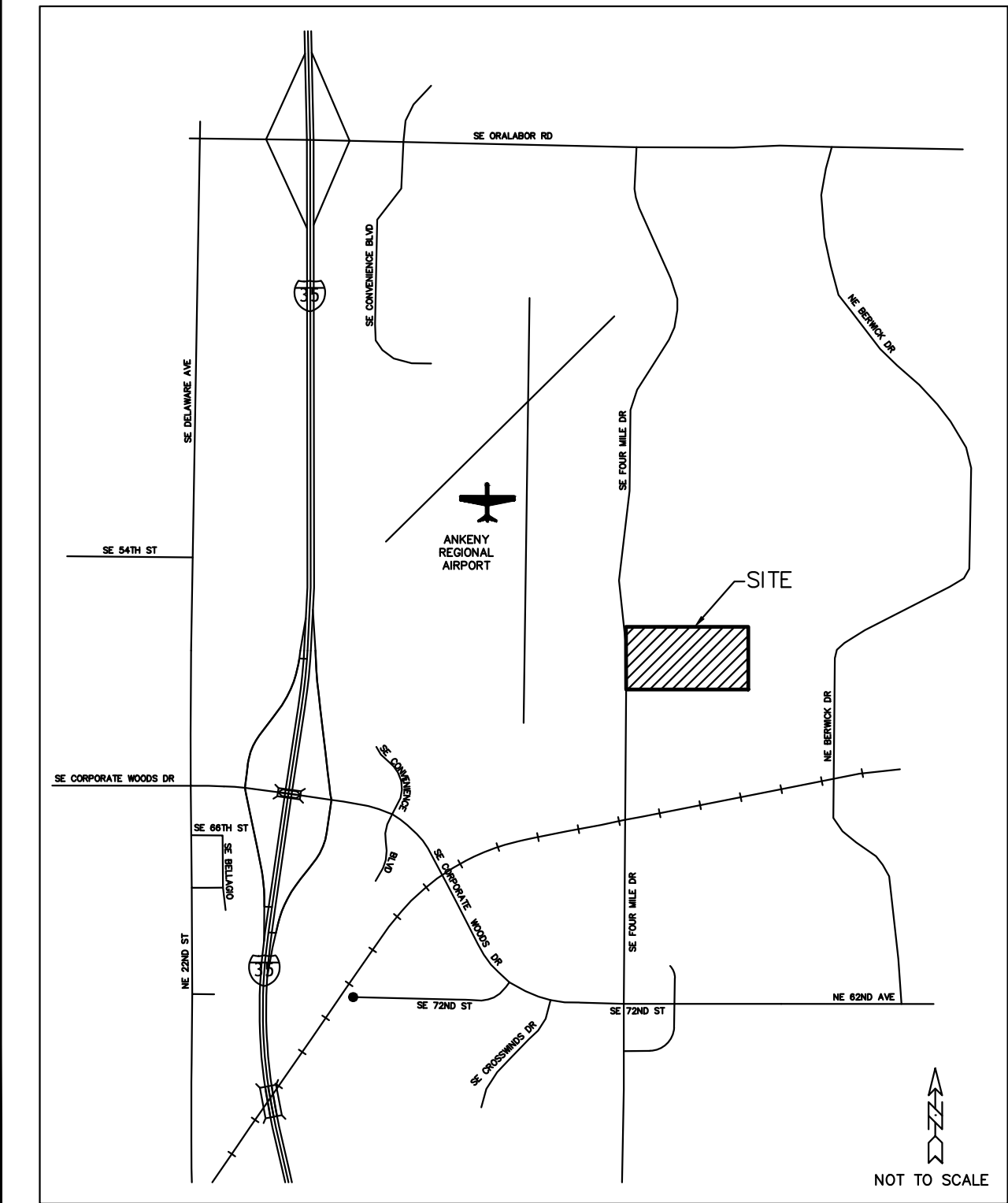
NOTE THAT ZONING DISTRICTS AND REGULATIONS MAY CHANGE OVER TIME. AT THE TIME OF PLATTING THE FOLLOWING SETBACK REGULATIONS WERE IN EFFECT:

FRONT YARD: 50 FEET.

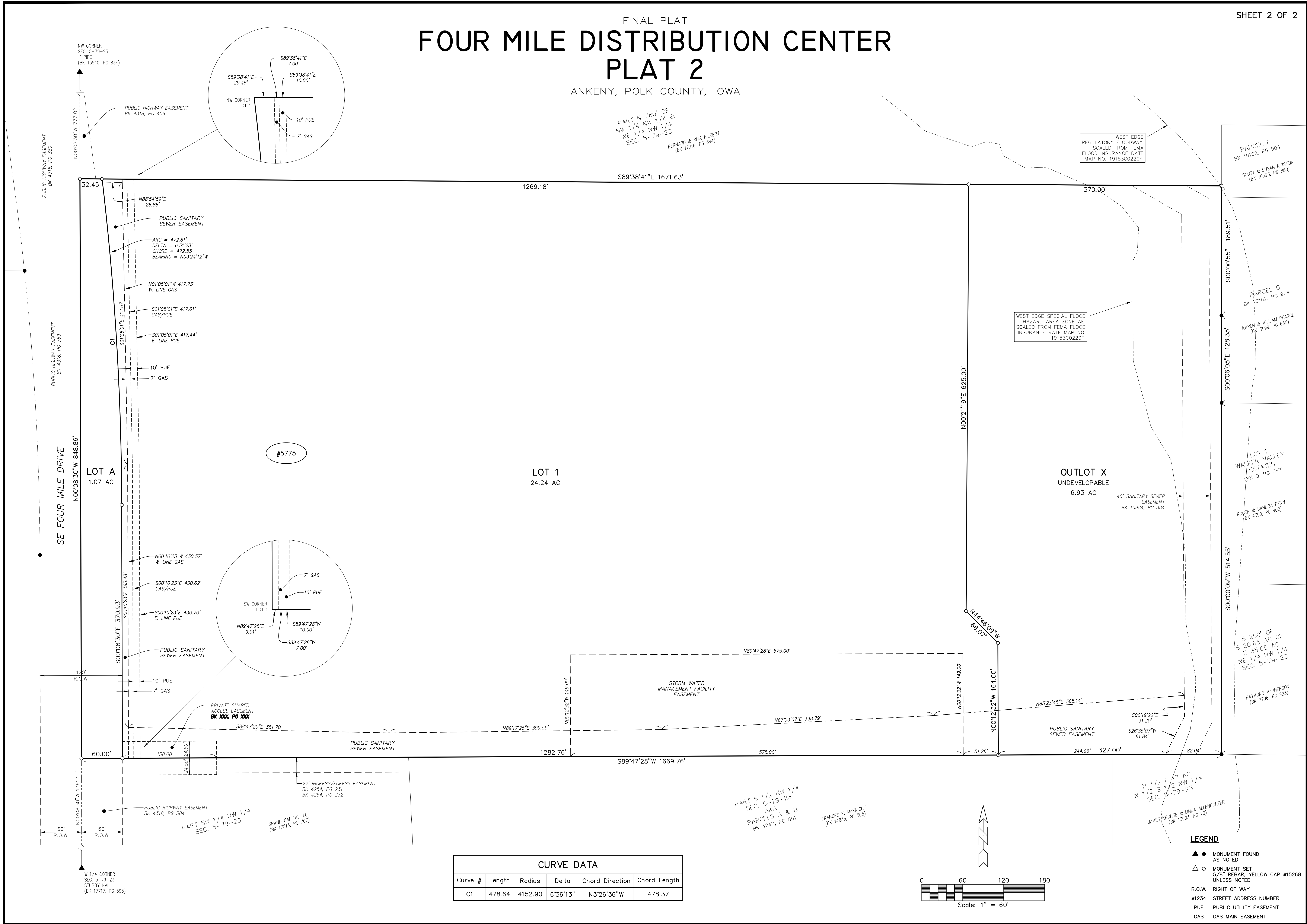
SIDE YARD: NONE REQUIRED, EXCEPT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 50 FEET.

REAR YARD: 40 FEET. WHERE A RAILROAD RIGHT-OF-WAY LINE LIES IMMEDIATELY ADJACENT TO THE REAR OF A LOT, THE REAR YARD REQUIREMENTS NEED NOT APPLY.

VICINITY MAP



PART N 780' OF
NW 1/4 NW 1/4 &
NE 1/4 NW 1/4
SEC. 5-79-23
BERNARD & RITA HILBERT
(BK 17316, PG 844)



REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	DESIGNED BY:	DRAWN
FOUR MILE DISTRIBUTION CENTER PLAT 2							

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

[illegible]

2-052



PLAN AND ZONING COMMISSION

June 6, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5775 SE Four Mile Drive - NGR East 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 5775 SE Four Mile Drive, NGR East; subject to recordation of the Four Mile Distribution Center Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 750 feet

Date: 5/31/2023

5775 SE Four Mile Drive - NGR East Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 6th, 2023

Agenda Item: 5775 SE Four Mile Drive – NGR East – Site Plan

Report Date: June 1, 2023

Prepared by: Bryan Morrissey
Associate Planner

ESL

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 5775 SE Four Miles Drive, NGR East, subject to recordation of the Four Mile Distribution Center Plat 2 Final Plat.

Project Summary:

The subject property is generally located north of SE Corporate Woods Drive and east of SE Four Mile Drive, on Lot 1, Four Mile Distribution Center Plat 2. The subject site is approximately 24 acres (+/-) in size and is zoned M-1, Light Industrial District. Adjacent properties in the area are either zoned M-1, Light Industrial District or belong to unincorporated Polk County. The applicant is proposing to construct a 273,000 square-foot warehouse/distribution center on the undeveloped site.

The exterior of the proposed building will be constructed primarily of precast concrete and glass, while the peak of the building will reach approximately forty-one feet in height. A base of permanent materials is present around the perimeter of the building, while the minimum primary material requirements have been met for each wall. The exact location of the trash enclosure on the site will be determined at a later date; however, the enclosure will be constructed primarily of CMU to match the materials shown on the proposed building.

Plans call for parking stalls to be located on the north side of the proposed building, while a truck docking area has been identified on the south side of the building. Per Code, a development of this size and use requires a total of 99 parking stalls, 48 stalls for the office and research portion of the building and 51 stalls for the warehouse/storage portion of the building. In total, 213 parking stalls are provided, with the option to expand the parking area on the north side of the building should the owner decide to do so. Vehicular access to the site will come from one of two access points that are located on the north and south sides of the proposed building that lead to SE Four Mile Drive. A sidewalk is not included as a part of these plans, as the City Council has deferred on requiring the construction of sidewalks along SE Four Mile Drive until conditions are appropriate.

The landscaping and screening requirements for the proposed development have been satisfied. An increase in grade along with additional plantings are proposed along the southwest corner of the site to screen the truck docking area from SE Four Mile Drive. This is similar to what was done with the Old Dominion site to the south. The vast majority of plantings on Outlot X will remain to satisfy the open space and landscape requirements of the Code. Outlot X will be retained by the owner and will not be developable; however, some construction will take place on the outlot to connect future sanitary mains to the sixty-inch WRA sanitary line that is located east of the proposed building.

The site will be serviced via eight-inch water mains by connecting to the existing twelve-inch water line that runs along SE Four Mile Drive. Six-inch sanitary service will be provided by connecting to the eight-inch public main that runs along the south end of the property. The eight-inch public main connects to a sixty-inch WRA sanitary line that's located just east of the proposed building. Storm water on the site will be collected by one of the multiple storm water intakes before flowing to the on-site detention basin located near the southeast corner of the site.

Site Plan Worksheet
5775 SE Four Mile Drive – NGR East – Site Plan

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

A. Site Development

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

The proposed building sits on the north side of Lot 1, Four Mile Distribution Center Plat 2, and runs west to east. The primary building façade faces west towards SE Four Mile Drive while the proposed truck docking area is located on the south side of the building.

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

The site plan generally complies with the landscaping 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. Code requires a minimum of 99 parking stalls for a development of this size and use (48 stalls for office/research and 51 stalls for warehouse/storage). The plans propose a total of 213 stalls with the option to add additional stalls should the owner decide to do so. Docks for truck parking are located on the south side of the proposed 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.**

A traffic study for the site was completed and approved by the City's Traffic Engineering Manager in early 2023 to determine what public improvements are needed as a result of the development. The traffic study concluded that northbound and southbound left-turn lanes are needed on SE Four Mile Drive for both access drives on the site.

- 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 proposed on the north side of the building, with a truck docking area located on the south side of the building. An increase in landscaping is proposed just west of the docking area to provide heavy screening from SE Four Mile Drive.

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.**

Specific locations of the trash enclosures on the site will be determined with tenant improvements, although three potential locations are shown on the plans. The trash enclosures, once they're located, will be constructed with concrete masonry units and galvanized steel to match the proposed 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 will be underground.

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

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

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

Storm water will drain from one of the multiple storm water intakes to the proposed detention basin located near the southeast corner of the site.

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

The applicant is proposing to service the development via eight-inch water and six-inch sanitary services. Service will be provided by connecting to the existing twelve-inch water line that runs along SE Four Mile Drive and by connecting to an eight-inch public main that runs along the south end of the property. The eight-inch public main connects to a 60" WRA sanitary line that runs near the east property line on the site.

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

The proposed plans meet the open space requirements of the code with the majority of the open space being provided on the east side of the site.

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

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

B. Building Design

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

The proposed 273,000 square-foot building is comparable in size and scale to the other light industrial developments along SE Four Mile and SE Corporate Woods Drive. The proposed size and design align with the regulations of the M-1 zoning district.

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

The materials used for the proposed building consist primarily of precast concrete and glass. These materials are similar to what other developments in the area have used previously. The minimum primary material requirements of the Code have been met.

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

Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from the public's view along SE Four Mile Drive. The potential locations for the trash enclosures are to be located near the south side of the building near the truck docking area.

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

There is only one building being proposed on the site. Outlot X will be retained by the developer and will not be developable.

C. Signs

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

D. Factors for Evaluation

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

1. Conformance to Design Standards and other applicable code requirements

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

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

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

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

The layout and circulation system for traffic on the site is appropriate. A sidewalk has not been proposed as a part of this development as the City Council has previously deferred the construction of sidewalks along SE Four Mile Drive until the conditions along SE Four Mile Drive are more 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 273,000 square-foot building is comparable in scale and style to the other industrial developments along SE Four Mile Drive and SE Corporate Woods Drive. The building will be constructed primarily of precast concrete and glass.

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.

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

April 7, 2023

Members of the Plan & Zoning Commission & City Council
City of Ankeny
410 West First Street
Ankeny, IA 50023

RE: NGR East

Dear Members of the P&Z Commission and City Council:

On behalf of our client, we ask for your approval of the site plan for NGR East.

This 32.24 acre site is located at 5775 SE Four Mile Dr. which is approximately 0.8 mile north of the intersection of SE Four Mile Dr. and SE Corporate Woods Dr. The site is directly east of the Ankeny Regional Airport. The west side of the site fronts SE Four Mile Dr. and the east side of the site is in close proximity to Fourmile Creek.

The developer proposes to construct a warehouse building at this location. Tenants for this site development have not been determined. Truck docks will be provided on the south face of the building while stalls for employees will be provided along the north face. Additional areas for future parking and paving have been denoted on the site plan and accounted for in the sizing of the proposed stormwater management facility.

This site development will extend a sanitary sewer main from a WRA sewer main located along the east side of the site and connect to that proposed extension. Water service will be provided to the site by connecting to the existing public water main. The site development also proposes private storm sewer and associated grading. The proposed site development features two entrances onto SE Four Mile Dr. The proposed entrances will be utilized for commuter cars and trucks. The southern drive will be a shared driveway that will provide access for the Frances K McKnight and Grand Capital LC properties adjacent to NGR East to the south. The proposed entrances are separated by approximately 685 Ft. and satisfy City required driveway separations along SE Four Mile Dr. and will generally line up with future drives of the property on the west side of SE Four Mile Dr.

We ask for your approval of this site plan. We look forward to working with the City of Ankeny.

Sincerely,
ENGINEERING RESOURCE GROUP, INC.



Dustin Creech, P.E.
Project Manager

DDC/kee

J:\2021 Proj\22-052\Admin\22-052-PZ-C-1-East.docx

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

OWNER & DEVELOPER:
FOUR MILE RE, LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266
CONTACT: CLINT SLOSS
PHONE: 515-280-2061

CONSTRUCTION SCHEDULE:

ITEM	BEGIN	COMPLETED
GRADING/EROSION CONTROL	07/2023	09/2024
BUILDING CONSTRUCTION	07/2023	09/2024
PAVING	08/2023	09/2024
LANDSCAPING	04/2024	09/2024

SETBACKS:

FRONT YARD:	50 FT
REAR YARD:	40 FT
SIDE YARD:	0 FT
(50' ABUTTING RESIDENTIAL DISTRICTS)	
PAVING:	5 FT

SITE ADDRESS:
5775 SE FOUR MILE DR.

USE:
WAREHOUSE

ZONING:
M-1 LIGHT INDUSTRIAL DISTRICT

LEGAL DESCRIPTION:

Part of the Northwest Fractional Quarter of the Northwest Fractional Quarter and part of the Northeast Fractional Quarter of the Northwest Fractional Quarter of Section 5, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of Polk County, Iowa, being more particularly described by survey as follows:

Commencing at the West Quarter Corner of said Section 5; thence North 00°(degrees) 08'(minutes) 30"(seconds) West, 1361.10 feet (previously recorded as North, 1361.1 feet) along the West line of the Northwest Fractional Quarter of said Section 5 to the Point of Beginning; thence continuing North 00°08'30" West, 848.86 feet; thence South 89°38'41" East, 1671.63 feet to the West line of the South 20.65 acres of the East 35.65 acres of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 5 also being the West line of Parcel F of that Plot of Survey filed in Book 10162 at Page 904 in the Office of the Recorder for Polk County, Iowa; thence South 00°00'55" East (previously recorded as North 00°04'19" West), 189.51 feet along the West lines of said Parcel F and Parcel G of that Plot of Survey filed in Book 10162 at Page 904 in the Office of the Recorder for Polk County, Iowa; thence South 00°06'05" East, 128.35 feet (previously recorded as North 00°05'57" West, 128.39 feet) along the West line of said Parcel G to the Northwest Corner of Lot 1 in Walker Valley Estates, an Official Plat in Polk County, Iowa; thence South 00°00'09" West, 514.55 feet (previously recorded as 515 feet) along the West line of said Walker Valley Estates and extended to the Southwest Corner of the South 20.65 acres of the East 35.65 acres of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 5; thence South 89°47'28" West, 1669.76 feet to the point of beginning.

Containing 32.24 acres in total, of which 1.07 acres is containing in present road right-of-way easement.

OPEN SPACE (SOUTH):

PROJECT AREA: 1,360,378 SF
REQUIRED OPEN SPACE (20%): 272,076 SF
PROPOSED OPEN SPACE: 798,869 SF
FUTURE OPEN SPACE: 569,903 SF

IMPERVIOUS SURFACE:

EXISTING: 0 SF
PROPOSED: 561,509 SF
FUTURE: 790,475 SF
BUILDING:
BUILDING AREA: 273,000 SF

INDEX OF SHEETS

SP-1 - PROJECT MAP
SP-2 - GEOMETRIC PLAN
SP-3 - GRADING PLAN
SP-4 - UTILITY PLAN
SP-5 - DEMOLITION PLAN
SP-6 - LANDSCAPING PLAN
SP-7 - DETAIL SHEET 1
SP-8 - DETAIL SHEET 2

PROJECT BENCHMARK:

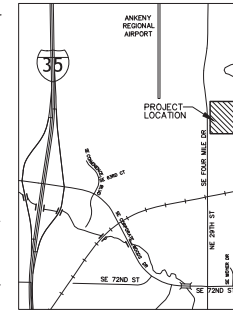
RIM SANITARY MANHOLE E. SIDE
SE FOUR MILE DR. APPROX 700
FEET SOUTH OF RAILROAD
ELEVATION = 883.61

FEMA FIRM(S):

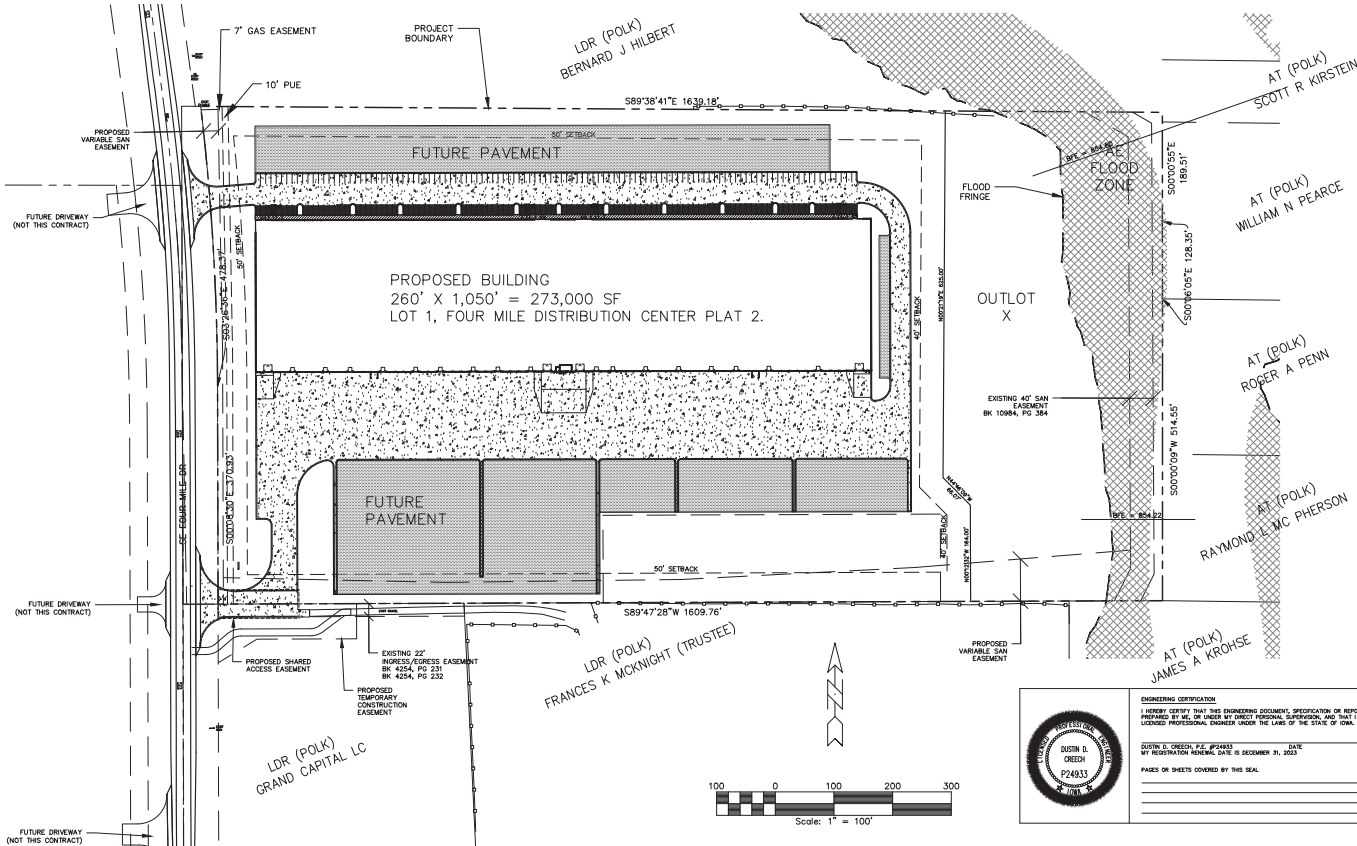
NUMBERS= 19153C0215F/19153C0220F
FEBRUARY 01, 2019

**EQUIVALENT RESIDENTIAL
UNIT (ERU) CALCULATION:**

ERU=IMPERVIOUS AREA/4000
PROPOSED=561,509 SF/4000
=140.4
FUTURE=790,475/4000
=197.6
*CURRENT MAXIMUM (ERU=60)



VICINITY MAP
NTS



NOTE: SEE 'STORMWATER POLLUTION PREVENTION PLAN' (SWPPP SHEETS) FOR EROSION CONTROL MEASURES

SP-I

NGR EAST - PROJECT MAP

ERCA
Engineers and Surveyors
1415 OREN DRIVE, SUITE 100
DES MOINES, IOWA 50319
(515) 288-8883

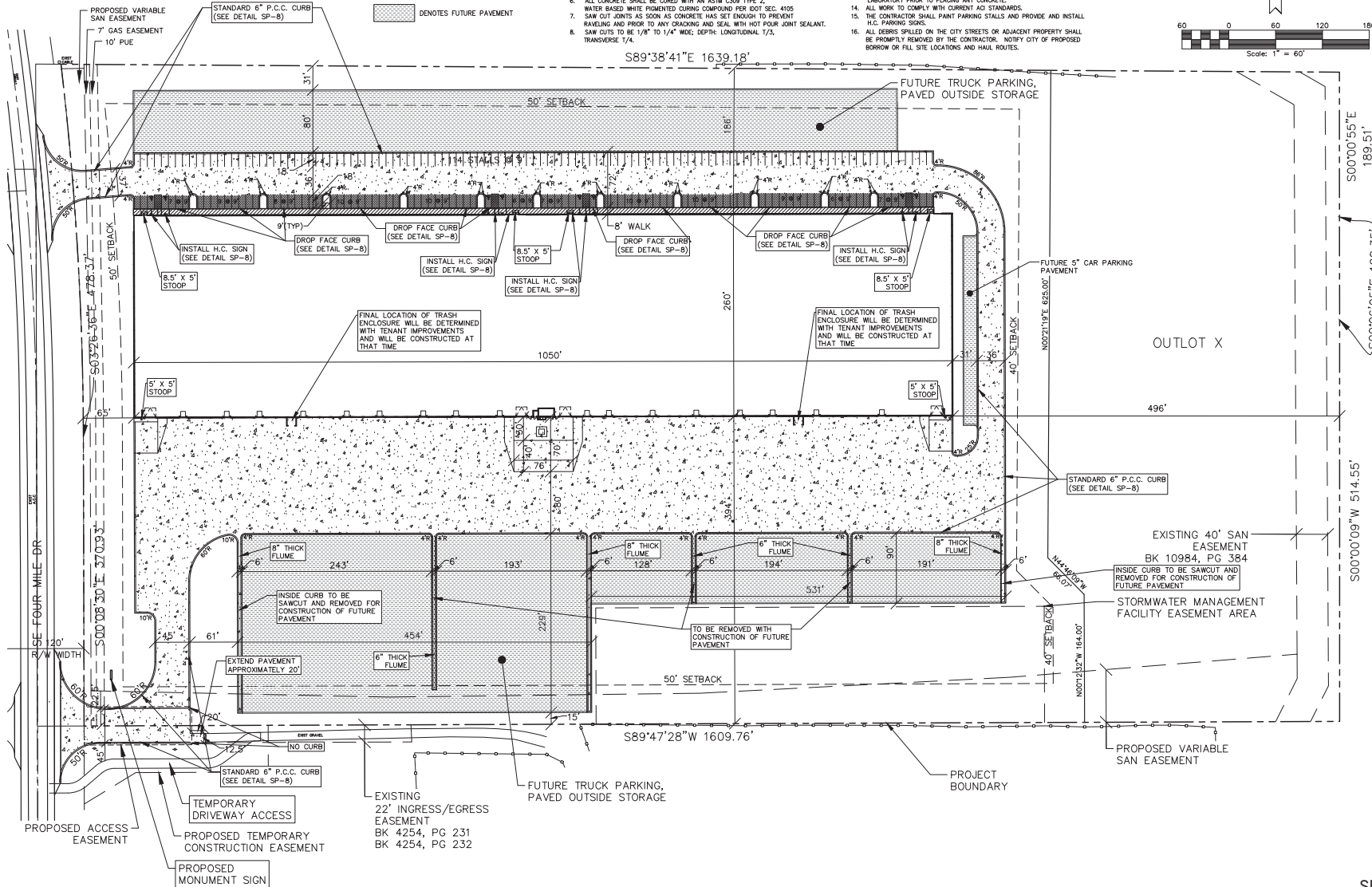
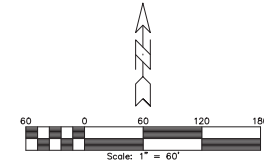
22-052

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

- DENOTES SIDEWALK
- DENOTES 8" P.C.C. PAVEMENT
- DENOTES 5" P.C.C. PAVEMENT
- DENOTES FUTURE PAVEMENT

P.C.C. PAVING:

- ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 24".
- MOSTEN SUBGRADE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
- ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PER DOT SEC. 4105.
- SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING AND SEAL WITH HOT FOUR JOINT SEALANT.
- SAW CUTS TO BE 1/8" TO 1/4" WIDE, DEPTH LONGITUDINAL 1/3, TRANSVERSE 1/4.
- LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'. TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER.
- BARS AT LONGITUDINAL JOINTS TO BE 1/2" X 30" DEFORMED AT 30" O.C.
- ALL JOINTS SHALL BE FILLED.
- THE CONTRACTOR TO BARRICADE SLAB FOR 14 DAYS AFTER PLACING.
- SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
- ALL WORK TO COMPLY WITH CURRENT A.C. STANDARDS.
- THE CONTRACTOR SHALL PAINT PARKING STALLS AND PROVIDE AND INSTALL H.C. PARKING SIGNS.
- ALL DEBRIS SPILLED ON THE CITY STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. NOTIFY CITY OF PROPOSED BORROW OR FILL SITE LOCATIONS AND HAUL ROUTES.



SP-2

NGR EAST - GEOMETRIC PLAN

ERC
Engineers and Surveyors
1413 OAK ST. NW
DURHAM, NC 27601
(919) 288-4823

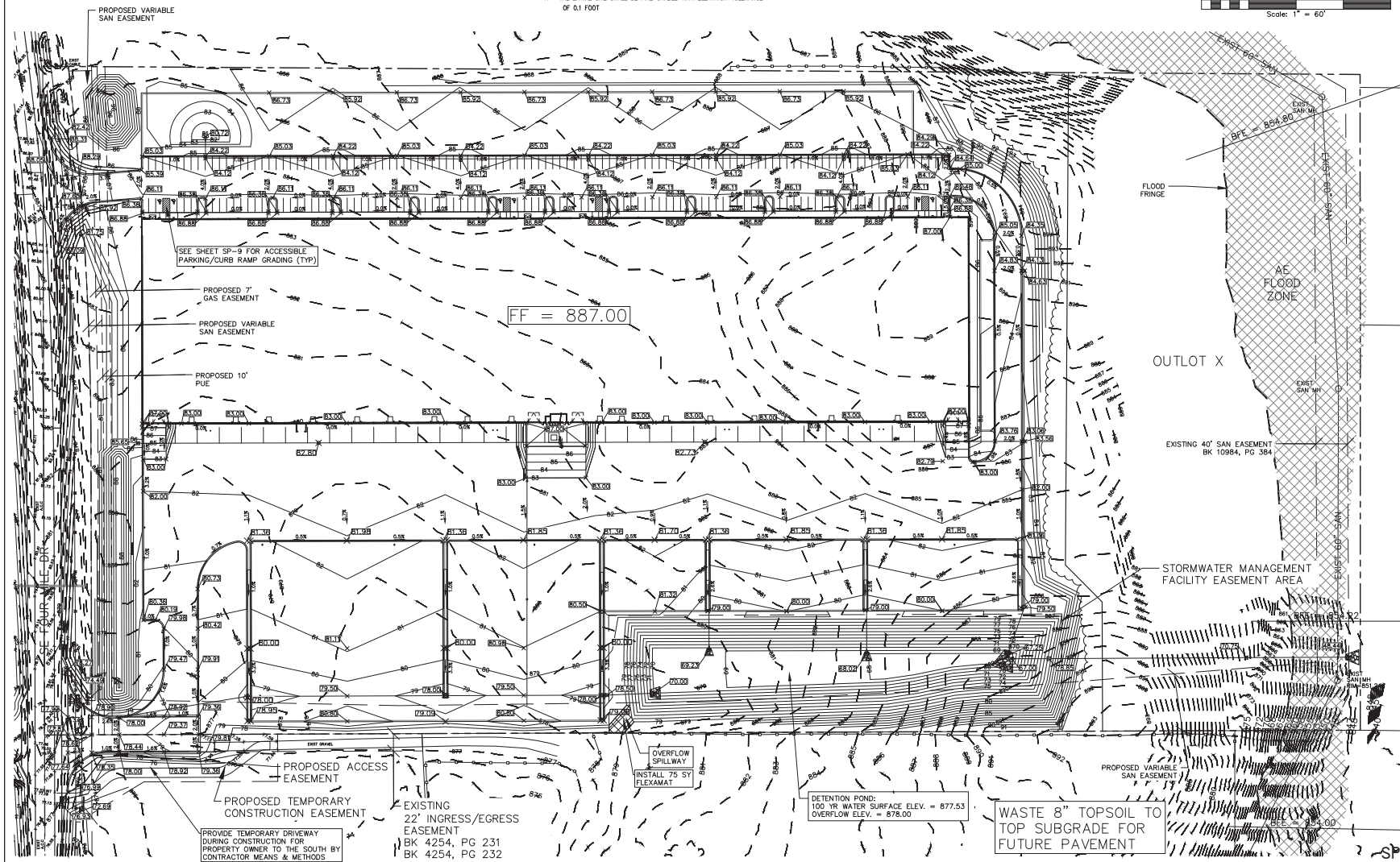
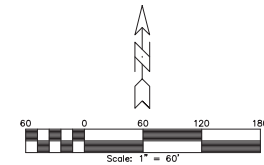
NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	AS NOTED	DESIGNED BY	CHECKED BY	SHEET	OF	DRAWN BY	DATE	FILE NO.
								DWS	22-052-GE0.dwg	9	2	9	05/25/2023	22-052

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

GRADING NOTES:

1. REMOVE ALL EXISTING ORGANIC MATERIAL TO 6" MINIMUM DEPTH.
2. PROOF ROLL THE EXPOSED SUB GRADE.
3. NATIVE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE
THOROUGHLY EXAMINED FOR CONTAMINANTS SUCH AS COAL, OIL,
BRICKS AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL
BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL
BE REMOVED FROM THE SITE BY THE CONTRACTOR.
4. ANY SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE
UNDERGOIT AND RECOMPACTED.
5. ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12" OF SELECT, COMPACTED
MATERIAL OF CL OR MR CLASSIFICATION DIRECTLY BELOW THE BOTTOM
OF THE 6" UNIFORM FILL LAYER.
6. FILL SHALL BE PLACED IN UNIFORM LAYS HAVING A MAXIMUM
THICKNESS OF 6" COMPACTED BELOW SLIPS AND PAVING AND WALKS
SHALL BE AT LEAST 8" THICK. ALL FILL SHALL BE PLACED AT A MINIMUM
DENSITY. COMPACT TO 90% AT OTHER LOCATIONS. MAINTAIN
MOISTURE CONTENT OF CONTROLLED FILL ABOVE OPTIMUM DURING
PLACEMENT AND COMPACTION.
7. THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE
OF 0.1 FOOT

8. OBSERVATION AND TESTING OF FILL OPERATION SHALL BE BY THE SOILS ENGINEER HIRED BY THE CONTRACTOR.
9. ALL PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT OR FINISH GRADE, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL ADHERE TO ALL RECOMMENDATIONS FOR THE GEOTECHNICAL ENGINEERING REPORT.
11. THE POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.



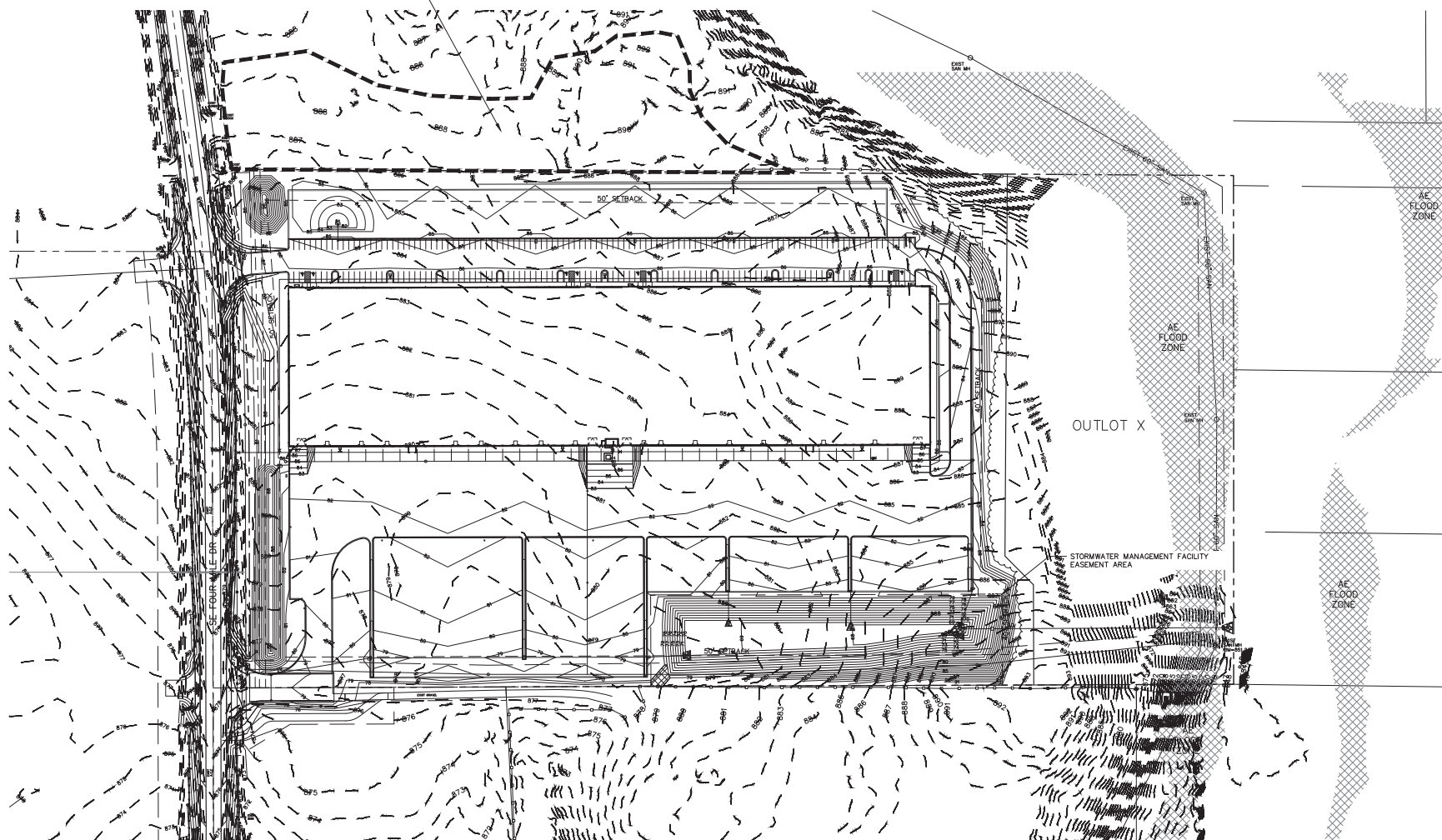
SP-3

NGR EAST - GRADING PLAN

NO.		REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	AS NOTED	DESIGNED BY:	DOC	DRAWN BY:	BOH
							DWG: 22-052-950.dwg		CHECKED BY:	D.S		05/25/2023
									SHEET	3	OF	9
									FIELD BOOK:			22-052

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 266-4823

NOTE:
THE INTENT OF THIS SHEET IS TO SHOW THE OFFSITE DRAINAGE AREA GOING TO DETENTION BASIN.
DO NOT USE FOR CONSTRUCTION



SP-4

NGR EAST - GRADING PLAN - 2

NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE:	AS NOTED	DESIGNED BY:	DWG	DRAWN BY:	ECN
						DWG 22-052-000-2.dwg		CHECKED BY:		DATE:	06/25/2023

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 286-4823

NOTE:
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NOTE:
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2023 SDAS AND ANKENY SUPPLEMENTAL SPECIFICATIONS.

PUBLIC WORKS SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO MAKING CONNECTIONS TO PUBLIC UTILITIES.

ALL STORM SEWER STRUCTURES ARE PRIVATE UNLESS DENOTED OTHERWISE.

STORM SEWER

1. ALL RCP SHALL BE CLASS 3 UNLESS NOTED OTHERWISE.
2. THE SITE CONTRACTOR TO INSTALL PIPE TO WITHIN FIVE (5) FEET OF BUILDING.
3. ALL STORM SEWER INTAKE FRAMES AND GRATES SHALL BE CAST WITH "DRAINS TO STREAMS".
4. UNLESS OTHERWISE NOTED ALL STORM SEWERS ARE PRIVATE.

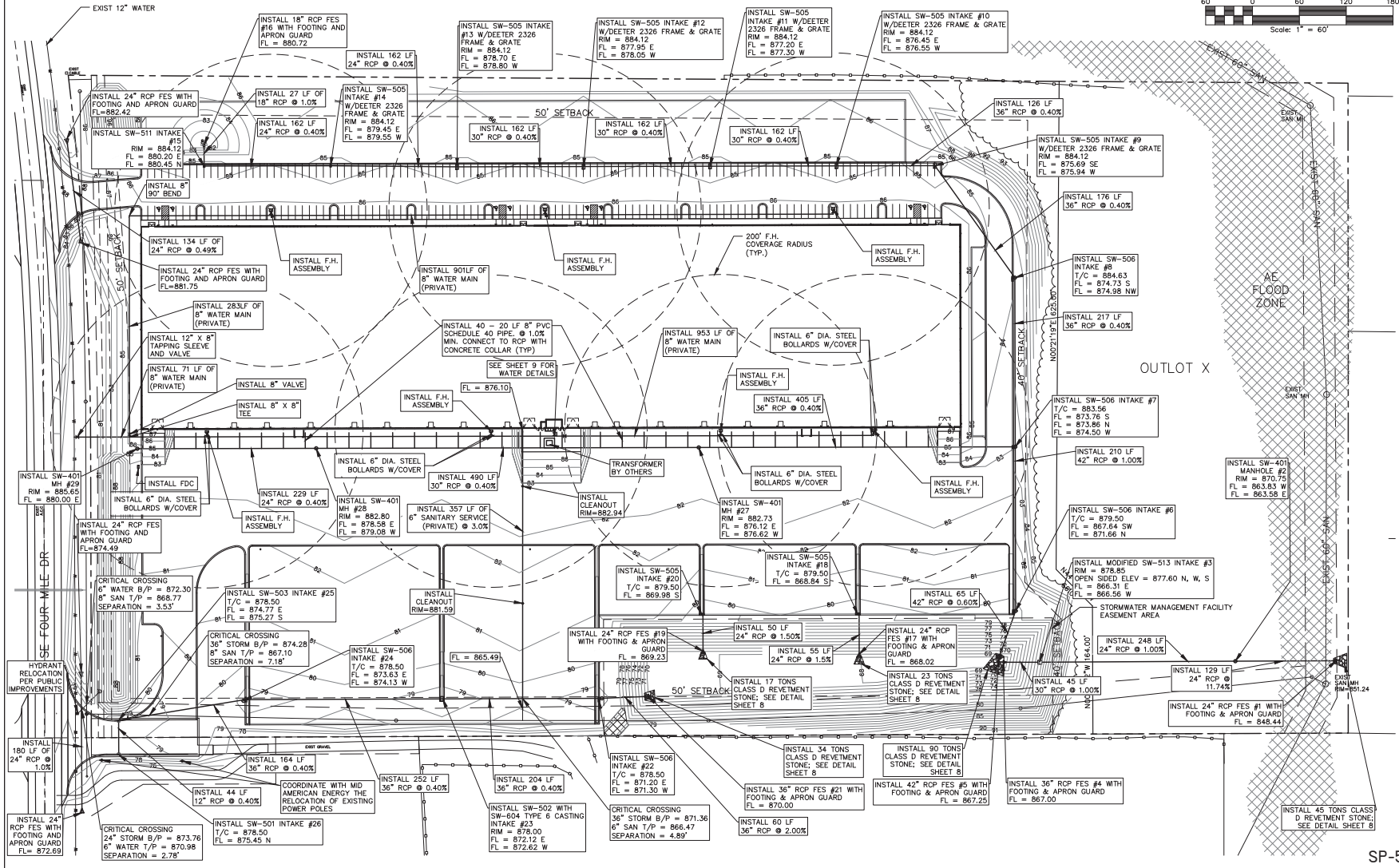
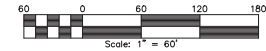
SANITARY SEWERS

1. THE SITE CONTRACTOR TO INSTALL PIPE TO WITHIN FIVE (5) FEET OF BUILDING.
2. THE CONTRACTOR SHALL INSTALL ANY AND ALL FITTING AND APPURTENANCE AS REQUIRED BY PLUMBING CODE WHETHER SHOWN OR NOT.

WATER SERVICE

1. CONTRACTORS SHALL ARRANGE FOR AND PAY FOR ANY REQUIRED TAPS TO MAINS.
2. SITE CONTRACTOR TO INSTALL PIPE TO WITHIN FIVE (5) FEET OF BUILDING AND TEMPORARILY CAP THE PIPE.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CITY CODES.

4. WATER MAIN SHALL BE PVC C900 DR18.
5. FIRE HYDRANTS SHALL MEET THE CITY OF ANKENY REQUIREMENTS, AND SHALL INCLUDE A VALVE ADJACENT TO THE TEE WHERE IT CONNECTS TO THE MAIN.
6. THE WATER MAIN INSTALLED PER THIS PLAN IS PRIVATE.



SP-5

NGR EAST - UTILITY PLAN

ERC
Engineers and Surveyors
1415 GESS RD., SUITE 100
DES MOINES, IA 50312
(515) 288-4883

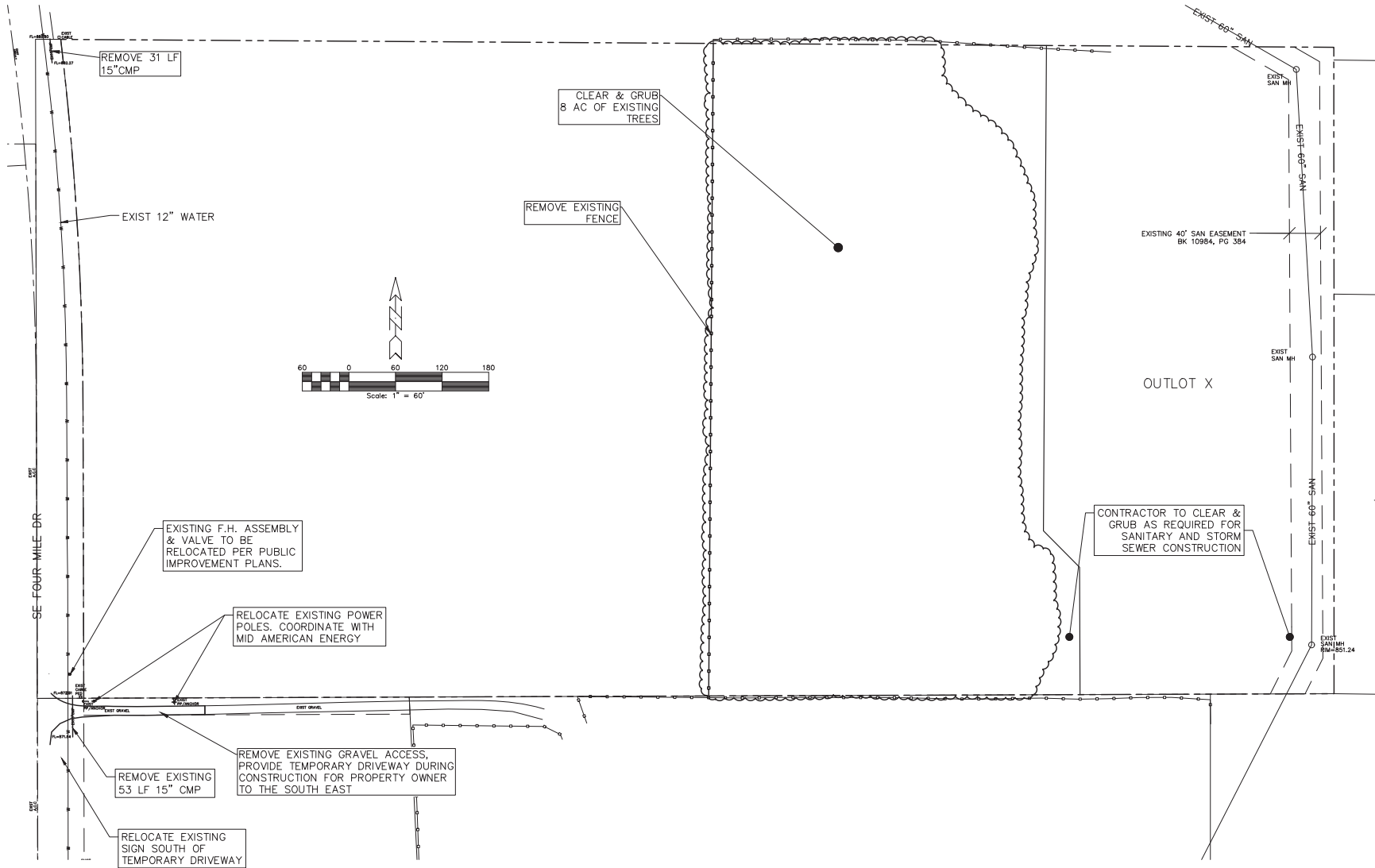
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REVISION
DATE
BY
FOR

SCALE: 1" = 60'
DWS: 22-052-UTL.dwg
FIELD BOOK: 5

DESIGNED BY: DJS
CHECKED BY: JF
DATE: 05/25/2023
SHEET 5 OF 9
FILE NO.: 22-052

22-052

NOTE:
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SP-6

NGR EAST - DEMOLITION PLAN

ERC
Engineering & Construction Group, Inc.
Engineers and Surveyors
2813 OGDEN AVENUE
DALLAS, TEXAS 75201
DSS (915) 288-4823

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	AS NOTED	DESIGNED BY	DSS	DRAWN BY	BSN
						DWS: 22-052-DEM0.dwg		CHECKED BY:	9		
								SHEET	6	OF	
								FIELD BOOK:			
								DATE:			22-052
								FILE NO.:			

22-052

SHADE TREE CALCULATION:
GROSS PAVED AREA = 276,155 SF
GROSS PAVED AREA X 0.20 = REQUIRED SHADE AREA
276,155 X 0.20 = 55,231

SEE NOTE THIS SHEET (*)

PROVIDED TREES ALONG $\leq 180^\circ$ OF PAVEMENT
(COUNT AS $\frac{1}{2}$ SHADE & $\frac{1}{2}$ OPEN SPACE):
92 TREES TOTAL (46 SHADE, 46 OPEN SPACE)

REQUIRED PLANTS:
= 182 OPEN SPACE TREES
= 79 SHADING TREES
= 546 OPEN SPACE SHRUBS

PROVIDED PLANTS
= 12 OPEN SPACE TREES
= 33 SHADING TREES
= 92 1/2 SHADING & 1/2 OPEN SPACE TREES (≤ 180' PAVE)
= 20 EVERGREEN
= 546 OPEN SPACE SHRUBS

Code	Common Name	Botanical Name	Quantity	Min. Planting Size
AF	African Elder Maple	<i>Acer x freemanii</i>	25	1.5' cal. B&D
GB	Ginkgo	<i>Ginkgo biloba</i>	25	1.5' cal. B&D
GT	Sky line Honey Locust	<i>Gleditsia microcarpa f. nunezii</i> "Skacel"	25	1.5' cal. B&D
MP	American Sweetgum	<i>Platanus occidentalis</i> L.	25	1.5' cal. B&D
PO	Prince of Free Crabapple	<i>Malus x 'Prinzessin'</i>	25	1.5' cal. B&D
MS	Snowdrift Crabapple	<i>Malus x 'Snowdrift'</i>	7	1.5' cal. B&D
SR	Japanese Tree Lilac	<i>Syringa reticulata</i>	6	1.5' cal. B&D
MA	Malus Crabapple	<i>Malus x 'Prinzessin'</i>	7	1.5' cal. B&D
RS	Double Tree Red Spins	<i>Syringa japonica</i>	8	2 gallon
EA	Compost Baring Bush	<i>Erigenia yunnanensis</i>	96	3 gallon
CS	Asiatic Fire Red Older Dogwood	<i>Cornus sp.</i>	94	2 gallon
SC	Sea Green Juniper	<i>Juniperus chinensis</i> "Sea Green"	24	2 gallon
PS	Double Tree Pink Spins	<i>Syringa tatarica</i>	10	1 gallon

SHORT GRASS

1. ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED, SHALL BE COMPLETED PRIOR TO OPENING.

2. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF THE PROJECT COMPLETION. AFTER THAT PERIOD, THE CONTRACTOR SHALL MAINTAIN THE PLANT MATERIAL.

3. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).

4. NO PLANT MATERIALS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER AND THE CITY.

5. ALL PLANT MATERIAL EXCEPT SEED AND SOD SHALL BE MULCHED WITH AT LEAST FOUR INCHES (4") SHREDDED HARDWOOD MULCH. REFER TO PLANTING DETAILS AND WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION. SAMPLE SUBMITTAL REQUIRED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF OWNER.

7. SEED ALL DISTURBED/TURF AREAS. SODAS TYPE 1 FOR FRONT LAWN, BASIN SEEDING FLOOD PLANE MIX FOR ELEVATIONS BELOW 400 FEET, 2" DEPT.

8. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE. IF A CONFLICT EXISTS BETWEEN THE LANDSCAPE SCHEDULE AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL.

9. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.

10. ALL PROTECTIVE WRAPPING TO BE REMOVED AT THE TIME OF INSTALLATION. NEWLY PLANTED TREES SHALL BE UNWRAPPED IMMEDIATELY AFTER INSTALLATION. TREE GUARD INSTALLATION SHALL BE COMPLETED BY OWNER.

11. ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS, CONSTRUCTION WITHIN THE CITY R.O.W. OR ANY CONNECTION TO A PUBLIC UTILITY OR STREET SHALL BE COMPLETED PRIOR TO THE START OF ANY LANDSCAPING.

12. CONTRACTOR SHALL NOTIFY OWNER AT LEAST ONE WEEK IN ADVANCE OF ANY CONSTRUCTION.

13. CONTRACTOR SHALL OBTAIN ALL APPLICABLE CITY PERMITS (LANE CLOSURE PERMITS, ETC.) IN ADVANCE OF CONSTRUCTION OF ANY STREET CLOSURE.

14. TREE STAKING IS NOT REQUIRED. HOWEVER, LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL TREES BEING "STRAIGHT" ONE YEAR AFTER PLANTING. IF CONTRACTOR ERECTS TO STAKE TREES, CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL STAKES.



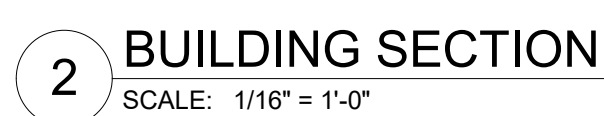
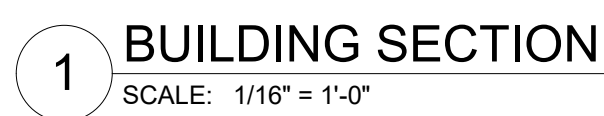
ERG.

Engineering Resource Group, Inc.					
Financial Resources					
Firm Name					
Firm Address					
Firm City					
Firm State					
Firm Zip					
Firm Phone					
Firm Fax					
Firm E-Mail					
Firm Website					
Firm Description					
Firm Services					
Firm Clients					
Firm Projects					
Firm Awards					
Firm Certifications					
Firm Licenses					
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Firm Recommendation					
Firm Conclusion					
Firm Final Report					
Firm Appendix					
Firm Bibliography					
Firm Glossary					
Firm Index					
Firm Table of Contents					
Firm Executive Summary					
Firm Introduction					
Firm Background					
Firm Objectives					
Firm Scope					
Firm Methodology					
Firm Results					
Firm Discussion					
Firm Conclusions					
Firm Recommendations					
Firm Next Steps					
Firm Contact Information					
Firm Acknowledgments					
Firm References					
Firm Appendices					
Firm Exhibits					
Firm Figures					
Firm Tables					
Firm Charts					
Firm Maps					
Firm Photographs					
Firm Videos					
Firm Audio					
Firm Documents					
Firm Data					
Firm Software					
Firm Hardware					
Firm Network					
Firm Security					
Firm Compliance					
Firm Governance					
Firm Risk Management					
Firm Quality Assurance					
Firm Project Management					
Firm Human Resources					
Firm Finance					
Firm Operations					
Firm Logistics					
Firm Procurement					
Firm Sales & Marketing					
Firm Customer Service					
Firm Supplier Relations					
Firm Community Relations					
Firm Environmental Impact					
Firm Social Responsibility					
Firm Sustainability					
Firm Innovation					
Firm Research & Development					
Firm Intellectual Property					
Firm Legal Affairs					
Firm Public Relations					
Firm Media Relations					
Firm Crisis Management					
Firm Business Continuity					
Firm Disaster Recovery					
Firm IT Support					
Firm Helpdesk					
Firm Training					
Firm Career Development					
Firm Performance Management					
Firm Compensation					
Firm Benefits					
Firm Wellness Programs					
Firm Diversity & Inclusion					
Firm Ethics					
Firm Code of Conduct					
Firm Anti-Corruption Policy					
Firm Whistleblower Policy					
Firm Grievance Procedure					
Firm Arbitration					
Firm Mediation					
Firm Litigation					
Firm Settlements					
Firm Appeals					
Firm Enforcement					
Firm Monitoring					
Firm Reporting					
Firm Transparency					
Firm Accountability					
Firm Integrity					
Firm Honesty					
Firm Fairness					
Firm Justice					
Firm Equity					
Firm Balance					
Firm Harmony					
Firm Peace					
Firm Unity					
Firm Cooperation					
Firm Collaboration					
Firm Teamwork					
Firm Synergy					
Firm Complementarity					
Firm Interdependence					
Firm Mutual Benefit					
Firm Win-Win					
Firm No-Lose					
Firm Positive Sum					
Firm Zero-Sum					
Firm Negative Sum					
Firm Prisoner's Dilemma					
Firm Game Theory					
Firm Decision Making					
Firm Problem Solving					
Firm Critical Thinking					
Firm Analytical Skills					
Firm Creative Thinking					
Firm Imagination					
Firm Inspiration					
Firm Motivation					
Firm Drive					
Firm Ambition					
Firm Determination					
Firm Persistence					
Firm Perseverance					
Firm Resilience					
Firm Adaptability					
Firm Flexibility					
Firm Open-mindedness					
Firm Tolerance					
Firm Understanding					
Firm Empathy					
Firm Compassion					
Firm Kindness					
Firm Gentleness					
Firm Patience					
Firm Self-control					
Firm Discipline					
Firm Order					
Firm Organization					
Firm Structure					
Firm System					
Firm Process					
Firm Workflow					
Firm Efficiency					
Firm Effectiveness					
Firm Productivity					
Firm Output					
Firm Results					
Firm Achievements					
Firm Successes					
Firm Failures					
Firm Lessons Learned					
Firm Best Practices					
Firm Standards					
Firm Benchmarks					
Firm Metrics					
Firm KPIs					
Firm Indicators					
Firm Signals					
Firm Trends					
Firm Patterns					
Firm Cycles					
Firm Rhythms					
Firm Seasons					
Firm Phases					
Firm Stages					
Firm Steps					
Firm Tasks					
Firm Activities					
Firm Actions					
Firm Behaviors					
Firm Habits					
Firm Customs					
Firm Traditions					

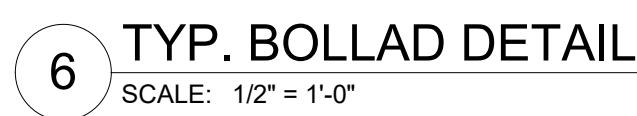




A100



8 TRASH ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"





PLAN AND ZONING COMMISSION

June 6, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

LEGAL:

SUBJECT:

3713-3715 SE Convenience Boulevard - Ankeny Regional Airport North Property Line Box Hangars Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

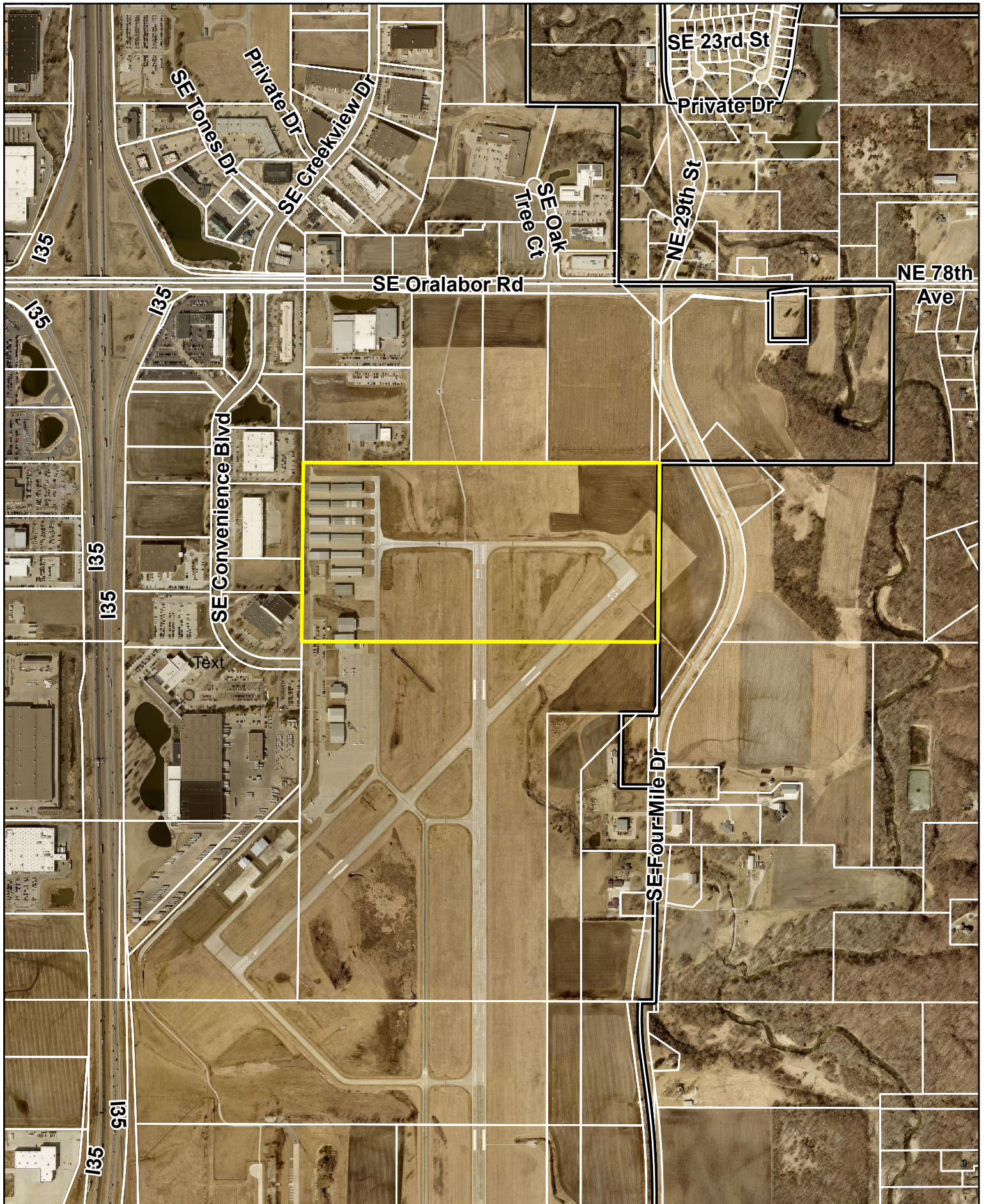
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 3713-3715 SE Convenience Boulevard, Ankeny Regional Airport North Property Line Box Hangars; subject to approved easement documents, contracts and bonds, and traffic impact study.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 906 feet

Date: 6/1/2023

3713-3715 SE Convenience Boulevard
Ankeny Regional Airport North Property Line Box Hangars
Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 6, 2023

Agenda Item: 3713-3715 SE Convenience Boulevard – Ankeny Regional Airport North Property Line
Box Hangars

Report Date: June 1, 2023

Prepared by: Ryan Kirschman
Planner

ESU

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3713-3715 SE Convenience Boulevard – Ankeny Regional Airport North Property Line Box Hangars, subject to approved easement documents, contracts and bonds, and traffic impact study.

Project Summary:

The applicant, Paul Moritz, is proposing two 2,100 sq. ft. box hangars with two restrooms each being 100sq. ft. and a 220 sq. ft storage space along the northern property line of the Ankeny Regional Airport. The approximate new building footprint for each hangar would be 50' x 42' with the restrooms and storage space being attached to the eastern side of the hangars with a 10' x 42' footprint. The total footprint being 60' x 40'. Initially there are two hangars proposed, with the potential to build out six total hangars. The proposed hangars will be addressed as 3713 SE Convenience Boulevard and 3715 SE Convenience Boulevard. The hangars will be rented out and not have any employable office space. The exterior of the proposed building will be comprised entirely of either non-combustible steel or metal. The proposed building materials are similar to the existing hangars located on the site.

Landscaping is not included with these plans, as FAA regulations suggest limiting landscaping to avoid attracting wildlife. Storm water on the site will be addressed with a paved swale behind the buildings proposed on the site. The site will be accessed by the existing drive, SE Convenience Boulevard. The site will have an anticipated 18 trips inbound and 18 trips outbound. These trips are anticipated to be mainly during the week and equates to 4 trips per day maximum. The hangars are for private use and it is not anticipated to significantly impact the traffic patterns in the area. Additionally, the hangars are located on a limited access road.

The proposed site will have a public sanitary sewer easement to service the hangars. There will be contracts and bonds to service the site with water and sewer. Additionally, there has been a traffic impact study completed that is under review by City staff.

Site Plan Worksheet

3713-3715 SE Convenience Boulevard – Ankeny Regional Airport North Property Line Box Hangars

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

A. Site Development

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

The site is located at the Ankeny Regional Airport and is consistent with the surrounding hangars.

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

The project is adjacent to other hangars at the Ankeny Regional Airport which is accessed by SE Convenience Boulevard and the hangars are not adjacent to any public streetscape.

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

The site will have an anticipated 18 trips inbound and 18 trips outbound. These trips are anticipated to be mainly during the week and equates to 4 trips per day maximum.

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

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

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

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

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

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

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

All services to the building will be underground.

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

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

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

Storm water on the site will be addressed with a paved swale behind the buildings proposed on the site.

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

The site will continue to utilize current connections on the site

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

The overall airport layout provides for adequate open space.

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

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

B. Building Design

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

The buildings will conform to the existing architecture of adjacent hangars.

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

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

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

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

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

The proposed hangars are consistent with the surrounding hangars at the Ankeny Regional Airport.

C. Signs

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

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

D. Factors for Evaluation

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

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

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

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

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

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

The site layout is consistent with the airport layout plan.

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

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

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

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

May 25, 2023

Planning and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, IA 50023

**RE: Ankeny Regional Airport North Property Line Box Hangars
Planning and Zoning Commission**

Dear Planning and Zoning Commission,

McClure is requesting the approval of a Site Plan and Public Improvement Plan on behalf of the Polk County Aviation Authority. Below is a description of the project:

The site work is to accommodate the construction of two (2) 50'x42' box hangars just south of the north airport property line. The project includes storm sewer, water main, sanitary sewer, gas and electrical service for the hangars. The project also includes PCC paving to connect the hangars to the taxilane. The two (2) hangars are part of a multi-phase project that would construct a total of six (6) hangars on the site.

If you have any additional questions or comments, please contact me at 515-346-9312 or jpudenz@mcclurevision.com.

Sincerely,

McClure



Jay A. Pudenz, P.E., LEED AP
Aviation Team Leader

Enclosures

- Comment responses
- Draft IDNR permit applications (water and sewer)
- Traffic memo
- Draft easement for sanitary sewer
- Drainage study
- Photos of existing T-Hangars

ANKENY REGIONAL AIRPORT

NORTH PROPERTY LINE BOX HANGARS

(SITE WORK AND VERTICAL INFRASTRUCTURE)

ANKENY, IOWA

PROPERTY OWNER

POLK COUNTY AVIATION AUTHORITY
410 WEST 1ST STREET
ANKENY, IA 50023
515-965-6428

APPLICANT

POLK COUNTY AVIATION AUTHORITY
410 WEST 1ST STREET
ANKENY, IA 50023
PMORITZ@ANKENYIOWA.GOV
PAUL MORITZ
515-965-6428

BUILDING SCHEDULE:

ESTIMATED CONSTRUCTION START: FALL 2023
ESTIMATED CONSTRUCTION FINISH: FALL 2024

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
JPUDENZ@MCCLUREVISION.COM
ATTN: JAY PUDENZ

BULK REGULATIONS

U-1:
FRONT SETBACK = 50'
SIDE SETBACK = TWO SIDE YARDS NOT LESS
THAN 50' EACH
REAR SETBACK = 40'
MAX HEIGHT = NO LIMITATION

PARKING:

N/A

LEGAL DESCRIPTION

SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31-80-23

ZONING INFORMATION

U-1: CONSERVATION AND PUBLIC UTILITY DISTRICT

BUILDING SUMMARY:

TOTAL NUMBER OF BUILDINGS = 2
TOTAL NUMBER OF STORIES = 2
TOTAL BUILDING S.F. = 4,200 ± S.F.

ADDRESS:

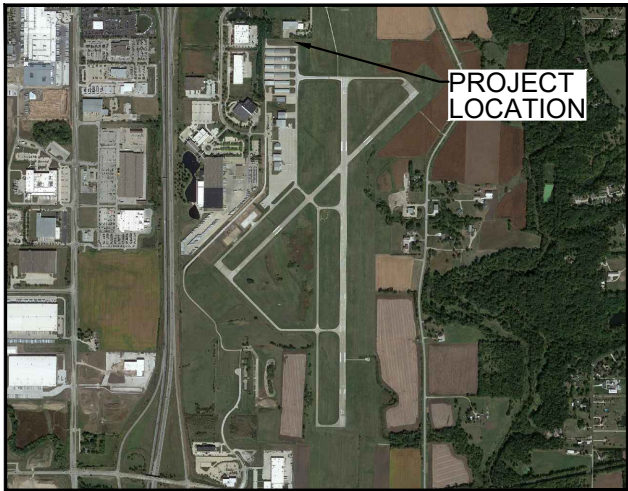
3713, 3715 SE CONVENIENCE BLVD
ANKENY, IA 50021

DEVELOPMENT SUMMARY:

GROSS LAND AREA: =3,484,800 S.F. (80.0 AC.)

PROJECT IMPERVIOUS AREA:
PAVING AREA =2,119± S.F.
BUILDING AREA =4,200± S.F.
TOTAL =6,319± S.F.

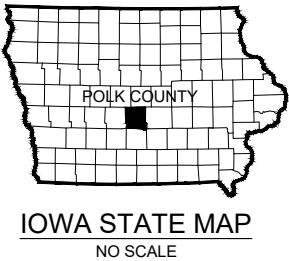
PROJECT OPEN SPACE:
PROVIDED = N/A



VICINITY MAP
NOT TO SCALE

INDEX OF PLAN SHEETS		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER	COVER SHEET
2	GN-01	GENERAL NOTES
3	GN-02	SITE PLAN
4	EC-01	EXISTING CONDITIONS AND REMOVALS
5	SP-01	UTILITY PLAN
6	SP-02	UTILITY PLAN
7	DR-01	DETAILS
8	GR-01	GRADING PLAN
9	AR-01	HANGAR CODE REVIEW
10	AR-02	FLOOR PLAN
11	AR-03	HANGAR JOINT LAYOUT PLAN
12	AR-04	BUILDING ELEVATIONS

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	4.14.2023	CITY SUBMITTAL #1
2	5.19.2023	CITY SUBMITTAL #2
3		
4		
5		
6		



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2023 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF ANKENY AND THE ANKENY SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF ANKENY.

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.

Jay A. Pudenz
JAY A. PUDENZ, P.E. No. 19261
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-12

5-25-23
DATE:

1360 NW 121st Street
Clive, Iowa 50325
PH. 515-964-1229

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
PROJECT INFO	
202200540	
ENGINEER	DRAWN BY
AIM	TMD
	JAP

ANKENY REGIONAL AIRPORT
ANKENY, IOWA
3713, 3715 SE CONVENIENCE BLVD.
COVER SHEET

GENERAL LEGEND									
EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED			
	SANITARY SEWER MAIN		SANITARY SEWER MANHOLE		BOLLARD (BUMPER POST)				
	SANITARY SEWER SERVICE		SANITARY SEWER CLEANOUT		ROADWAY SIGN				
	STORM SEWER MAIN OR CULVERT		AIR RELEASE MANHOLE/DRAIN MANHOLE		WELL				
	STORM SEWER SERVICE		STORM SEWER MANHOLE		SOIL BORINGS				
	WATER MAIN		STORM SEWER CLEANOUT		FLAG POLE				
	WATER SERVICE		STORM SEWER INTAKE		HORIZONTAL CONTROL POINT				
	UNDERGROUND ELECTRIC		STORM SEWER BEEHIVE INTAKE		BENCH MARK				
	OVERHEAD ELECTRIC		FLARED END SECTION						
	UNDERGROUND TELEPHONE		FIRE HYDRANT						
	UNDERGROUND FIBER OPTIC		WATER VALVE						
	UNDERGROUND CABLE TV		WATER VALVE MANHOLE						
	GAS MAIN OR SERVICE		WATER METER MANHOLE						
	CONTOUR LINES INTERMEDIATE		YARD HYDRANT						
	CONTOUR LINES INDEX		ELECTRIC MANHOLE / VAULT						
	PROPERTY LINE / LOT LINE		ELECTRIC PEDESTAL / TRANSFORMER						
	EASEMENT		POWER POLE						
	GUARD RAIL		POWER POLE w/ STREET LIGHT						
	FIELD FENCE		STREET LIGHT POLE						
	CHAIN LINK FENCE		GUY WIRE						
	WOODEN FENCE					 1-800-292-9909 www.iowaonecall.com			
	ROAD CENTERLINE								
	AG LINE								
	WATERWAY FLOWLINE								
	TOP OF SLOPE								
	BOTTOM OF SLOPE					 1-800-292-9909 www.iowaonecall.com			
	SILT FENCE								

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

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

EMERGENCY CONTACT INFORMATION		
AIRPORT DIRECTOR	PAUL MORITZ	(515) 965-6428
OWNER	POLK COUNTY AVIATION AUTH.	(515) 965-6428
ENGINEER	McCLURE ENGINEERING	(515) 964-1229
ENGINEER CONTACT	JAY A. PUDENZ, P.E.	(515) 964-1229
	CELL	(515) 346-9312

UTILITY COMPANIES		
SERVICE	SUPPLIER	PHONE
GAS	MIDAMERICAN ENERGY CO. (MATTHEW DAVITT) 500 EAST COURT AVENUE DES MOINES, IA 50309 matthew.davitt@midamerican.com	515-242-4289
TELEPHONE	CENTURY LINK 513 SE MAGAZINE RD ANKENY, IA 50021	515-965-0039
ELECTRIC	MIDAMERICAN ENERGY CO. (MATTHEW DAVITT) 500 EAST COURT AVENUE DES MOINES, IA 50309 matthew.davitt@midamerican.com	515-242-4289
CABLE TV	MEDIACOM CABLE 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
SANITARY	CITY OF ANKENY (ROGER MCFARLAND) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 rmcfarland@ankenyiowa.gov	515-965-6483
STORM	CITY OF ANKENY (JARED BRIGHT) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 jbright@ankenyiowa.gov	515-963-3534
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

SCOPE OF WORK	
BASE BID: CONSTRUCT TWO 50'X42' HANGARS	
• CONSTRUCT PRE-ENGINEERED METAL BUILDINGS • EARTHWORK/GRADING • STORM SEWER INSTALLATION • PCC PAVING • EROSION CONTROL • SEEDING/MULCHING • ELECTRICAL SERVICE EXTENSION • SANITARY SEWER SERVICE EXTENSION • GAS SERVICE EXTENSION • CONDUIT FOR TELECOM SERVICE • WATER SERVICE EXTENSION • BI-FOLD DOOR (17'X48' CLEAR)	

GENERAL ABBREVIATIONS									
AB	AS-BUILT GRADE/ELEVATION	FM	FORCE MAIN	PCCP	PORTLAND CEMENT CONCRETE PAVEMENT				
AC	ADVISORY CIRCULAR	FOC	FIBER OPTIC COMMUNICATION LINE	PI	POINT OF INTERSECTION				
ACP	ASPHALT CONCRETE PAVEMENT	FOD	FOREIGN OBJECT DEBRIS	POB	POINT OF BEGINNING				
ADG	AIRCRAFT DESIGN GROUP	G	GAS MAIN	POE	POINT OF ENDING				
AF	AVIATION FUEL	GA	GENERAL AVIATION	PP	PERFORATED PIPE				
AFF	ABOVE FINISH FLOOR	GRS	GALVANIZED RIGID STEEL	PRC	POINT OF REVERSE CURVATURE				
AFL	AIRFIELD LIGHTING	GS	GLIDE SLOPE	PT	POINT OF TANGENCY				
AIP	AIRPORT IMPROVEMENT PROGRAM	HDPE	HIGH DENSITY POLYETHYLENE	PTWY	PARALLEL TAXIWAY				
ALCMS	AIRFIELD LIGHTING CONTROL AND MONITORING SYSTEM	HERCP	HORIZONTAL ELLIPTICAL REINFORCED	PVC	POLYVINYL CHLORIDE				
ALP	AIRPORT LAYOUT PLAN	HIRL	HIGH INTENSITY RUNWAY LIGHT	PVI	POINT OF VERTICAL INTERSECTION				
AOA	AIRCRAFT OPERATIONS AREA	HMA	HOT MIX ASPHALT	QC/QA	QUALITY CONTROL/QUALITY ASSURANCE				
ARFF	AIRCRAFT RESCUE AND FIRE FIGHTING	HVAC	HEATING VENTILATION AIR CONDITIONING	RCB	REINFORCED CONCRETE BOX				
ASOS	AUTOMATED SURFACE OBSERVATION SYSTEM	ID	IDENTIFICATION	RCM	RUNWAY CLOSURE MARKER				
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	IE	INVERT ELEVATION	RCP	REINFORCED CONCRET PIPE				
ATCT	AIR TRAFFIC CONTROL TOWER	JBOX	JUNCTION BOX	RDR	RUNWAY DISTANCE REMAINING				
AWG	AMERICAN WIRE GAUGE	LED	LIGHT EMITTING DIODE	RMC	RIGID METAL CONDUIT				
AWOS	AUTOMATED WEATHER OBSERVATION SYSTEM	LOC	LOCALIZER ANTENNA	RPZ	RUNWAY PROTECTION ZONE				
BL	BASE LINE	LLV	LOWER HEATING VALVE	RSA	RUNWAY SAFETY AREA				
BM	BENCHMARK	MALSR	MEDIUM INTENSITY APPROACH LIGHTING SYSTEM	RTU	ROOF TOP UNIT				
BOF	BOTTOM OF FOOTING	MCB	MAIN CIRCUIT BREAKER	RWY	RUNWAY				
CL	CENTERLINE	MDP	MAIN DISTRIBUTION PANEL	SD	SUBDRAIN				
CB	CATCH BASIN	MFG	MANUFACTURER	ST	STORM DRAIN				
CC	CENTER OF CURVE	MH	MANHOLE	SS	SANITARY SEWER				
CCR	CONSTANT CURRENT REGULATOR	MIRL	MEDIUM INTENSITY RUNWAY LIGHT	STA	STATION				
CO	CLEAN OUT	MITL	MEDIUM INTENSITY TAXIWAY LIGHT	STM	STEAM LINE				
CONC	CONCRETE	MSL	MEAN SEA LEVEL	T	TELEPHONE				
CP	CONTROL POINT	NAVAID	NAVIGATIONAL AID	THR	THRESHOLD				
CTAF	COMMON TRAFFIC ADVISORY FREQUENCY	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	THWN	THERMOPLASTIC HEAT RESISTANT WEATHER				
CTV	CABLE TELEVISION	NIC	NOT IN CONTRACT		RESISTANT NYLON COATED, GAS AND OIL RESISTANT				
CU	CONDENSING UNIT	NLT	NO LATER THAN	T/L	TAXILANE				
DBR	DIRECT BURY SPLICE	NOAA	NATIONAL OCEANIC AND NOAA ATMOSPHERIC ADMINISTRATION	TOC	TOP OF CONCRETE				
DI or DIP	DUCTILE IRON PIPE	NOTAM	NOTICE TO AIRMEN	TOF	TOP OF FOOTING				
DOD	DEPARTMENT OF DEFENSE	NPP	NONPERFORATED PIPE	TOG	TOP OF GRADE				
E	BURIED ELECTRICAL	NTP	NOTICE TO PROCEED	TOP	TOP OF PIPE				
EG	EXISTING GRADE/ELEVATION	NTS	NOT TO SCALE	TOS	TOP OF SLAB				
EL	ELEVATION	OC	ON CENTER	TSA	TAXIWAY SAFETY AREA				
ELEC	ELECTRIC	OD	OUTSIDE DIAMETER	TVOR	TERMINAL OMNI DIRECTIONAL RANGE				
EOP	EDGE OF PAVEMENT	OE	OVERHEAD ELECTRICAL	TVWY	TAXIWAY				
EPDM	ETHYLENE PROPYLENE DIEN MONOMER	OFA	RUNWAY OBSTACLE FREE AREA	UD	UNDERDRAIN				
ERSA	END OF RUNWAY SAFETY AREA	OFF	OFFSET FROM BASELINE	UL	UNDERWRITERS LABORATORIES				
FAA	FEDERAL AVIATION ADMINISTRATION	OHP	OVERHEAD POWER	UNK	UNKNOWN				
FACP	FIRE ALARM CONTROL PANEL	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	UPS	UNINTERRUPTED POWER SOURCE				
FAR	FEDERAL AVIATION REGULATORS	PAPI	PRECISION APPROACH PATH INDICATOR	VASI	VISUAL APPROACH SLOPE INDICATOR				
FBD	FLAT BOTTOM DITCH	PC	POINT OF CURVATURE	VOR	VERY HIGH FREQUENCY OMNIDIRECTIONAL				
FBO	FIXED BASED OPERATIONS	PCB	POLYCHLORINATED BIPHENYLS		RADIO RANGE				
FG	FINAL (DESIGN) GRADE/ELEVATION	PCC	POINT OF COMPOUND CURVATURE	W	WATER MAIN				
FH	FIRE HYDRANT								
FL	FLOW LINE								

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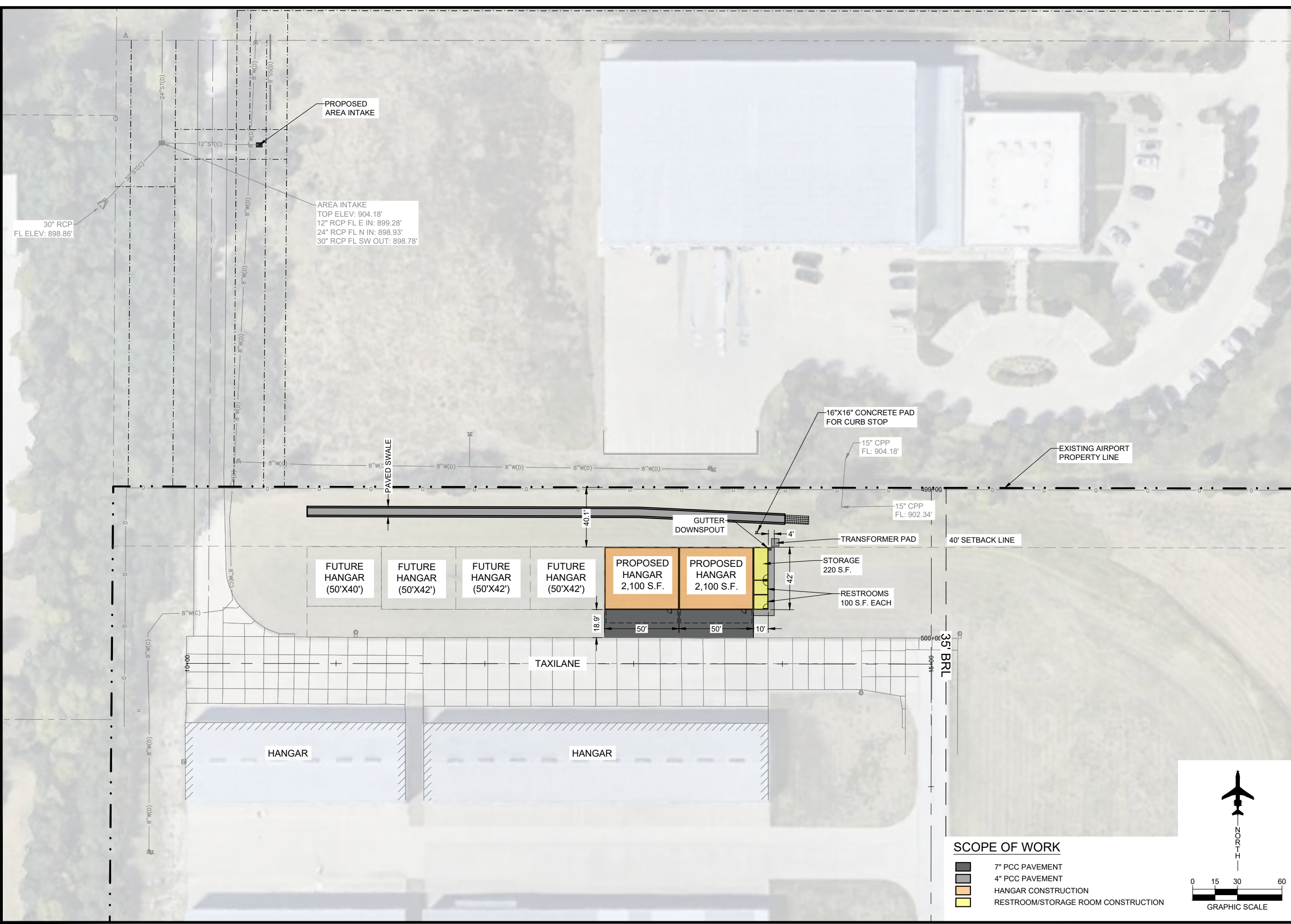
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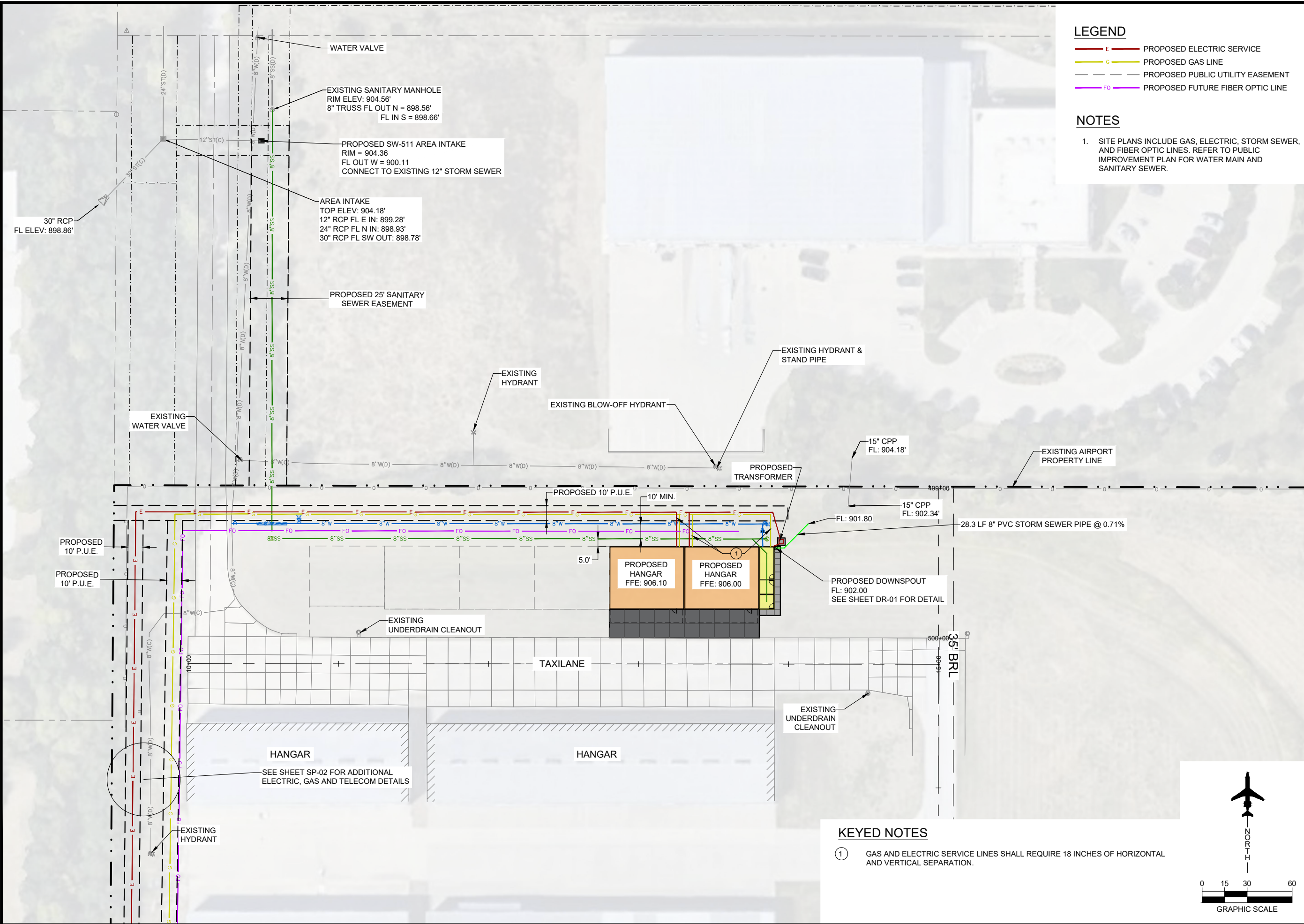


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GENERAL NOTES





LEGEND

- E PROPOSED ELECTRIC SERVICE
- G PROPOSED GAS LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- FO PROPOSED FUTURE FIBER OPTIC LINE

NOTES

1. SITE PLANS INCLUDE GAS, ELECTRIC, STORM SEWER, AND FIBER OPTIC LINES. REFER TO PUBLIC IMPROVEMENT PLAN FOR WATER MAIN AND SANITARY SEWER.

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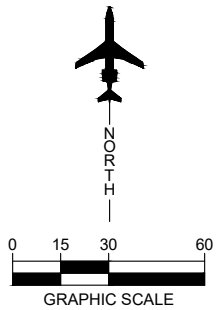


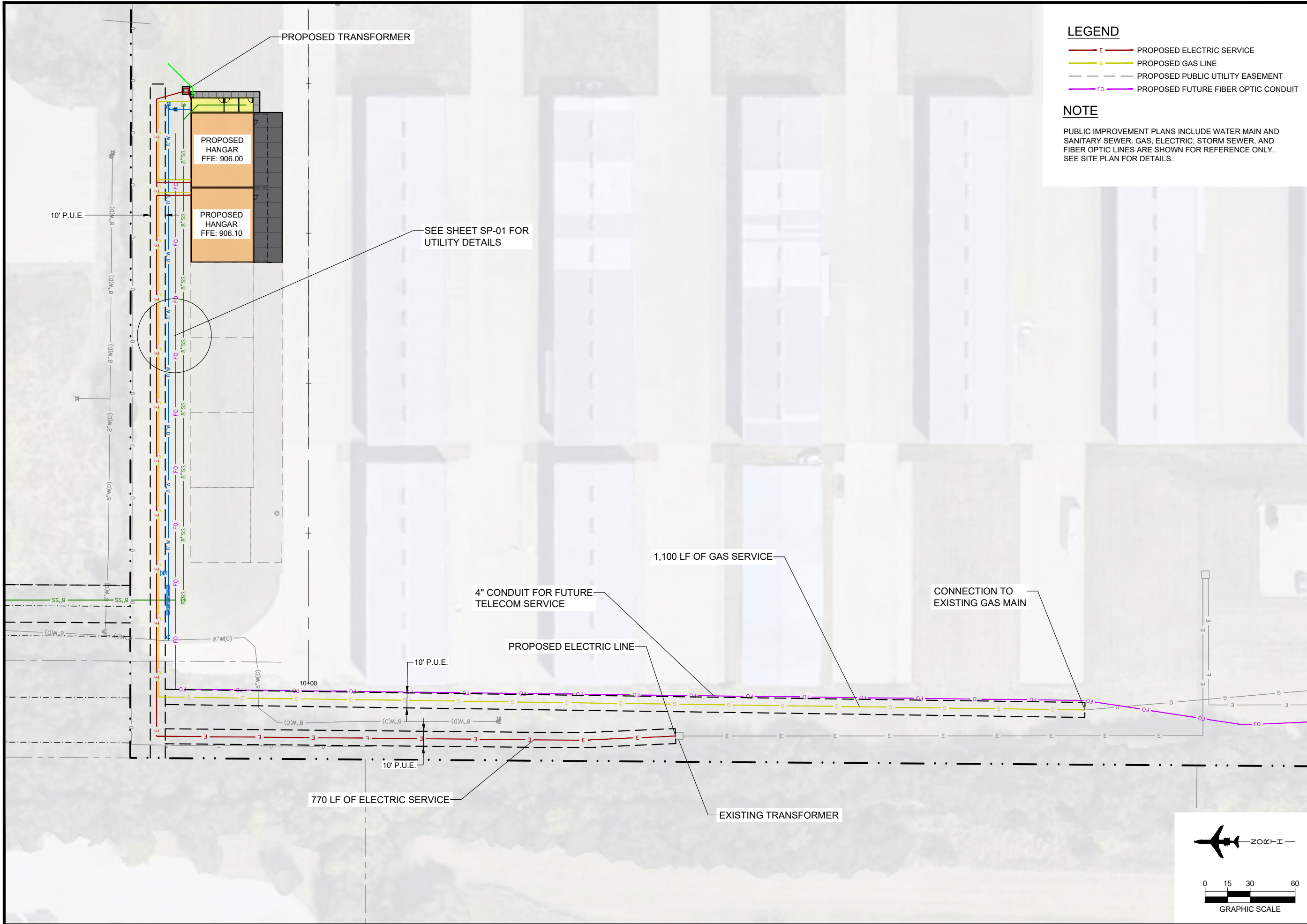
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7	REVISED TO ADD WATER MAIN LINES
8	REVISED TO ADD PUBLIC UTILITY EASEMENTS
9	REVISED TO ADD TAXILANE
10	REVISED TO ADD HANGAR
11	REVISED TO ADD EXISTING HYDRANT
12	REVISED TO ADD EXISTING BLOW-OFF HYDRANT
13	REVISED TO ADD EXISTING HYDRANT & STAND PIPE
14	REVISED TO ADD EXISTING AIRPORT PROPERTY LINE
15	REVISED TO ADD EXISTING UNDERDRAIN CLEANOUT
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UTILITY PLAN

KEYED NOTES

1 GAS AND ELECTRIC SERVICE LINES SHALL REQUIRE 18 INCHES OF HORIZONTAL AND VERTICAL SEPARATION.





LEGEND

- E PROPOSED ELECTRIC SERVICE
- G PROPOSED GAS LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- FO PROPOSED FUTURE FIBER OPTIC CONDUIT

NOTE

PUBLIC IMPROVEMENT PLANS INCLUDE WATER MAIN AND SANITARY SEWER. GAS, ELECTRIC, STORM SEWER, AND FIBER OPTIC LINES ARE SHOWN FOR REFERENCE ONLY. SEE SITE PLAN FOR DETAILS.

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UTILITY PLAN



Diagram illustrating the installation of a trench system. The diagram shows a cross-section of a trench filled with porous backfill. An 8" perforated PVC pipe is shown running horizontally through the trench. A wye or 45° elbow is shown installed in the direction of flow, connecting the horizontal pipe to a vertical pipe. The vertical pipe is also labeled as 8" perforated PVC pipe. The horizontal pipe is labeled as 8" PERFORATED PIPE. The backfill is labeled as POROUS BACKFILL. The bottom of the trench is labeled as INVERT (SEE PLANS).

Diagram illustrating the structure of a manhole or intake structure. The diagram shows a cross-section of the structure with the following details:

- WALL OF PRECAST MANHOLE OR INTAKE STRUCTURE**: The vertical wall of the structure.
- 9" MIN.**: The minimum thickness of the wall.
- 4" MIN.**: The minimum height of the structure above the invert.
- INVERT**: The bottom of the structure.
- ② ④**: Reinforcement bars (rebar) located in the upper section of the wall.
- ③**: Reinforcement bars (rebar) located in the lower section of the wall.

DRAWING NO.
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APPLICABLE CODES:

- 2020 NATIONAL ELECTRICAL CODE (NFPA 70), MUNICIPAL CODE CHAPTER 179 - ORDINANCE 1929
- 2021 ANKENY BUILDING AND ENERGY CODE, MUNICIPAL CODE CHAPTER 175
- 2021 ANKENY FIRE CODE, MUNICIPAL CODE CHAPTER 180
- 2021 ANKENY FUEL GAS CODE, MUNICIPAL CODE CHAPTER 181
- 2021 ANKENY MECHANICAL CODE, MUNICIPAL CODE CHAPTER 176
- 2021 ANKENY PLUMBING CODE, MUNICIPAL CODE CHAPTER 178
- 2021 ANKENY PROPERTY MAINTENANCE CODE, MUNICIPAL CODE CHAPTER 177
- AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

OCCUPANCY TYPE:

OCCUPANCY CLASSIFICATION/ALLOWABLE AREA:
1. GROUP S-1 (HANGAR SPACES)
2. GROUP B (OFFICE SPACES)
3. GROUP III HANGAR
4. MIXED OCCUPANCIES-
NONSEPARATED USES: OCCUPANCIES B, S-1 (FIRE SEPARATION NOT REQUIRED BETWEEN USES).
MOST RESTRICTIVE USE: OCCUPANCY GROUP S-1:
ALLOWABLE HEIGHT - 2 STORIES. (NON-SPRINKLED)
ALLOWABLE AREA: 17,500 SF (TABLE 506.2).
(ACTUAL AREA-4,200 SF)

CONSTRUCTION TYPE

- 412.3.1 EXTERIOR WALLS: EXTERIOR WALLS LOCATED LESS THAN 30 FEET (9144 MM) FROM LOT LINES OR A PUBLIC WAY SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 2 HOURS.
a. ALL EXTERIOR WALLS ARE MORE THAN 30' FROM PROPERTY LINE.
- 412.3.3 FLOOR SURFACE: FLOORS SHALL BE GRADED AND DRAINED TO PREVENT WATER OR FUEL FROM REMAINING ON THE FLOOR. FLOOR DRAINS SHALL DISCHARGE THROUGH AN OIL SEPARATOR TO THE SEWER OR TO AN OUTSIDE VENTED SUMP.
a. EXCEPTION: AIRCRAFT HANGARS WITH INDIVIDUAL LEASE SPACES NOT EXCEEDING 2,000 SQUARE FEET (186 M²) EACH IN WHICH SERVICING, REPAIRING, OR WASHING IS NOT CONDUCTED AND FUEL IS NOT DISPENSED SHALL HAVE FLOORS THAT ARE GRADED TOWARD THE DOOR, BUT SHALL NOT REQUIRE A SEPARATOR
a.a. EXCEPTION WILL BE UTILIZED. 100SF OR MORE OF THE HANGAR WILL BE DEDICATED TO FUTURE OFFICE SPACE.
- 412.3.6 FIRE SUPPRESSION: AIRCRAFT HANGARS SHALL BE PROVIDED WITH A FIRE SUPPRESSION SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 409, BASED ON THE CLASSIFICATION FOR THE HANGAR GIVEN IN TABLE 412.3.6 (12,000 SF)
i. HANGAR FIRE AREA IS BELOW 12,000 SF, SO NO SPRINKLER SYSTEM IS REQUIRED.
- 412.3.6.1: HAZARDOUS OPERATIONS: ANY GROUP III AIRCRAFT HANGAR ACCORDING TO TABLE 412.3.6 THAT CONTAINS HAZARDOUS OPERATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING SHALL BE PROVIDED WITH A GROUP I OR II FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 409 AS APPLICABLE:
a. DOPING.
b. HOT WORK INCLUDING, BUT NOT LIMITED TO, WELDING, TORCH CUTTING AND TORCH SOLDERING.
c. FUEL TRANSFER.
d. FUEL TANK REPAIR OR MAINTENANCE NOT INCLUDING DEFUELED TANKS IN ACCORDANCE WITH NFPA 409, INERTED TANKS OR TANKS THAT HAVE NEVER BEEN FUELED.
e. SPRAY FINISHING OPERATIONS.
f. TOTAL FUEL CAPACITY OF ALL AIRCRAFT WITHIN THE UNSPRINKLERED SINGLE FIRE AREA IN EXCESS OF 1,600 GALLONS (6057L).
g. NO HAZARDOUS OPERATIONS ARE ALLOWED IN HANGARS.
- 412.3.6.2: SEPARATION OF MAXIMUM SINGLE FIRE AREAS: MAXIMUM SINGLE FIRE AREAS ESTABLISHED IN ACCORDANCE WITH HANGAR CLASSIFICATION AND CONSTRUCTION TYPE IN TABLE 412.3.6 SHALL BE SEPARATED BY 2-HOUR FIRE WALLS CONSTRUCTED IN ACCORDANCE WITH SECTION 706. IN DETERMINING THE MAXIMUM SINGLE FIRE AREA AS SET FORTH IN TABLE 412.3.6, ANCILLARY USES THAT ARE SEPARATED FROM AIRCRAFT SERVICING AREAS BY A FIRE BARRIER OF NOT LESS THAN 1 HOUR, CONSTRUCTED IN ACCORDANCE WITH SECTION 707, SHALL NOT BE INCLUDED IN THE AREA.
a. FUTURE ADDITION (PHASE 2) WILL BE SEPARATED BY 2-HOUR WALL IN PHASE 2.
- TABLE 601: TYPE II-B
- BEARING WALLS-EXTERIOR/INTERIOR: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
- STRUCTURAL FRAME: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
- PARTITIONS-PERMANENT: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
- FLOORS: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
- ROOFS: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE

GENERAL BUILDING HEIGHTS AND AREAS:

- 501.2 ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). BEARING WALLS-EXTERIOR/INTERIOR: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
STRUCTURAL FRAME: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
PARTITIONS-PERMANENT: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE FLOORS: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE ROOFS: NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE
a. THE ADDRESS WILL BE DISPLAYED AS DESCRIBED.
- 503.1.2 BUILDINGS ON THE SAME LOT. TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING WHERE THE BUILDING HEIGHT, NUMBER OF STORIES OF EACH BUILDING AND THE AGGREGATE BUILDING AREA OF THE BUILDINGS ARE WITHIN THE LIMITATIONS SPECIFIED IN SECTIONS 504 AND 506. THE PROVISIONS OF THIS CODE APPLICABLE TO THE AGGREGATE BUILDING SHALL BE APPLICABLE TO EACH BUILDING.
a. BUILDINGS WILL BE SEPARATED WITH 2 HOUR FIRE WALLS (705.3) AND CONSIDERED SEPARATE BUILDINGS WHEN PHASE 2 IS BUILT.
- 504.3 HEIGHT IN FEET. THE MAXIMUM HEIGHT, IN FEET, OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.3.
a. TABLE 504.3: (S-1, TYPE II-B, UNSPRINKLED) 55', 19' ACTUAL.
- 504.4 NUMBER OF STORIES. THE MAXIMUM NUMBER OF STORIES OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.4.
a. TABLE 504.4: (S-1, TYPE II-B, UNSPRINKLED) 2 STORIES. 1 STORY ACTUAL.
- 506.2 ALLOWABLE AREA DETERMINATION. THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.
- 506.2.1 ALLOWABLE. SINGLE-OCCUPANCY, ONE-STORY BUILDINGS, THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-1: (S-1, TYPE II-B, UNSPRINKLED)
a. AA = AT + (NS x IF). 17,500 + (17,500 X .75) = 30,625SF. 4,619 ACTUAL.

FIRE AND SMOKE PROTECTION FEATURES:

- 705.3 BUILDINGS ON THE SAME LOT. FOR THE PURPOSES OF DETERMINING THE REQUIRED WALL AND OPENING PROTECTION, PROJECTIONS AND ROOF-COVERING REQUIREMENTS, BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM. WHERE A NEW BUILDING IS TO BE ERECTED ON THE SAME LOT AS AN EXISTING BUILDING, THE LOCATION OF THE ASSUMED IMAGINARY LINE WITH RELATION TO THE EXISTING BUILDING SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION OF THE EXISTING BUILDING MEET THE CRITERIA AS SET FORTH IN SECTIONS 705.5 AND 705.8.
- 705.5 FIRE-RESISTANCE RATINGS. EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602 AND THIS SECTION. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
a. NO RATINGS REQUIRED UNTIL PHASE 2 IS UNDERTAKEN.

INTERIOR FINISHES:

- 803.13. INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
a. GROUP S/UNSPRINKLED: ALL FINISHES CLASS C SINCE NO CORRIDORS STAIRWAYS OR RAMPS ARE IN THE PROJECT.

PLUMBING SYSTEM:

- TABLE 2902.1: (S-1):
a. WATER CLOSETS: MALE: 1/100 FEMALE 1/100 0.04 REQUIRED
b. LAVATORIES: MALE: 1/100 FEMALE 1/100 0.04 REQUIRED
c. BATHTUB OR SHOWERS: N/A
d. DRINKING FOUNTAINS: 1/1000 0.004 REQUIRED
e. SERVICE SINK: 1 1 REQUIRED (FBO)
f. ALL PLUMBING FIXTURES WILL BE ACCESSED IN ADJACENT RESTROOMS AT THE END OF THE NEW BUILDING AND WITHIN 500'. THE RESTROOMS WILL BE SERVICED BY THE FBO WHO WILL BRING IN THEIR OWN CLEANING SUPPLIES, SO NO SERVICE SINK SHOULD BE REQUIRED.
g. WE WOULD LIKE TO UTILIZE THE BUSINESS EXEMPTION FOR A SERVICE SINK SINCE OUR OCCUPANT LOAD IS SO LOW.
h. SINCE THIS BUILDING'S USE IS SO LOW AND IRREGULAR WE WOULD LIKE TO PROPOSE THAT THE DF IN THE TERMINAL BUILDING BE ALLOWED TO BE USED FOR THE REQUIRED DF.

MEANS OF EGRESS:

- 1003.2 CEILING HEIGHT. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES (2286 MM).
- 1003.3.3 HORIZONTAL PROJECTIONS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FLOOR SHALL NOT PROJECT HORIZONTALLY MORE THAN 4 INCHES (102 MM) INTO THE CIRCULATION PATH.
a. EXCEPTION: HANDRAILS ARE PERMITTED TO PROTRUDE 4 1/2 INCHES (114 MM) FROM THE WALL.
- TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.
a. AIRCRAFT HANGAR: 500SF/PERSON = 2,000/500 = 4 = 4 OCCUPANTS PER HANGAR
b. 4 X 2 OCCUPANTS = 4 MALE, 4 FEMALE
- 1005.3.2 OTHER EGRESS COMPONENTS. THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.
a. 4 OCCUPANTS X 0.3"/OCC = 1.2" MIN WIDTH AT EACH HANGAR. SEE 1010.1.
- 1005.5 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY. WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PER-CENT OF THE REQUIRED CAPACITY OR WIDTH.
a. WITH 4 EXITS PROVIDED AND ONLY ONE REQUIRED, THIS SHOULDN'T BE A PROBLEM.
- 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.
a. TABLE 1006.2.1: (S-1, NONSPRINKLED) OCCUPANT LOAD = 4 OCCUPANTS.
b. TABLE 1006.2.1: (S-1, NONSPRINKLED) MAX. COMMON PATH OF TRAVEL = 100'.
c. ACTUAL OCCUPANT LOAD IS LOWER THAN 29 SO ONE EXIT REQUIRED.
- 1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED. ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
a. ONLY ONE EXIT IS REQUIRED, SO ONE ACCESSIBLE EXIT IS REQUIRED.
- 1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM). CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. MEANS OF EGRESS DOORS IN A GROUP I-2 OCCUPANCY USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A CLEAR WIDTH NOT LESS THAN 41 1/2 INCHES (1054 MM). THE HEIGHT OF DOOR OPENINGS SHALL BE NOT LESS THAN 80 INCHES (2032 MM).
a. MINIMUM DOOR SIZE IN EGRESS PATH WILL BE INCREASED FROM 1.2" TO 32".
- 1010.1.2 DOOR SWING. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.
a. DOORS WILL BE HINGED AND SWING IN DIRECTION OF TRAVEL, THOUGH NOT REQUIRED.
- 1010.1.2.1 DIRECTION OF SWING. PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.
a. DOORS WILL BE HINGED AND SWING IN DIRECTION OF TRAVEL.
- 1010.1.3 DOOR OPENING FORCE. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
a. DOOR HARDWARE WILL COMPLY WITH FORCE REQUIREMENTS.
- 1010.1.5 FLOOR ELEVATION. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
a. COMPLIANT LANDINGS ARE PROVIDED.
- 1010.1.9 DOOR OPERATIONS. EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
a. COMPLIANT OPERATION IS PROVIDED.
- 1010.1.9.1 HARDWARE. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
a. COMPLIANT HARDWARE IS PROVIDED.
- 1010.1.9.2 HARDWARE HEIGHT. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
- 1010.1.10 PANIC AND FIRE EXIT HARDWARE. DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.
a. PANIC HARDWARE IS NOT REQUIRED SINCE OCCUPANT LOAD IS UNDER 50.
- 1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.
a. TABLE 1017.2: (S-1, UNSPRINKLED) 200'
- 1022.2 EXTERIOR EXIT DOORS. BUILDINGS OR STRUCTURES USED FOR HUMAN OCCUPANCY SHALL HAVE NOT LESS THAN ONE EXTERIOR DOOR THAT MEETS THE REQUIREMENTS OF SECTION 1010.1.1.
- 1022.2.2 ARRANGEMENT. EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE EXIT DISCHARGE OR THE PUBLIC WAY.
- 1028.1 GENERAL. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.



1360 NW 121st Street
Clive, Iowa 50325
PH. 515-964-1229

Ankeny,IA | Carroll,IA | Clive,IA
Cedar Rapids,IA | Fort Dodge,IA
North Liberty,IA | Sioux City,IA
Macon,MO | Columbia,MO
North Kansas City,MO
Lenexa, KS

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PROJECT INFO	
202200540	
ENGINEER	DRAWN BY
AJM	TMD JAP
CHECKED BY	

ANKENY REGIONAL AIRPORT
ANKENY, IOWA
3713, 3715 SE CONVENIENCE BLVD.
HANGAR CODE REVIEW



DRAWING NO.
AR-01
9 OF 12

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PROJECT INFO

202200540

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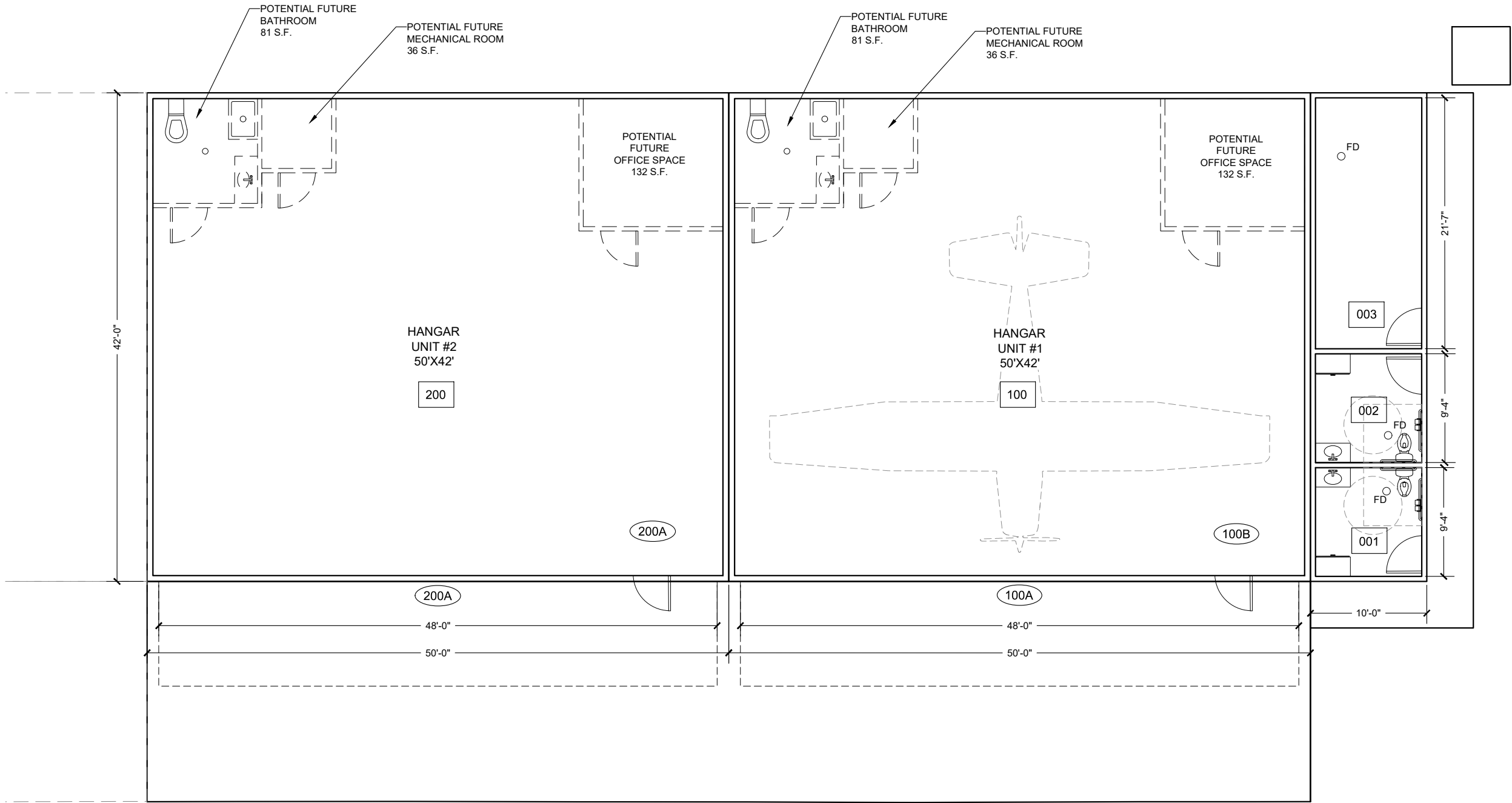
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FLOOR PLAN

DRAWING NO.
AR-02

10 OF 12

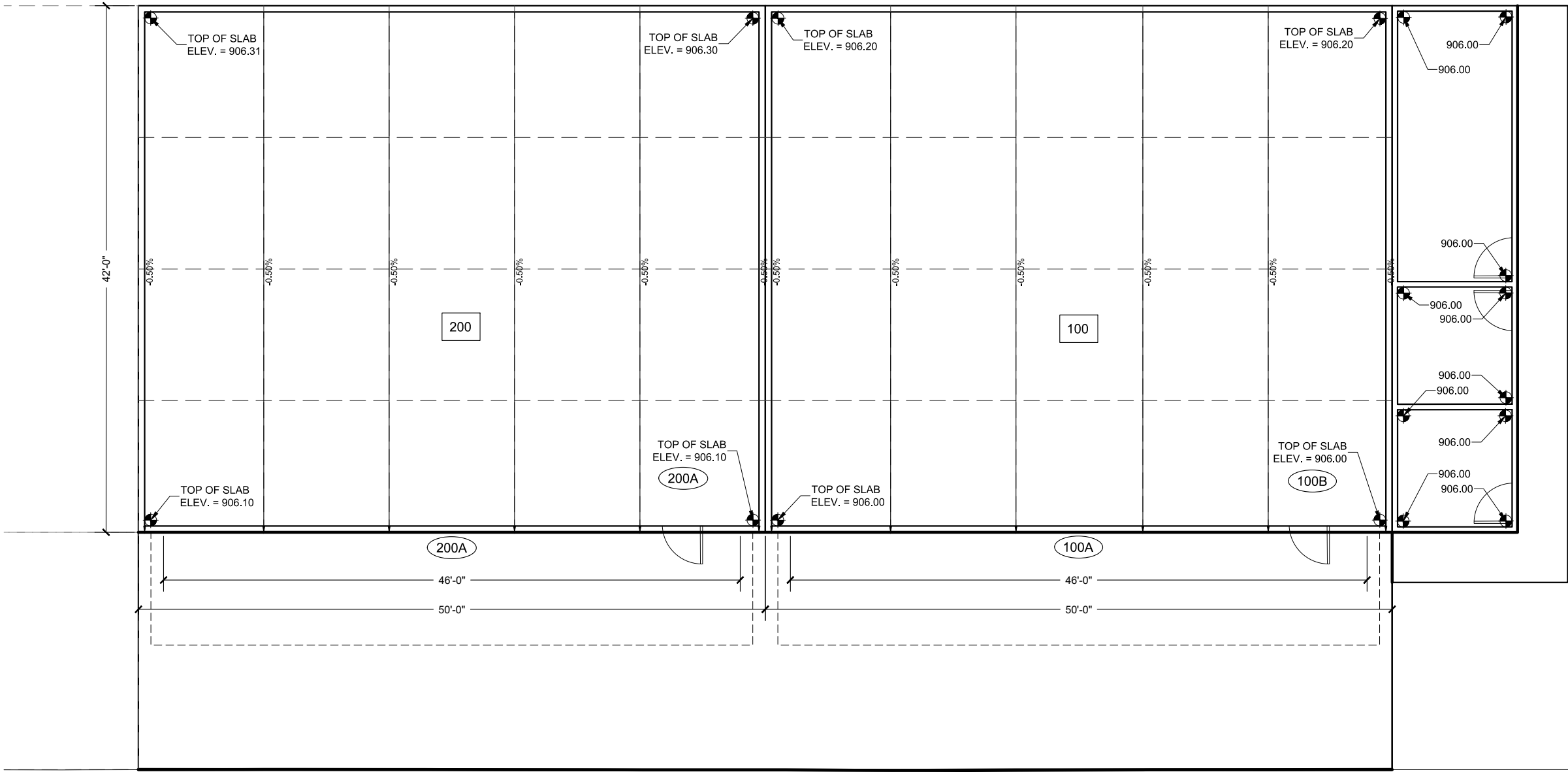
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FIRST FLOOR
SCALE: 1" = 5'

GENERAL FLOOR PLAN NOTES:

- 1. MINIMUM 50' x 42' HANGAR DIMENSIONS
- 2. BUILDING SIDE WALLS = 19'-0" HIGH MINIMUM
- 3. MINIMUM BUILDING ROOF SLOPE = 12:1



FIRST FLOOR
SCALE: 1" = 5'

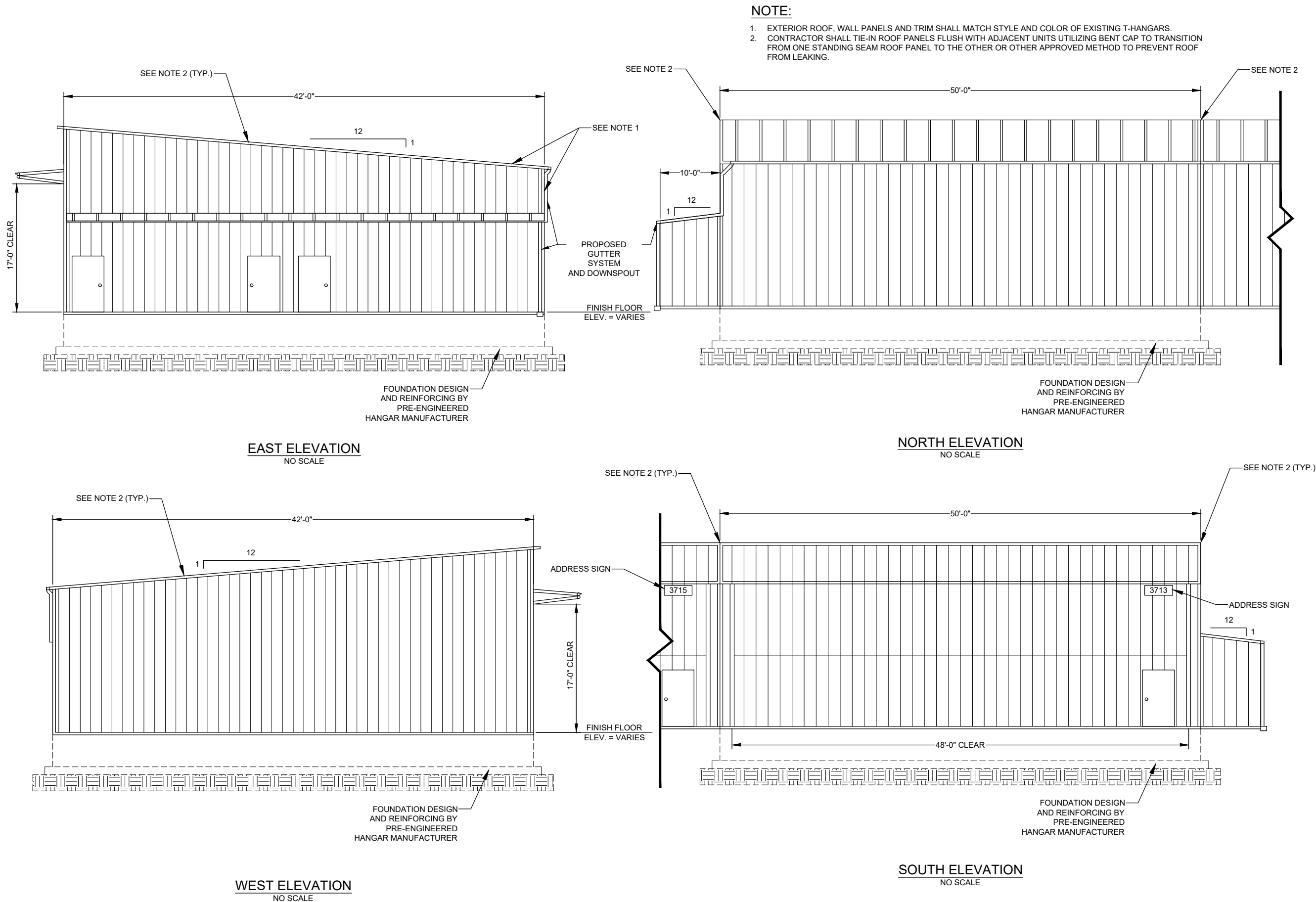
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PROJECT INFO		
202200540		
ENGINEER	DRAWN BY	CHECKED BY
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ANKENY REGIONAL AIRPORT
ANKENY, IOWA
3713, 3715 SE CONVENIENCE BLVD.
HANGAR JOINT LAYOUT PLAN



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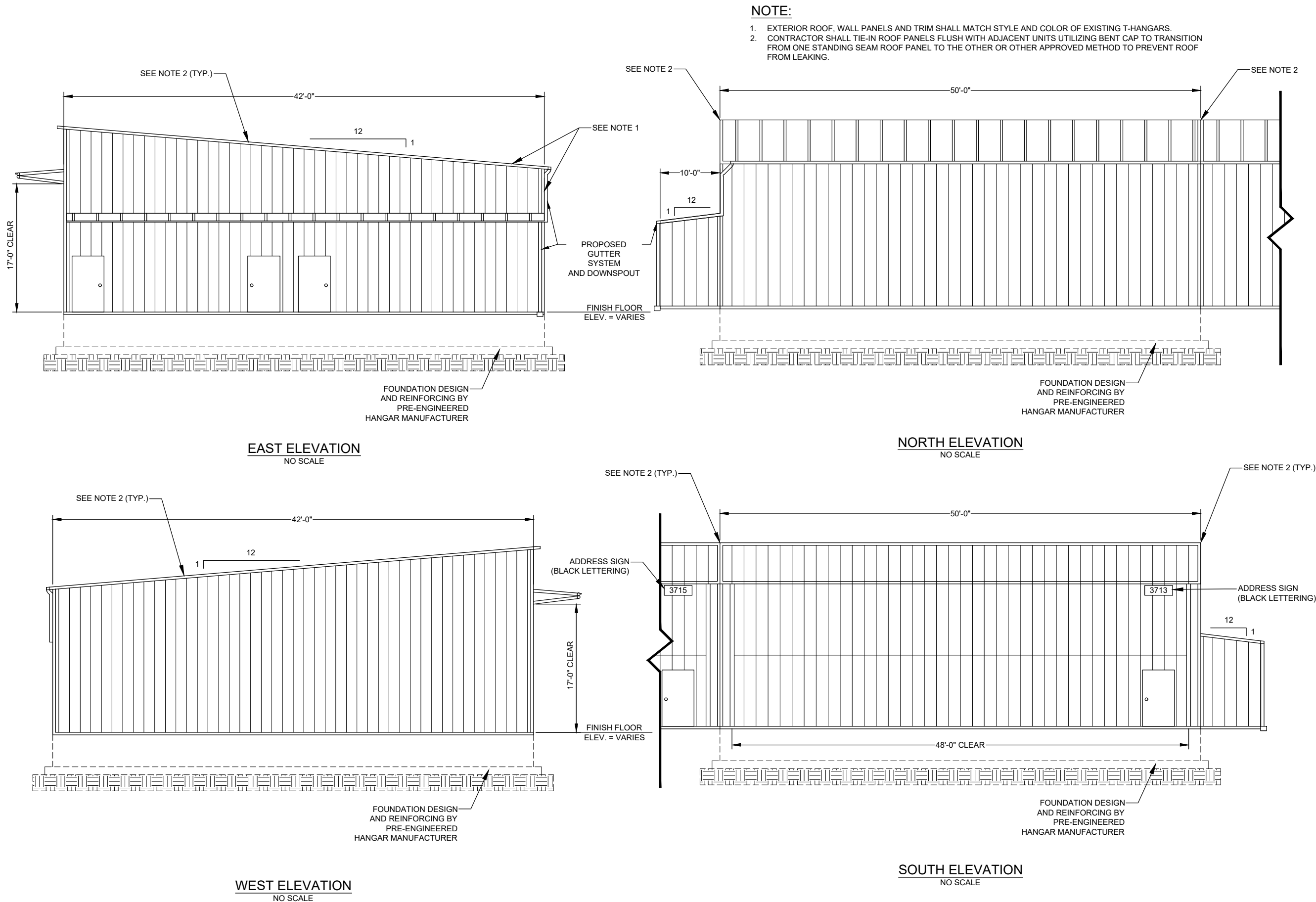
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PROJECT INFO		
202200540		
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ANKENY REGIONAL AIRPORT
ANKENY, IOWA
3713, 3715 SE CONVENIENCE BLVD.
BUILDING ELEVATIONS





PLAN AND ZONING COMMISSION

June 6, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

4325 SE Delaware Avenue - Banfield Pet Hospital 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 4325 SE Delaware Avenue, Banfield Pet Hospital.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations



SE Delaware Ave



N

1 inch = 200 feet

Date: 6/1/2023

4325 SE Delaware Avenue
Banfield Pet Hospital





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 6, 2023

Agenda Item: 4325 SE Delaware Avenue – Banfield Pet Hospital Site Plan
Report Date: June 1, 2023
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 4325 SE Delaware Avenue, Banfield Pet Hospital

Project Summary:

The subject property is located at 4325 SE Delaware Avenue and is generally located east of SE Delaware Avenue and north of SE 54th Street, just south of the Mills Fleet Farm car wash. The site is zoned M-1, Light Industrial District while the surrounding properties to the west and east are similarly zoned, with properties to the north and south zoned C-2, General Retail & Highway Oriented Commercial Business District. The proposed development includes a 4,020-sf building, parking, trash enclosure, utility service connections, landscaping and associated site improvements.

The proposed site will have two access points on the east side of the lot, leading to a private drive which provides access to SE Delaware Avenue. Parking for the site requires 1 space per 150 sf of gross floor area. The proposed site plan meets the parking requirements with 36 total parking stalls with 2 being ADA accessible.

The proposed single-story 4,020-sf building is 20' in height at its uppermost point, and will be constructed of brick, EFIS, metal accents and glass. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations, with additional headlight screening along SE Delaware Avenue.

The proposed site will utilize a 6-inch water line on site that will connect to the existing 8-inch water main that runs north/south along the private drive just east of the site. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main that runs north/south along the private drive, which will carry wastewater northeasterly off-site and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the north side of the site, emptying into a 24-inch stormwater main. Stormwater then flows easterly utilizing open source channels and conduit, eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

Site Plan Worksheet
4325 SE Delaware Avenue – Banfield Pet Hospital – Site Plan

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

A. Site Development

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

The primary building façade faces west towards SE Delaware Avenue and is compatible with existing buildings in the area. The proposed site will have two access points on the east side of the lot. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area.

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

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

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

The site provides for adequate parking and circulation. Parking for the site requires 1 space per 150 sf of gross floor area. The proposed site plan meets the parking requirements with 36 total parking stalls with 2 being ADA accessible. The site also provides improvements for safe pedestrian and bicycle access around and through the site, with a connection to the trail along SE Delaware Avenue.

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

The proposed site will have two access points on the east side of the lot, leading to a private drive which leads to access to SE Delaware Avenue.

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

The primary parking for the site is located on the west side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening shrubs are added to the site along SE Delaware Avenue.

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

The site does propose an outdoor dumpster near the northeast corner of the building, which utilizes the same brick as the main 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 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 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.**

Stormwater for the proposed site generally drains to the north side of the site, emptying into a 24-inch stormwater main. Stormwater then flows easterly utilizing open source channels and conduit, eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

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

The proposed site will utilize a 6-inch water line on site that will connect to the existing 8-inch water main that runs north/south along the private drive just east of the site. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main that runs north/south along the private drive, which will carry wastewater northeasterly off-site and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer.

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

The site meets open space requirements, with the majority of the open space along the perimeter of the site.

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

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

B. Building Design

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

The proposed single-story 4,020 sf building is 20' in height at its uppermost point. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed buildings materials consist of brick, EIFS, metal accents and glass. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

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

All of the proposed rooftop mechanical equipment is screened from public view by the roof's parapet.

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

There is only one building proposed on this site, and is compatible and complementary with adjacent development in design and materials.

C. Signs

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

D. Factors for Evaluation

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

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

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

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

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

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

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

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

The proposed single-story 4,020 sf building is 20' in height at its uppermost point, and will be constructed of brick, EIFS, metal accents and glass. The proposed materials and colors are similar to other developments around this site.

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.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

June 1, 2023

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Banfield Pet Hospital - Site Plan

Dear Plan and Zoning Commission Members:

On behalf of Hurd White, LLC and Hurwitz Enterprises, we are pleased to submit herewith the documents for the Site Plan for the proposed development of Lot 4 Mills Addition to Ankeny on the east side of Delaware Avenue. The property is proposed to be developed into a pet hospital. The site plan will include a 4,020 sf building and associated parking lot. The existing M-1 zoning supports the proposed use.

Please accept this submittal for consideration at the upcoming regular Plan and Zoning Commission meeting.

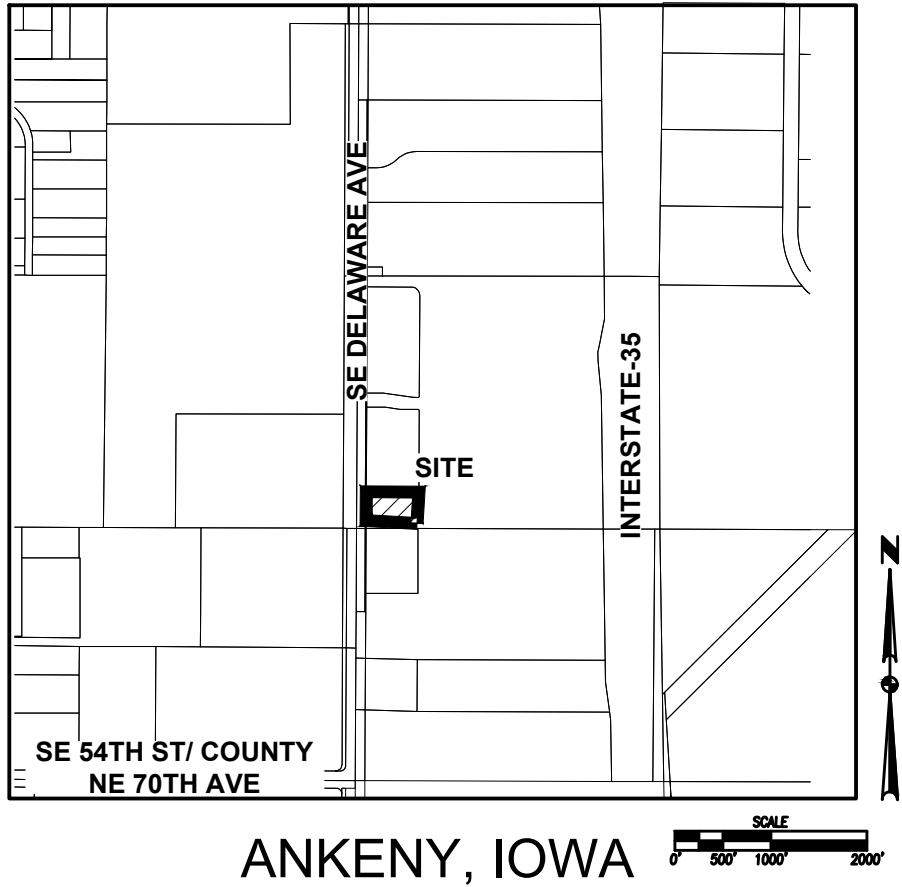
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

SITE PLAN FOR:
BANFIELD PET HOSPITAL
ANKENY, IOWA

VICINITY MAP
NOT TO SCALE



OWNER

HURD WHITE, LLC
DAVIDSON KEMPNER CAPITAL MGT LP
520 MADISON AVE FL 30
NEW YORK, NY 10022-4334
CONTACT: RICHARD HURD
PH: (515) 225-1102

APPLICANT

HURWITZ ENTERPRISES
BLACKSTONE GROUP
ONE LAWRENCE SQUARE
SPRINGFIELD, IL 62704
CONTACT: MINI HURWITZ, CCIM
PH: (217) 544-4002

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

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

SUBMITTAL DATES

FIRST SUBMITTAL: 04/13/2023
SECOND SUBMITTAL: 05/25/2023

LEGAL DESCRIPTION
LOT 4 MILLS ADDITION TO ANKENY

ZONING

M-1: LIGHT INDUSTRIAL DISTRICT

PROJECT SITE ADDRESS

4325 SE DELAWARE AVENUE
ANKENY, IA 50021

EXISTING/ PROPOSED USE

EXISTING USE: VACANT LOT

PROPOSED USE: VETERINARY CLINIC

DEVELOPMENT SUMMARY

AREA: 0.98 ACRES (42,880 SF)

ZONING: M-1

SETBACKS:

FRONT: 50 FEET
SIDE: NONE
REAR: 40 FEET

OPEN SPACE CALCULATION:

TOTAL SITE: = 42,880 (0.98 AC.)
BUILDING: = 4,020 SF
PARKING AREAS: = 7,560 SF
DRIVEWAYS: = 14,613 SF
SIDEWALK: = 1,781 SF
OPEN SPACE PROVIDED = 14,906 SF (34.7%)

PARKING:

TOTAL REQUIRED: 1 SPACE/ 150 SF GROSS FLOOR AREA
TOTAL REQUIRED = 4,020 SF/150 SF
= 27 SPACES

TOTAL PROVIDED = 36 SPACES

ACCESSIBLE SPACES REQUIRED = 2 SPACES

ACCESSIBLE SPACES PROVIDED = 2 SPACES

ERU CALCULATION

ERU = IMPERVIOUS AREA/4,000 SF
ERU = 28,001 SF/4,000 SF
= 7.00

DATE OF SURVEY

10/10/2022

BENCHMARKS

- CDA SET BM. RIM OF THE CIRCULAR INTAKE IN THE NORTHEAST CORNER OF THE SITE.
ELEV=952.24
- CDA SET BM. GUTTER OF THE INTAKE IN THE SOUTHEAST CORNER OF THE SITE.
ELEV=948.09

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 06/01/2023
ANTICIPATED FINISH DATE = 06/01/2024

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
C7.1	LANDSCAPE PLAN



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

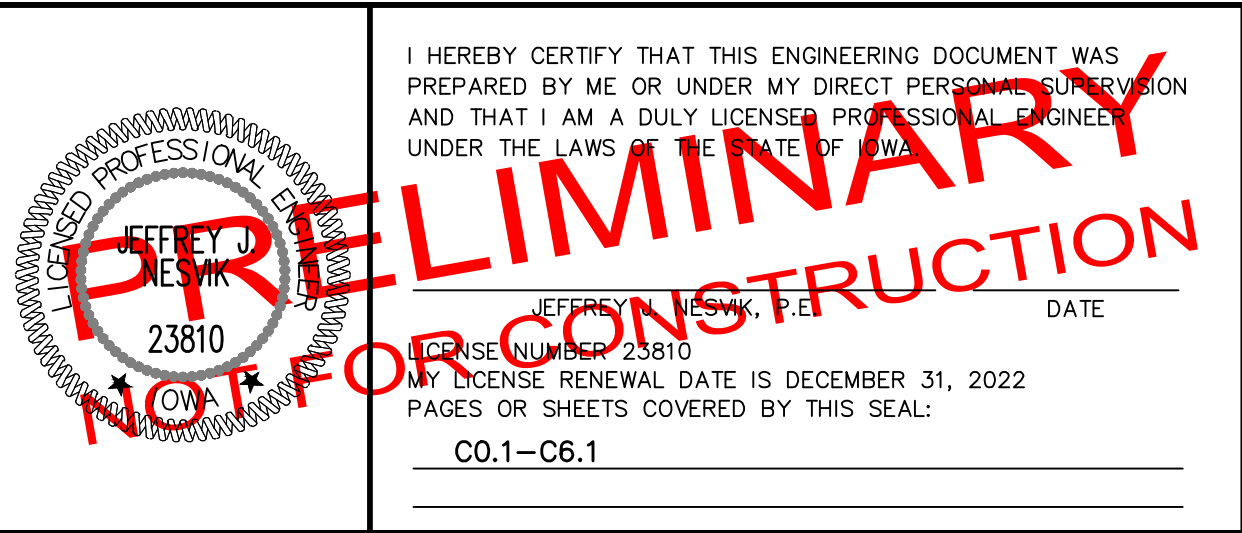
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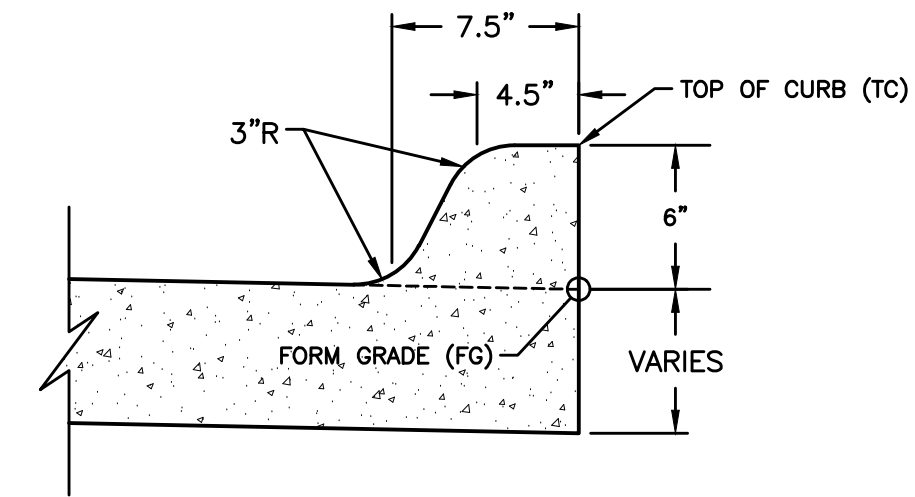
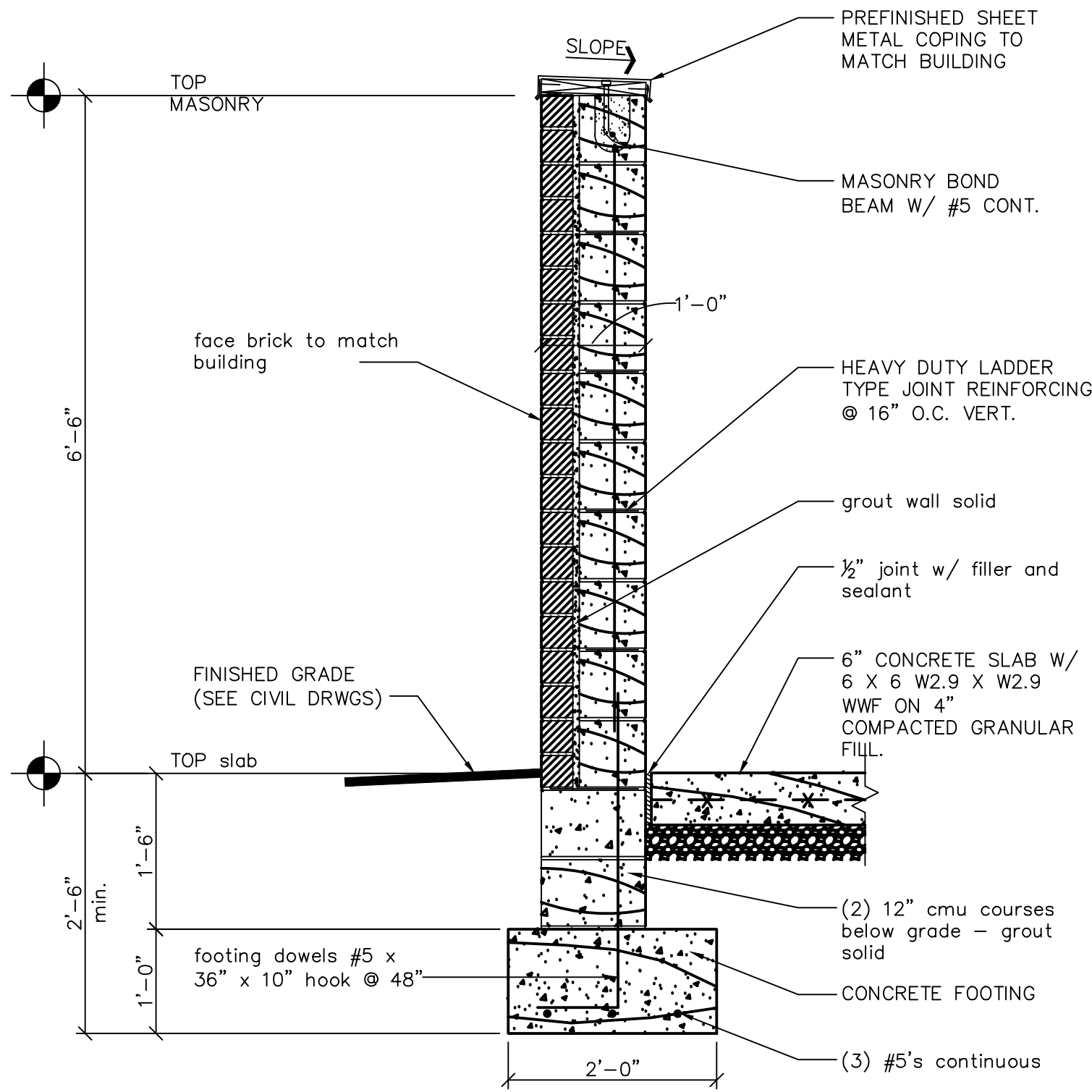
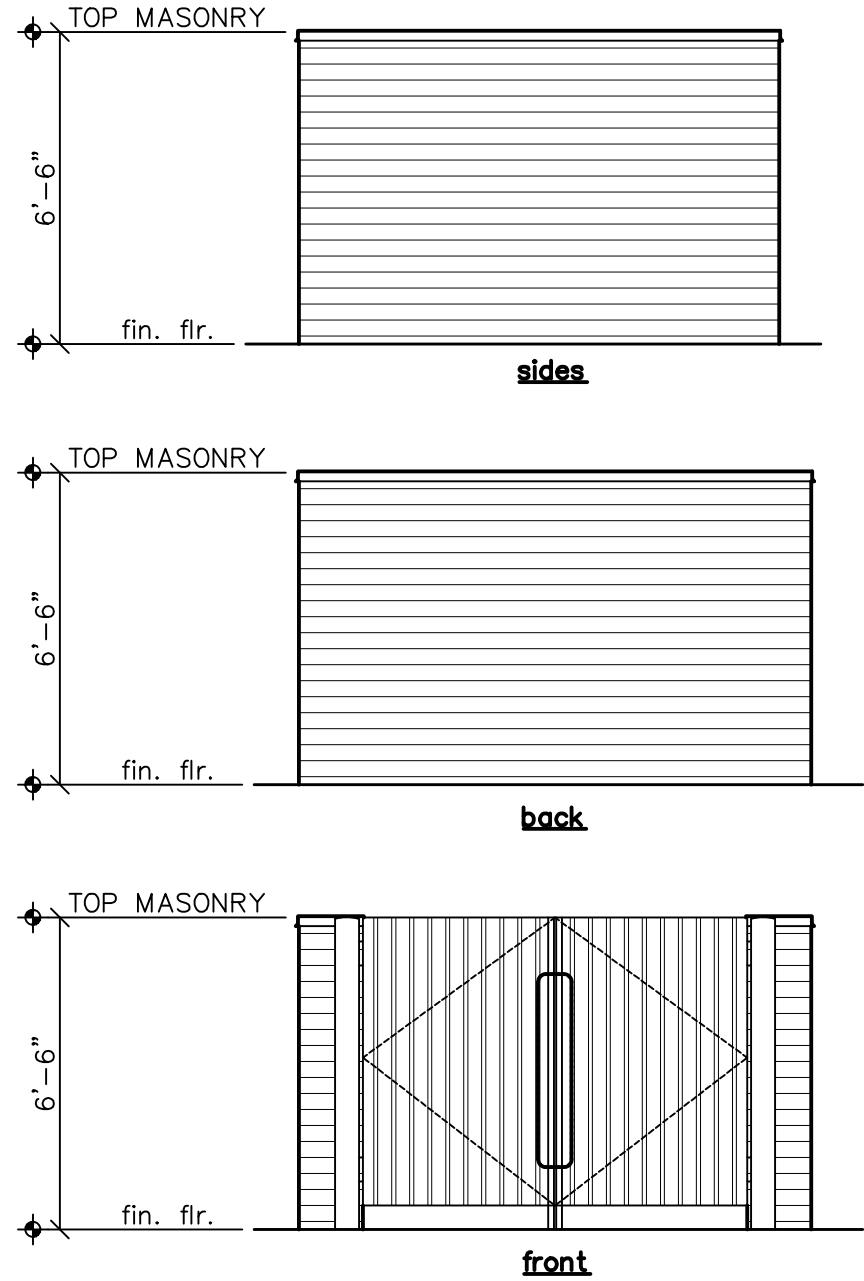
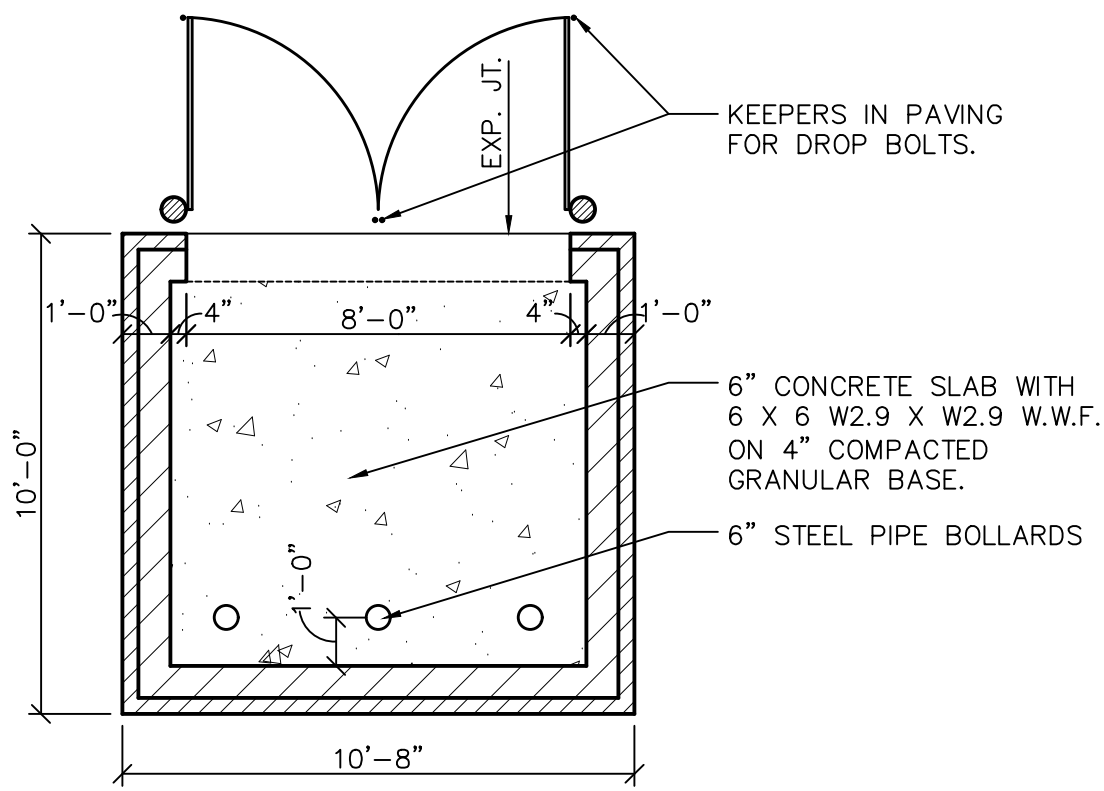
PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

THE PROJECT REQUIRES A CITY OF ANKENY COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

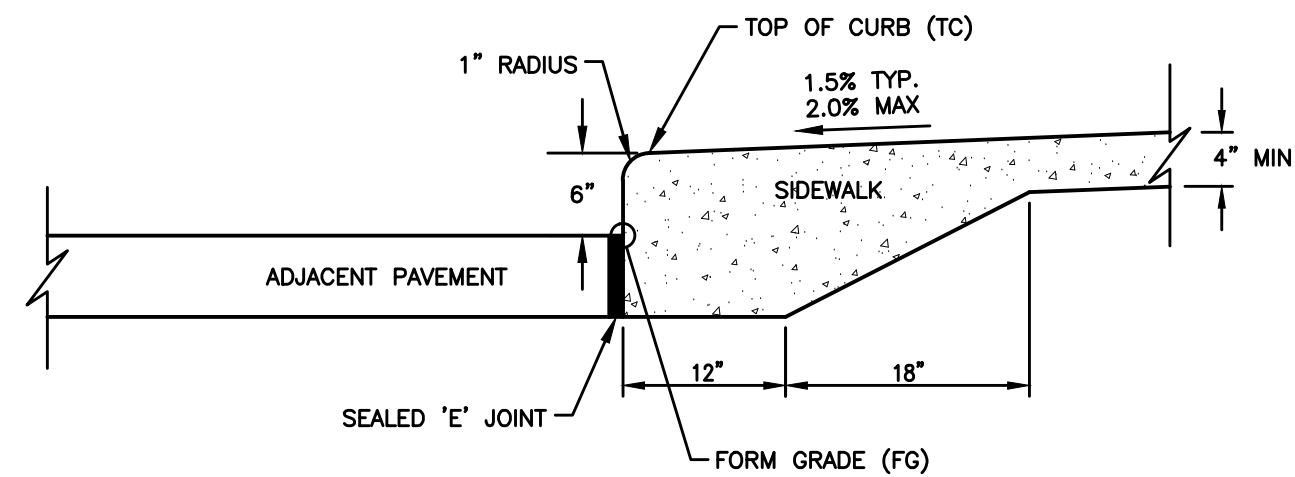
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

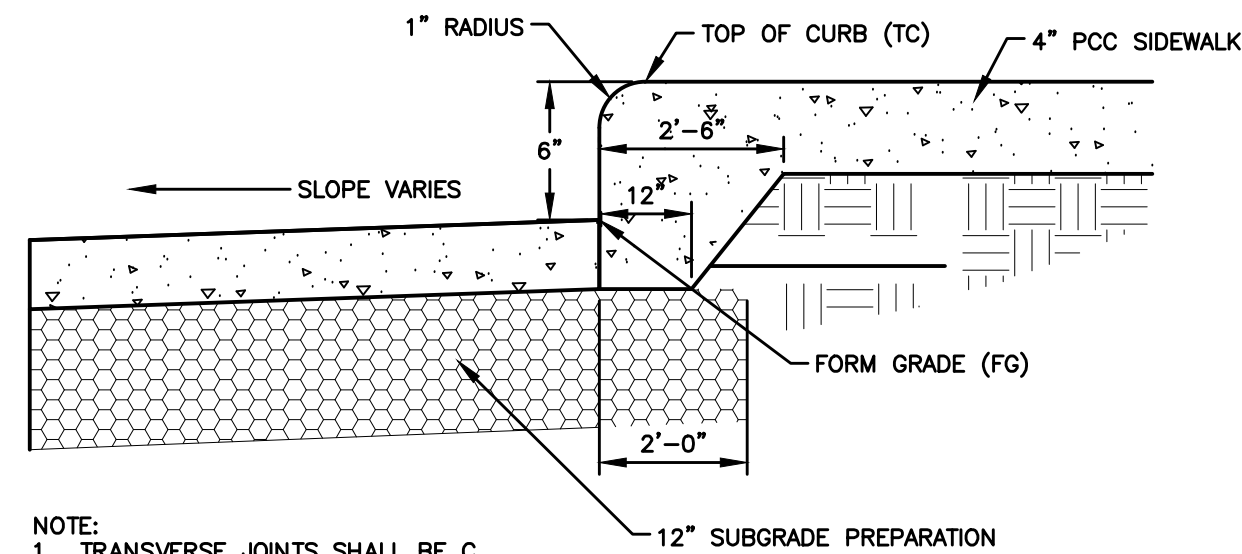




- 1 DRIVEWAY RADIUS (R).
- 2 TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- 3 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 4 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 5 CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- 6 MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- 7 PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- 8 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- 9 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 10 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

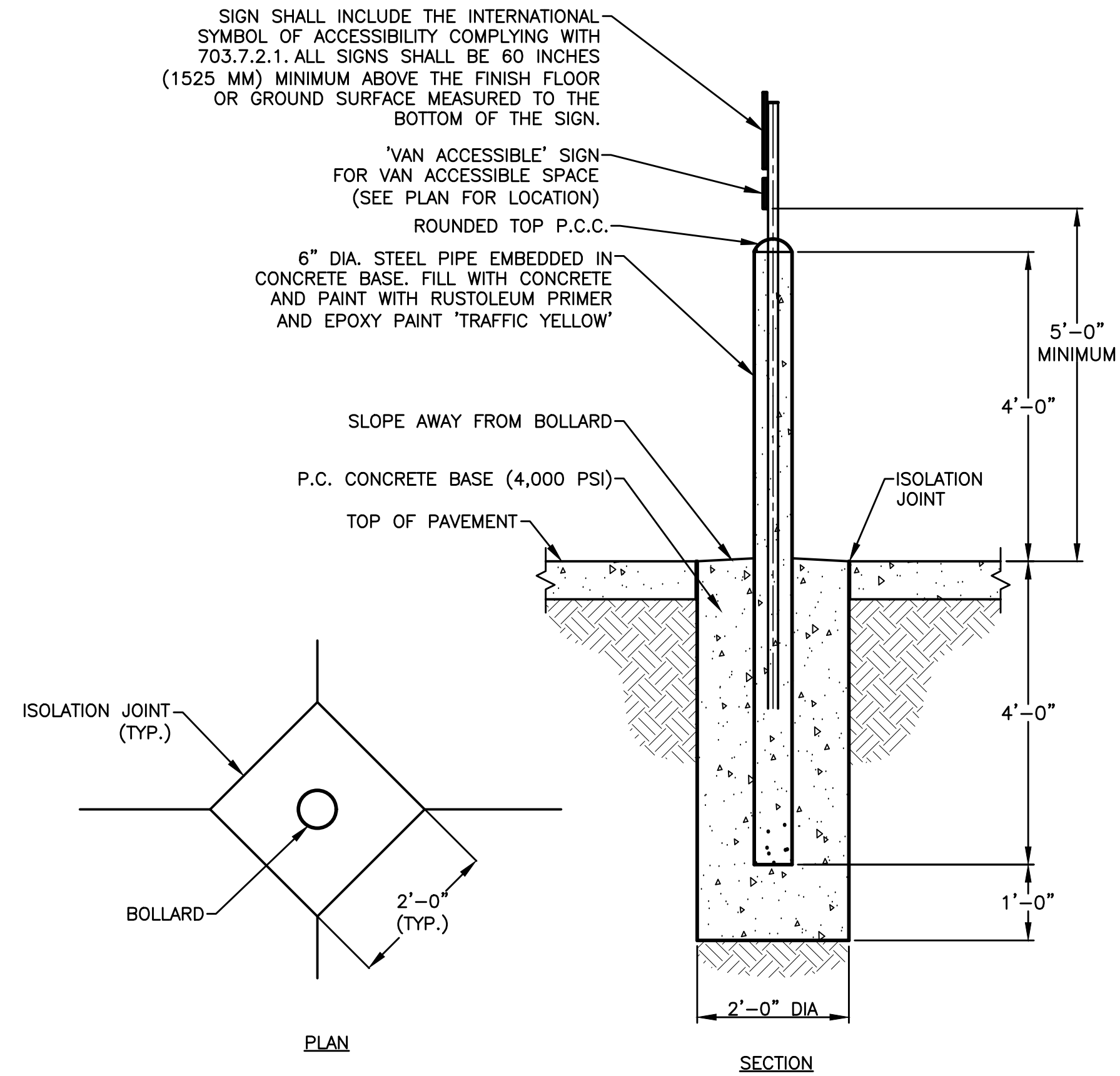


CLASS "A" INTEGRAL CURB AND SIDEWALK



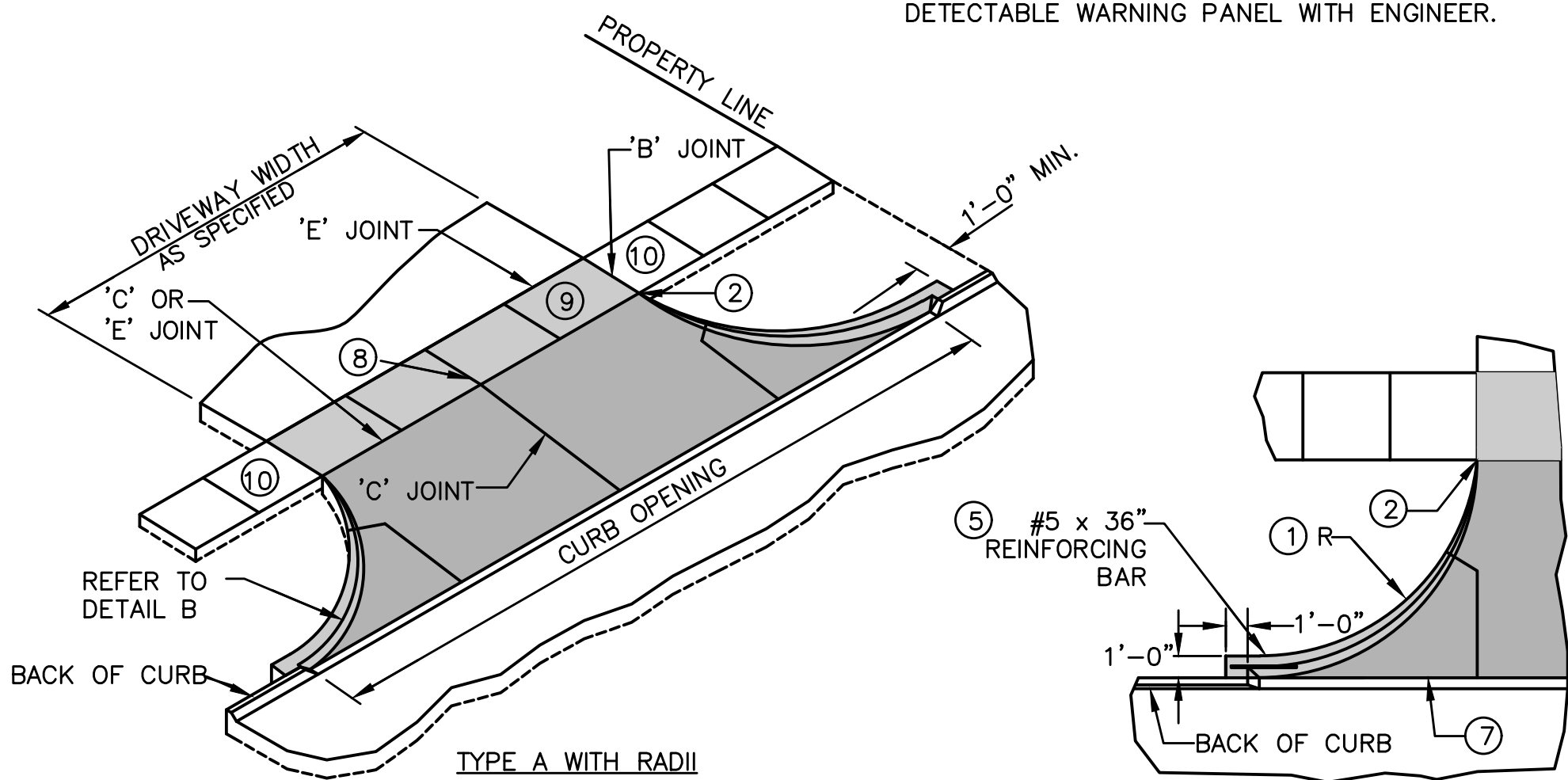
NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" INTEGRAL CURB AND SIDEWALK



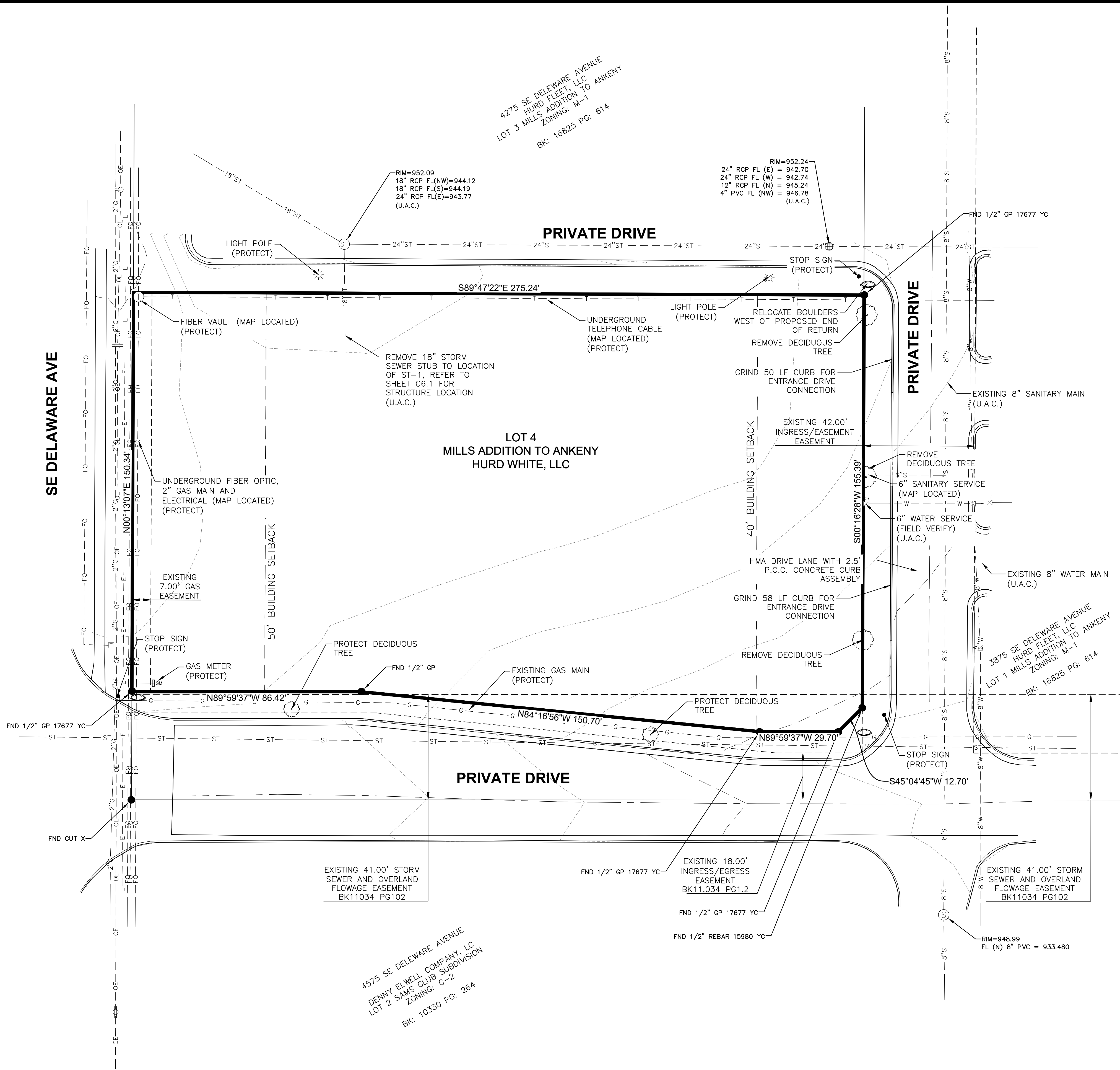
NOTE: SEE SHEET C3.1 FOR BOLLARD LOCATIONS AND SIZES

BOLLARD MOUNTED ACCESSIBLE PARKING SIGN



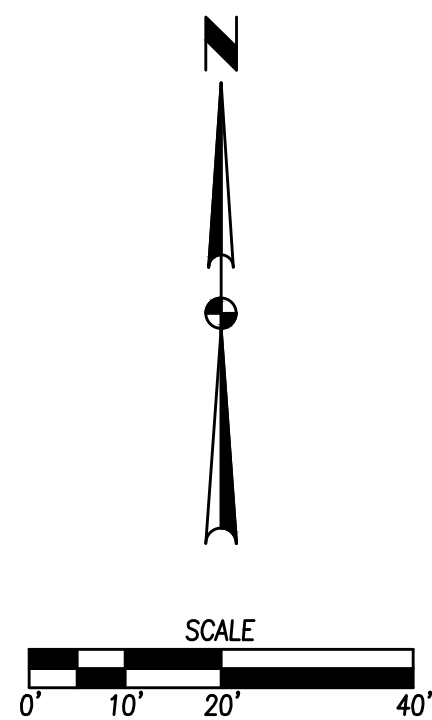
CONCRETE DRIVEWAY TYPE A

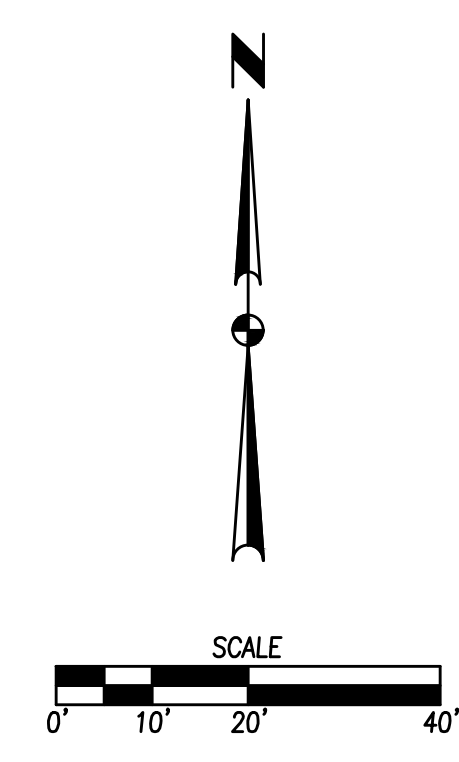
DETAIL B



DEMOLITION NOTES

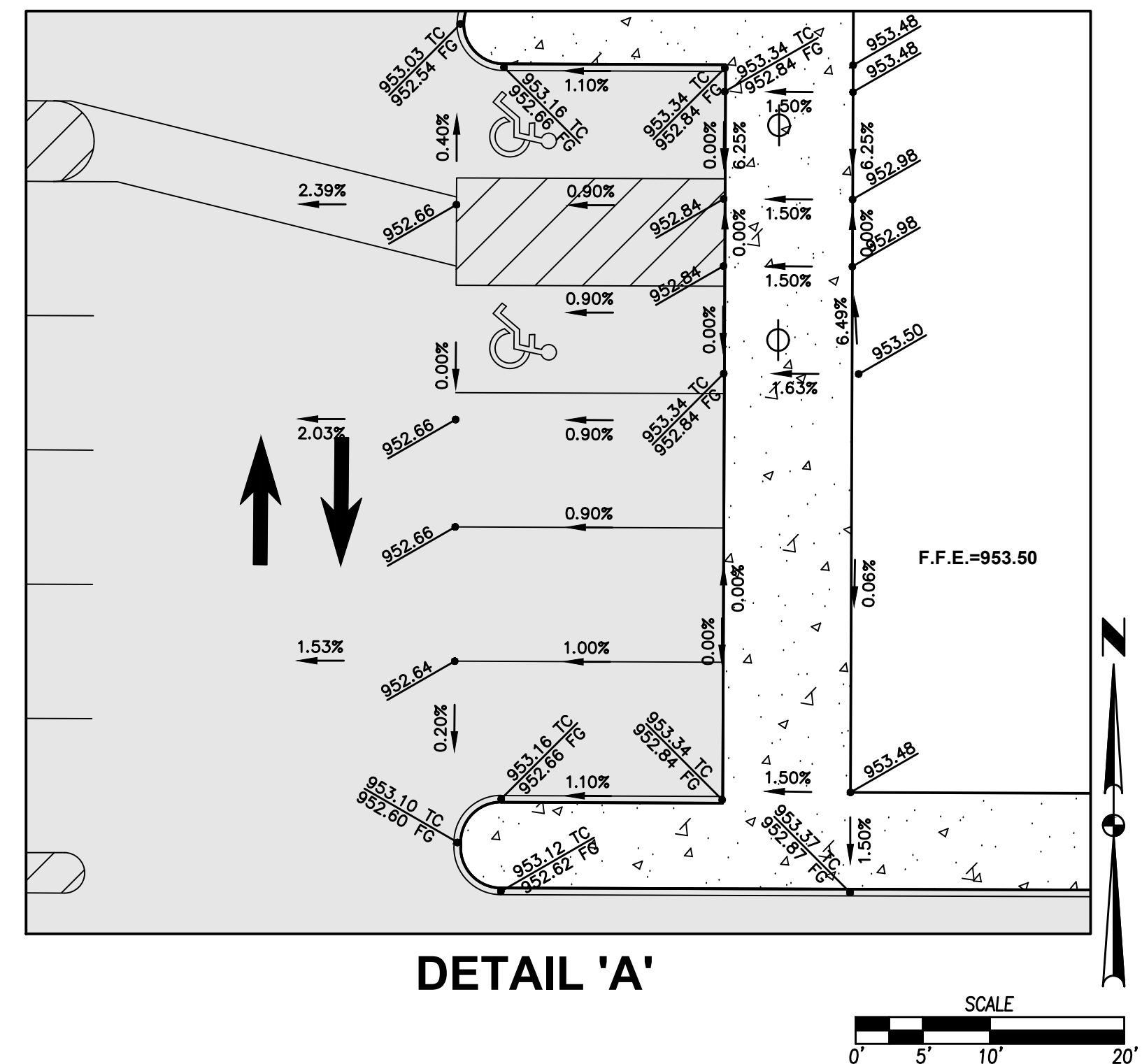
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- ALL UTILITY LOCATIONS CALLED OUT AS MAP LOCATED ARE APPROXIMATE.
- ALL UTILITY SERVICE LOCATIONS, ELEVATIONS AND SIZES TO BE FIELD VERIFIED.
- PROTECT THE EXISTING STOP SIGN AT THE SE DELAWARE AVENUE INTERSECTION.





1. THE 2023 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

1. SIDEWALKS	4" P.C.C.
2. PEDESTRIAN RAMPS	6" P.C.C.
3. DRIVEWAYS	6" P.C.C.

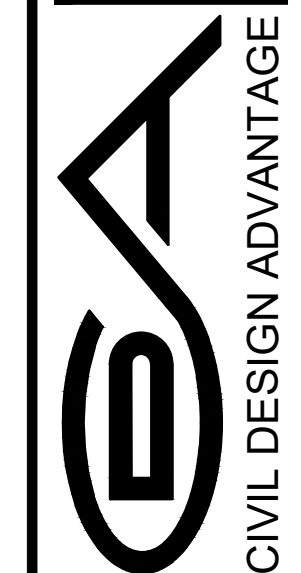


1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

REVISIONS	DATE
SECOND SUBMITTAL	05/25/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: JJN	PM: DAM
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UNIVERSITY OF CALIFORNIA

BANFIELD PET HOSPITAL

GRADING PLAN

C4.1

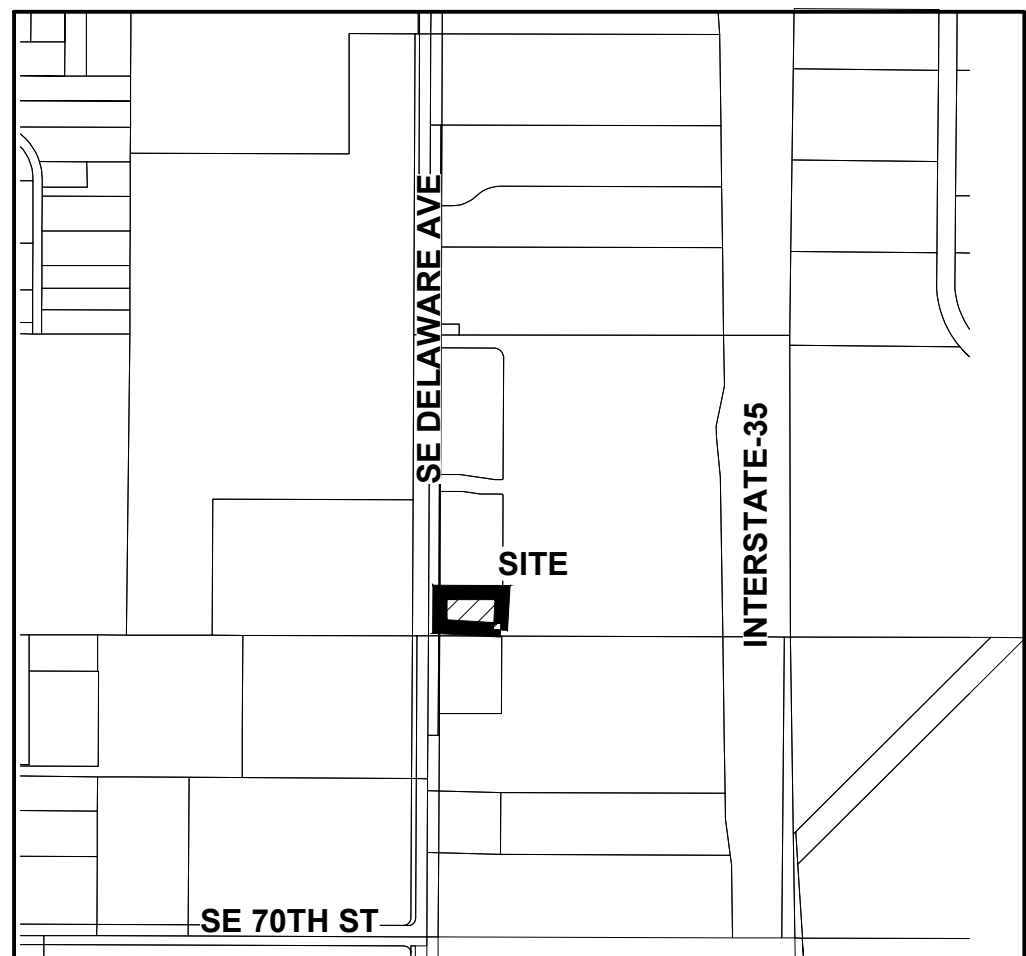
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BANFIELD PET HOSPITAL

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,089
2	FILTER SOCK	LF	90
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.36
4	INLET PROTECTION DEVICES	EA	3
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

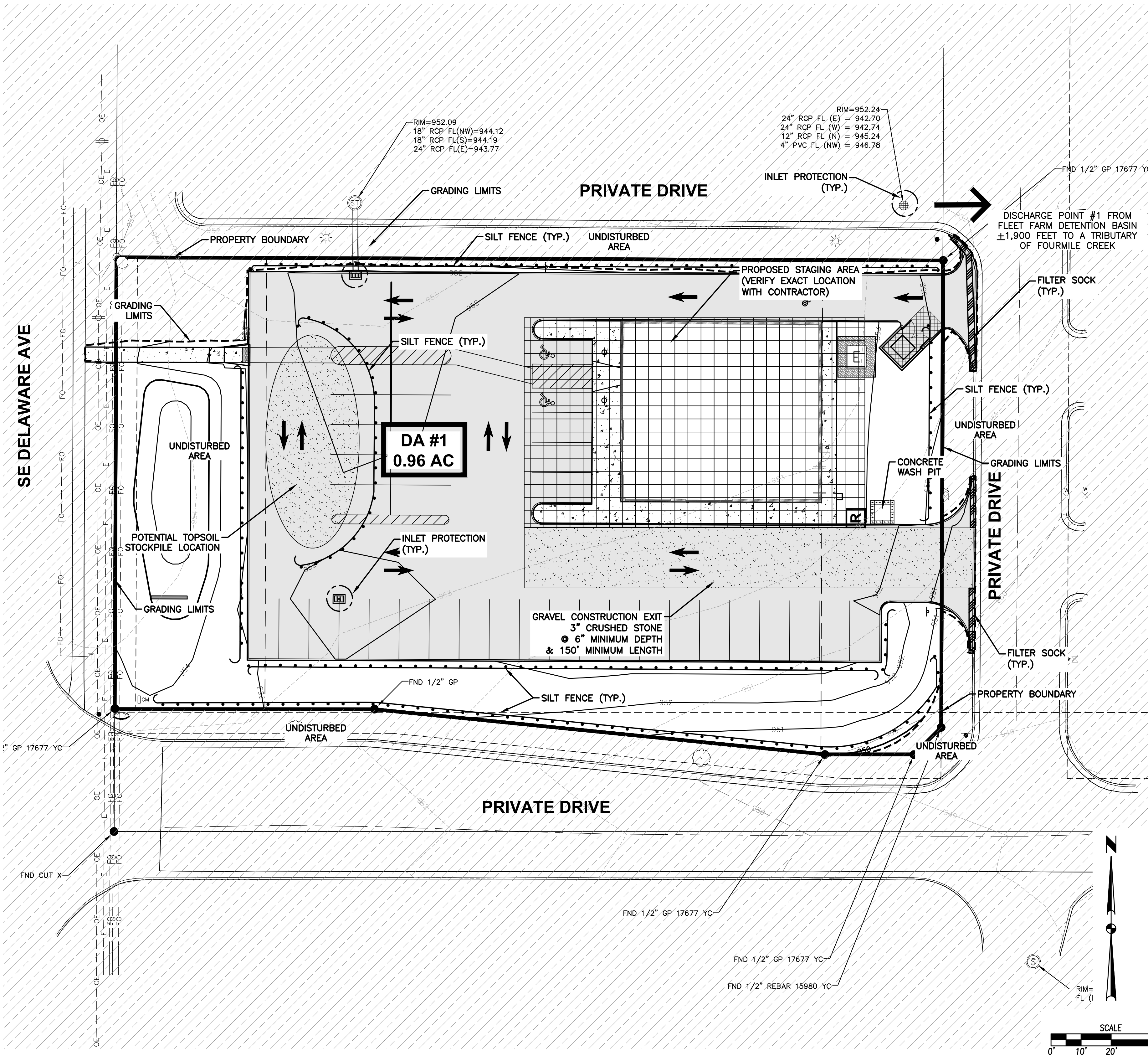
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±1,900 FT	0.96 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	3,445 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (90 LF @ 2.0 CU FT/LF OF SOCK)	180 CU FT
VOLUME PROVIDED IN SILT FENCE (989 LF @ 4.5 CU FT/LF OF FENCE)	4,901 CU FT
TOTAL VOLUME PROVIDED	5,081 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		UNDISTURBED AREA	
FILTER SOCK		GRAVEL ENTRANCE	
SILT FENCE		STAGING AREA	
INLET PROTECTION		CONCRETE WASHOUT PIT	
PORTABLE RESTROOM	R		



DATE

05/25/2023

REVISIONS

04/13/2023

SECOND SUBMITTAL

04/13/2023

FIRST SUBMITTAL

04/13/2023

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: JN

PM: DAM

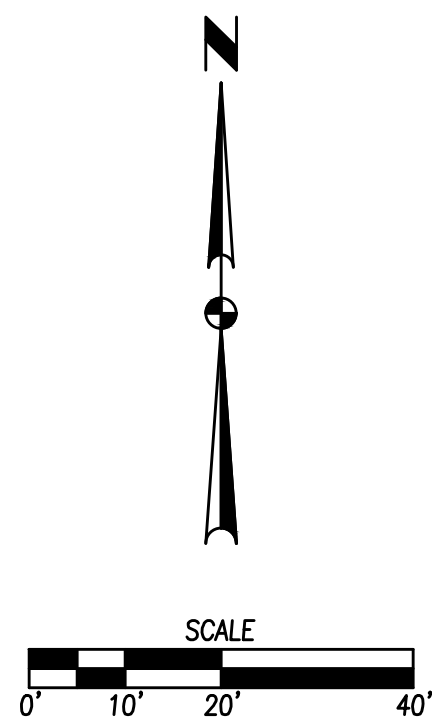
BANFIELD PET HOSPITAL

EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

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1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5:5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

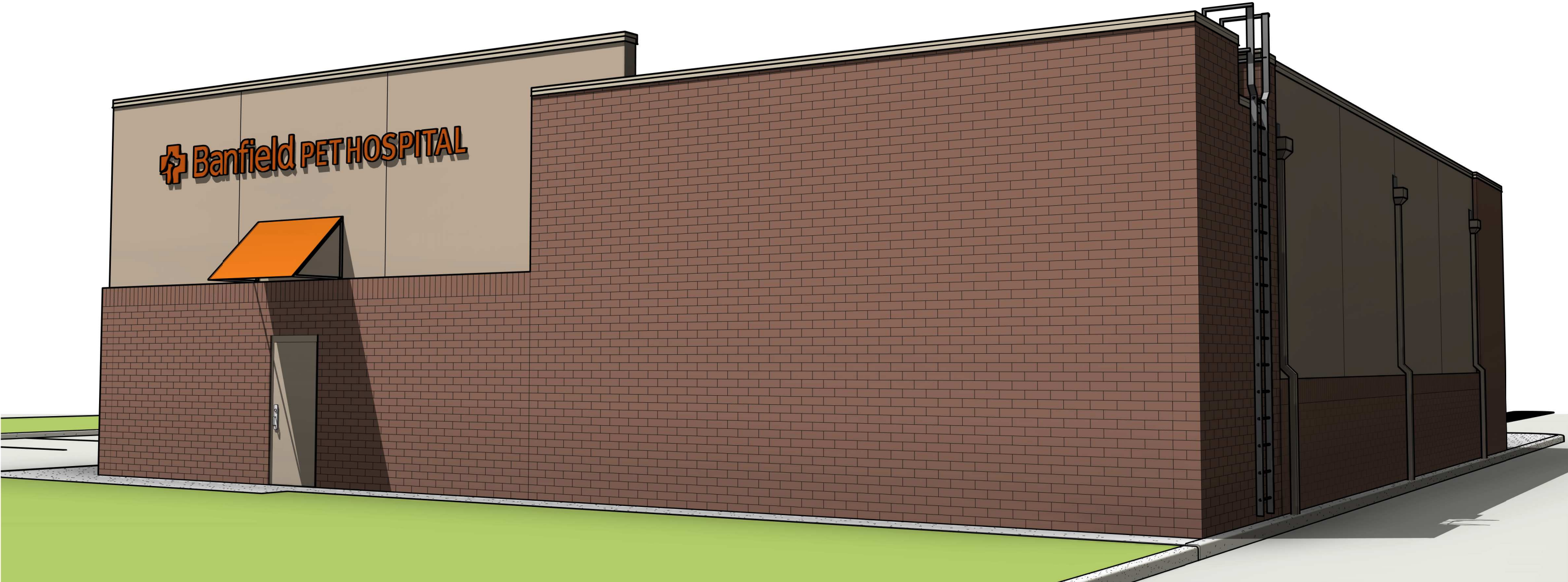
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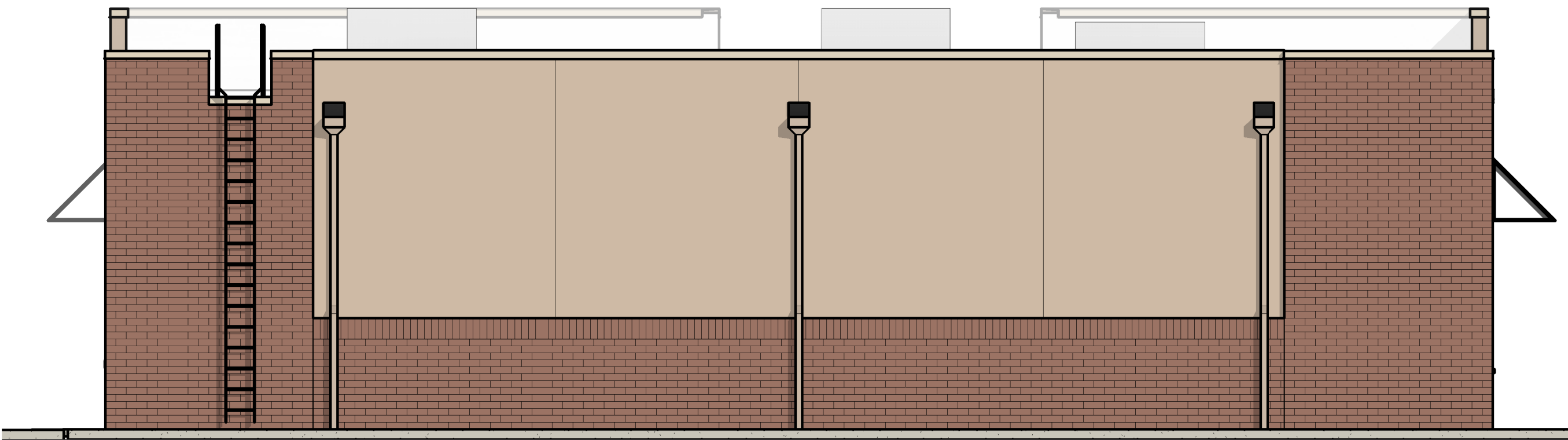


REAR PERSPECTIVE

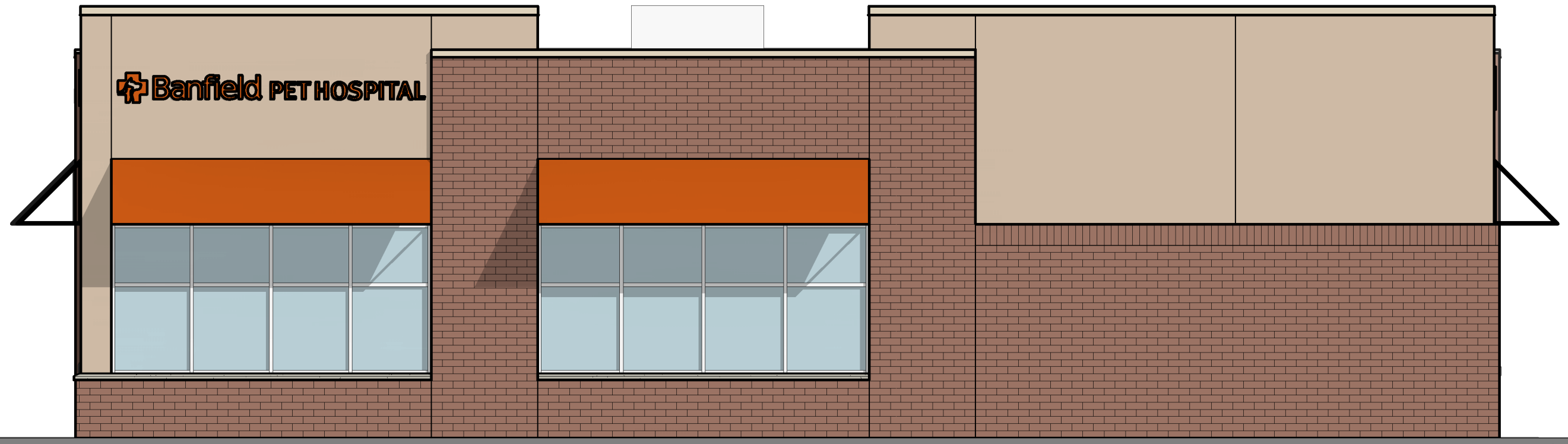


FRONT PERSPECTIVE

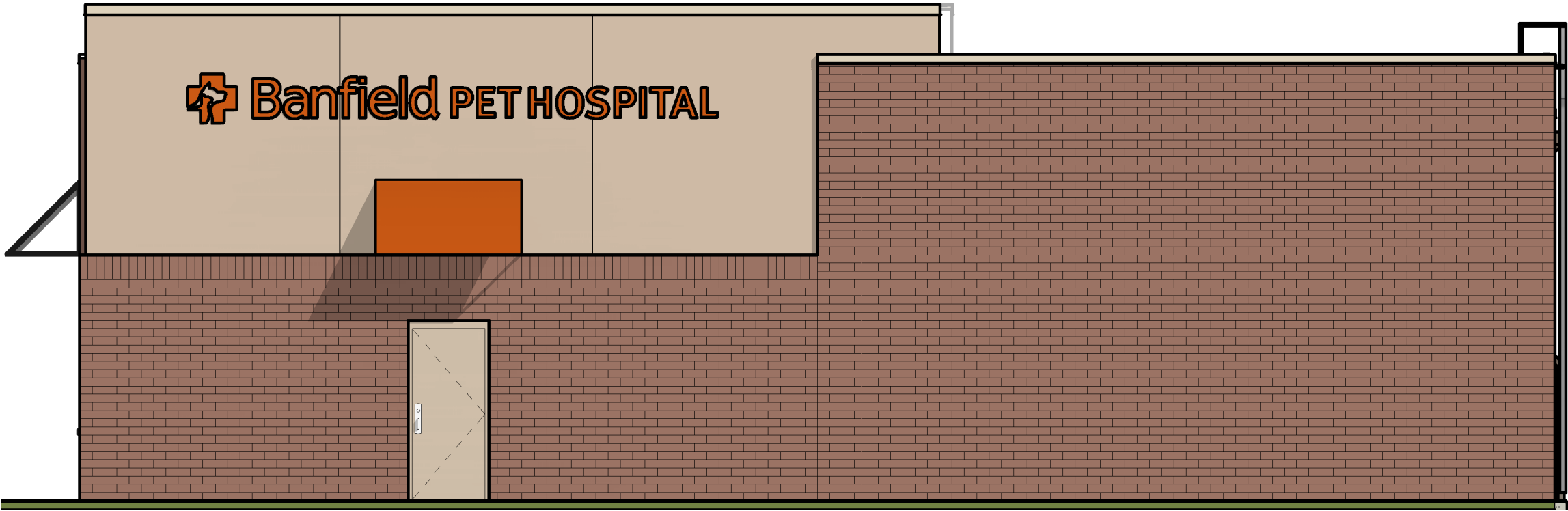
MATERIAL AREAS		
ELEVATION	AREA	PERCENTAGE
WEST	1,147	
	BRICK / GLAZING:	90.9
	E.I.F.S.	238
SOUTH	1,296	
	BRICK / GLAZING:	86.0
	E.I.F.S.	436
EAST	1,147	
	BRICK / GLAZING:	84.0
	E.I.F.S.	307
NORTH	1,193	
	BRICK / GLAZING:	60.2
	E.I.F.S.	591



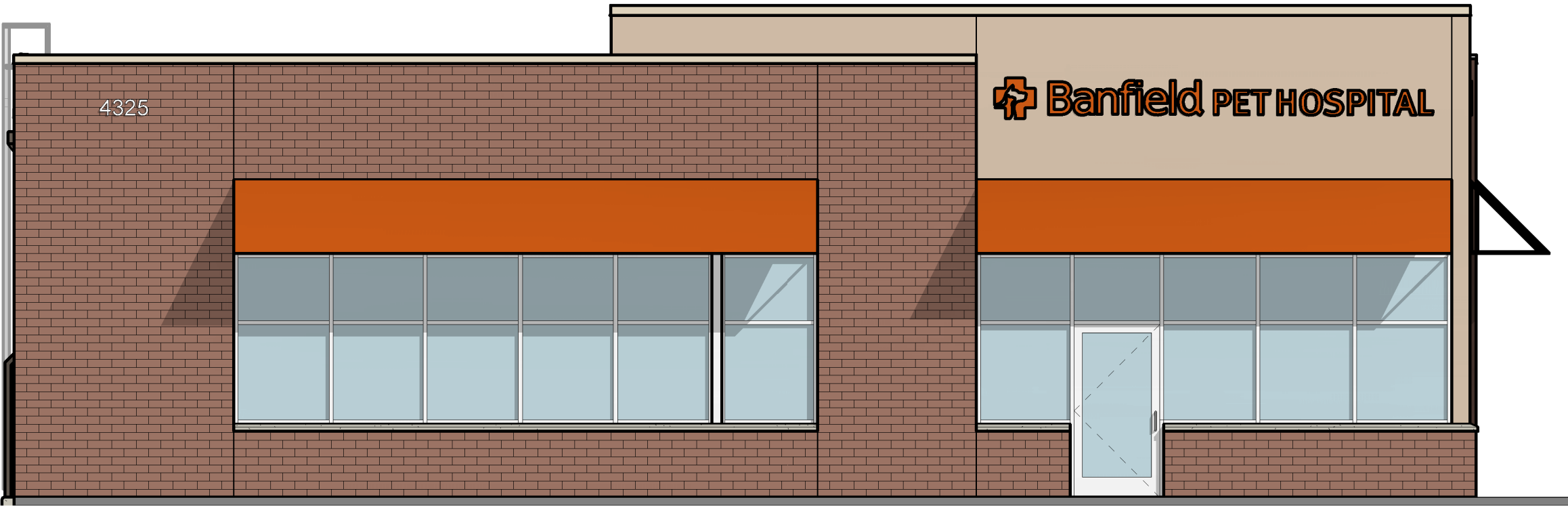
NORTH ELEVATION COLOR
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION COLOR
SCALE: 3/16" = 1'-0"



EAST ELEVATION COLOR
SCALE: 3/16" = 1'-0"



WEST ELEVATION COLOR
SCALE: 3/16" = 1'-0"

BLACKSTONE GROUP, LLC
BANFIELD PET HOSPITAL
4325 SE DELAWARE AVENUE
ANKENY, IOWA

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NOVAGROUP, INC.

ARCHITECTS

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Hawthorne
Hawthorne, MO 65442
(314) 731-5353

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project no. 222072A

drawn by JDS

date 4/17/23

REV	DATE

COLOR ELEVATIONS & PERSPECTIVES



PLAN AND ZONING COMMISSION

June 6, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. June 5, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for June 20, 2023

May 2023 Building Permit Report

3. Catch Des Moines Presentation - Trina Flack

4. 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 2023 Building Permit Report

City of Ankeny
Building Permit Report
Month of May 2023

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	May-23		May-22		1/1/2023-5/31/2023		1/1/2022-5/31/2022		7/1/2022-5/31/2023	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	61	\$19,419,684	47	\$13,855,526	184	\$58,486,683	243	\$71,671,608	365	\$120,860,971
New Single Family Attached/Duplex	51	\$13,027,767	36	\$8,194,247	148	\$37,288,178	97	\$23,031,452	335	\$80,952,519
New Multi - Family	0	\$0	2	\$2,922,188	1	\$7,270,821	4	\$9,429,842	49	\$37,888,304
Total New Residential Permits	112	\$32,447,451	85	\$24,971,961	333	\$103,045,682	344	\$104,132,902	749	\$239,701,794
Additions/Alterations/Other (1)	90	\$771,113	111	\$1,272,449	315	\$3,896,045	351	\$4,637,895	726	\$9,602,091
Total New Dwelling Units	112		113		383		394		925	
NON-RESIDENTIAL										
New Commercial	3	\$17,006,420	5	\$13,541,450	10	\$31,523,558	15	\$90,856,795	23	\$109,561,642
COM Additions/Alterations/Other	8	\$7,737,712	10	\$2,777,486	43	\$13,422,407	50	\$10,110,983	88	\$21,171,355
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	1	\$5,080	1	\$17,000	1	\$5,080	3	\$371,800
New School	0	\$0	0	\$0	1	\$70,000	0	\$0	1	\$70,000
SCH Additions/Alterations/Other	1	\$100,000	0	\$0	2	\$160,913	3	\$40,550	2	\$160,913
Total Non Residential Permits	12	\$24,844,132	16	\$16,324,016	57	\$45,193,878	69	\$101,013,408	117	\$131,335,710
MISC PERMITS (2)	105	\$69,405	136	\$204,840	324	\$343,269	412	\$720,230	757	\$819,963
TOTALS	319	\$58,132,101	348	\$42,773,266	1029	\$152,478,874	1176	\$210,504,435	2349	\$381,459,558

(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 2023

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	5/1/2023	\$448,364	23-2184-NEW	512 SW Camden Dr	Strahan Construction Inc.	Strahan Construction
Single Family Detached	New Building	5/3/2023	\$452,754	23-2080-NEW	1607 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	5/4/2023	\$292,319	23-2071-NEW	504 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/4/2023	\$285,526	23-2073-NEW	508 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/4/2023	\$289,901	23-2074-NEW	422 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/4/2023	\$299,719	23-2075-NEW	511 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/4/2023	\$369,383	23-2112-NEW	505 SW 15th St	Ironcrest Homes	Ironcrest Homes
Single Family Detached	New Building	5/4/2023	\$333,847	23-2248-NEW	727 NE Doe Pointe Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/4/2023	\$311,069	23-2249-NEW	723 NE Doe Pointe Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/4/2023	\$305,764	23-2251-NEW	719 NE Doe Pointe Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/4/2023	\$348,538	23-2254-NEW	715 NE Doe Pointe Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/5/2023	\$369,262	23-2113-NEW	302 SW 16th St	Ironcrest Homes	Ironcrest Homes
Single Family Detached	New Building	5/8/2023	\$376,244	23-1350-NEW	2805 NW 28th St	Kyanite Design & Build	Kyanite Design & Build
Single Family Detached	New Building	5/8/2023	\$302,502	23-1545-NEW	2704 NW Beechwood St	Benchmark Builders Iowa	Benchmark Builders Iowa
Single Family Detached	New Building	5/8/2023	\$335,226	23-2174-NEW	238 NE 62nd St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	5/8/2023	\$359,305	23-2185-NEW	2712 NW Boulder Point Pl	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	5/8/2023	\$342,351	23-2193-NEW	4719 NW 13th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	5/9/2023	\$253,051	23-2247-NEW	615 NE Oak Ridge Dr	Genesis Homes Inc	Genesis Homes Of Iowa
Single Family Detached	New Building	5/9/2023	\$288,227	23-2250-NEW	619 NE Oak Ridge Dr	Genesis Homes Inc	Genesis Homes Of Iowa
Single Family Detached	New Building	5/11/2023	\$258,873	23-2390-NEW	6205 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders
Single Family Detached	New Building	5/11/2023	\$355,652	23-2405-NEW	4308 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/11/2023	\$306,051	23-2407-NEW	4304 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/12/2023	\$252,884	23-2408-NEW	3001 NW Countrywood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	5/15/2023	\$358,275	23-2210-NEW	2825 NW Westwood Ct	MJ Properties	MJ Properties
Single Family Detached	New Building	5/15/2023	\$231,195	23-2307-NEW	602 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/15/2023	\$261,584	23-2308-NEW	606 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/15/2023	\$256,413	23-2316-NEW	609 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/15/2023	\$271,227	23-2320-NEW	613 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/18/2023	\$283,282	23-1770-NEW	3219 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	5/19/2023	\$278,548	23-2886-NEW	6204 NE Oak Ln	Harvest Ridge Builders	Harvester Ridge Builders
Single Family Detached	New Building	5/22/2023	\$310,922	23-2774-NEW	3512 NW 25th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	5/22/2023	\$375,873	23-2775-NEW	3402 NW 27th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	5/23/2023	\$336,958	23-2777-NEW	722 NE Country Meadow Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$339,502	23-2778-NEW	720 NE Doe Pointe Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$339,199	23-2781-NEW	726 NE Country Meadow Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$339,462	23-2796-NEW	729 NE Country Meadow Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$338,758	23-2804-NEW	728 NE Doe Pointe Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$338,758	23-2809-NEW	725 NE Country Meadow Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$336,798	23-2811-NEW	724 NE Doe Pointe Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$338,758	23-2833-NEW	716 NE Doe Pointe Dr	DS Solid Construction	DS Solid Construction
Single Family Detached	New Building	5/23/2023	\$251,615	23-2910-NEW	4203 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	5/24/2023	\$261,429	23-2827-NEW	704 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/24/2023	\$314,291	23-2845-NEW	2604 NW 23rd ST	Jerry's Homes Inc	Jerry's Homes Inc

Single Family Detached	New Building	5/24/2023	\$315,066	23-2846-NEW	2601 NW 25th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/24/2023	\$314,291	23-2847-NEW	2605 NW 25th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/24/2023	\$330,188	23-2849-NEW	2305 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/24/2023	\$292,259	23-2850-NEW	2403 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/24/2023	\$315,066	23-2852-NEW	2407 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/24/2023	\$330,188	23-2853-NEW	2411 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	5/25/2023	\$413,019	23-2088-NEW	3604 NW 28th St	Candor Homes	Candor Homes
Single Family Detached	New Building	5/25/2023	\$292,802	23-2477-NEW	718 NE Country Meadow Dr	Elevated Builders	Elevated Builders
Single Family Detached	New Building	5/25/2023	\$421,778	23-2885-NEW	1011 NE 59th Ct	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	5/30/2023	\$305,764	23-2916-NEW	3614 NW 27th St	Greenland Homes	Greenland Homes
Single Family Detached	New Building	5/30/2023	\$322,278	23-2918-NEW	3610 NW 27th St	Greenland Homes	Greenland Homes
Single Family Detached	New Building	5/30/2023	\$231,195	23-2919-NEW	4410 NW 13th St	Greenland Homes	Greenland Homes
Single Family Detached	New Building	5/30/2023	\$325,082	23-3018-NEW	2708 NW Boulder Point Pl	Greenland Homes	Greenland Homes
Single Family Detached	New Building	5/30/2023	\$264,048	23-3023-NEW	4319 NW 13th St	Greenland Homes	Greenland Homes
Single Family Detached	New Building	5/31/2023	\$403,698	23-2977-NEW	2808 NW 27th St	Meadowbrook Homes	Meadowbrook Homes
Single Family Detached	New Building	5/31/2023	\$243,544	23-3076-NEW	4210 NW 13th St	Sage Homes	Sage Homes
Single Family Detached	New Building	5/31/2023	\$296,144	23-3077-NEW	4206 NW 13th St	Sage Homes	Sage Homes
Single Family Detached	New Building	5/31/2023	\$303,615	23-3128-NEW	4309 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/2/2023	\$250,807	23-2021-NEW	202 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$248,675	23-2189-NEW	206 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$250,787	23-2190-NEW	210 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$248,675	23-2191-NEW	214 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$250,807	23-2192-NEW	218 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$250,807	23-2018-NEW	203 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$248,675	23-2198-NEW	207 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$250,787	23-2199-NEW	211 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$248,675	23-2200-NEW	215 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/2/2023	\$250,807	23-2201-NEW	219 NE Whitetail Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/9/2023	\$286,443	23-2259-NEW	203 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa
Single Family Attached	New Building	5/9/2023	\$284,289	23-2541-NEW	207 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa
Single Family Attached	New Building	5/9/2023	\$283,859	23-2542-NEW	211 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa
Single Family Attached	New Building	5/9/2023	\$284,657	23-2543-NEW	215 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa
Single Family Attached	New Building	5/15/2023	\$251,259	23-2280-NEW	3951 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$248,675	23-2635-NEW	3955 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$250,787	23-2636-NEW	3959 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$248,675	23-2637-NEW	3963 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$251,259	23-2638-NEW	3967 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$251,259	23-2276-NEW	4005 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$248,675	23-2567-NEW	4009 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$250,787	23-2568-NEW	4013 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$248,675	23-2569-NEW	4017 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$251,259	23-2570-NEW	4021 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$251,259	23-2279-NEW	4025 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$248,675	23-2654-NEW	4029 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$250,787	23-2655-NEW	4033 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$248,675	23-2656-NEW	4037 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	5/15/2023	\$251,259	23-2657-NEW	4041 NE 2nd Ln	Greenland Homes Inc	Greenland Homes Inc

Single Family Attached	New Building	5/16/2023	\$253,798	23-2594-NEW	4303 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2598-NEW	4307 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2600-NEW	4311 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2601-NEW	4315 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2602-NEW	4319 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2603-NEW	4323 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2606-NEW	4327 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2607-NEW	4331 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2617-NEW	4335 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2624-NEW	4339 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2630-NEW	4401 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2633-NEW	4405 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2640-NEW	4409 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2641-NEW	4413 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2643-NEW	4417 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/16/2023	\$253,798	23-2645-NEW	4421 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	5/17/2023	\$262,714	23-2869-NEW	4303 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/17/2023	\$262,714	23-2870-NEW	4307 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/17/2023	\$262,714	23-2871-NEW	4311 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/17/2023	\$262,714	23-2872-NEW	4315 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/17/2023	\$262,714	23-2873-NEW	4319 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	5/17/2023	\$262,714	23-2409-NEW	4323 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Pergola	5/1/2023	\$25,200	23-2332-PERG	1332 NE 31st St	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Solar	5/2/2023	\$39,627	23-1494-SOL	1705 NE Deer Creek Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	5/2/2023	\$22,680	23-2414-SOL	4111 NE 7th St	Purelight Power	Purelight Power
Single Family Detached	Solar	5/2/2023	\$14,370	23-2444-SOL	918 SE 8th St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	5/3/2023	\$17,052	23-1963-ALT	2313 NW Beechwood St	Vishal Patel	Vishal Patel
Single Family Detached	Solar	5/3/2023	\$12,600	23-2488-SOL	4209 NW Countrywood Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	5/4/2023	\$16,890	23-2125-ALT	3243 NW 27th Cir	Creative Building Ventures	Creative Building Ventures
Duplex	Fire Repair	5/8/2023	\$108,000	23-1731-FREP	1514 NW 4th St Unit 1	Firstcall	First Call Construction
Single Family Attached	Building Addition	5/9/2023	\$42,710	23-2667-ADD	1101 NE Trilein Dr	Kennedy Custom Builds	Kennedy Custom Builds
Single Family Detached	Building Alteration	5/9/2023	\$17,562	23-2650-ALT	528 NE 57th Ct	Jerry's Homes	Jerry's Homes
Single Family Detached	Building Alteration	5/10/2023	\$27,840	23-2677-ALT	903 NE Meadow Landing Dr	Cody Brenner	Cody Brenner
Single Family Detached	Porch	5/10/2023	\$5,280	23-2716-PRCH	2402 NW 44th St	Huynh Tan	Tan Huynh
Single Family Detached	Building Addition	5/11/2023	\$42,244	23-2646-ADD	533 NE 3rd St	Midwest Construction	Midwest Construction
Single Family Detached	Solar	5/11/2023	\$21,880	23-2750-SOL	2404 NW North Creek Dr	Purelight Power	Purelight Power
Single Family Detached	Gazebo	5/12/2023	\$2,420	23-1430-GAZ	302 NW Ridgeline Dr	Derrick J Leider	Derrick J Leider
Single Family Detached	Solar	5/15/2023	\$15,120	23-2788-SOL	4905 NW 8th St	Purelight Power	Purelight Power
Single Family Detached	Pergola	5/17/2023	\$14,000	23-1451-PERG	3610 NW Linwood Ln	Jonathon Cross	Crossover Construction
Single Family Attached	Building Addition	5/17/2023	\$21,725	23-2748-ADD	3808 NE Marissa Ln	Midwest Construction	Midwest Construction
Single Family Detached	Solar	5/22/2023	\$28,980	23-2968-SOL	1405 NW Abbie Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	5/25/2023	\$23,200	23-3072-ALT	3207 NW Greenwood St	Four Seasons Solutions	Four Seasons Solutions
Single Family Detached	Porch	5/25/2023	\$5,460	23-3084-PRCH	710 NW Stratford Ct	Tom Broich	Tom Broich
Single Family Detached	Solar	5/25/2023	\$21,760	23-3105-SOL	2405 NW 41st St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	5/30/2023	\$19,952	23-3135-ALT	1406 NW Reinhart Dr	Triple Crown Exteriors	Triple Crown Exteriors
Single Family Detached	Gazebo	5/30/2023	\$2,880	23-3144-GAZ	1209 SE Cortina Dr	Nathan Rondeau	Nathan Rondeau
Single Family Attached	Building Alteration	5/30/2023	\$3,000	23-3146-ALT	1349 SW 31st Ln	Hughes Toby	Hughes Toby

Single Family Detached	Building Alteration	5/31/2023	\$19,488 23-3161-ALT	814 SE Sherman Dr	Kestrel Properties LLC	Kestrel Properties LLC
Single Family Detached	Building Addition	5/31/2023	\$21,725 23-3162-ADD	714 SE 8th St	Kitchen & Bath Solutions	Kitchen & Bath Solutions
Duplex	Garage	5/17/2023	\$34,808 23-2883-GAR	416 NW State St	Heartland Custom Interiors	Heartland Custom Interiors
Single Family Detached	Shed	5/1/2023	\$4,800 23-2324-SHD	4006 SE Primrose Dr	Jason Hammerly	Jason Hammerly
Single Family Detached	Shed	5/2/2023	\$2,400 23-2337-SHD	401 NW 19th St	Shawn Moore	Shawn Moore
Single Family Detached	Shed	5/3/2023	\$1,600 23-2110-SHD	4706 SW Logan St	Riis Barnes Kate	Riis Barnes Kate
Single Family Detached	Shed	5/4/2023	\$1,920 23-2522-SHD	3018 NW Abilene Rd	Scott D Stueckradt	Spring Valley Sheds LLC
Single Family Detached	Shed	5/5/2023	\$3,800 23-2526-SHD	1107 NW Mills Dr	Joel Christianson	Joel Christianson
Single Family Detached	Shed	5/5/2023	\$3,200 23-2551-SHD	3211 SW Timberline Dr	Holmen Jonathan	I-80 Concrete
Single Family Attached	Shed	5/9/2023	\$2,000 23-2443-SHD	427 NW Skyline Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	5/9/2023	\$1,600 23-2699-SHD	905 NW 31st St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	5/9/2023	\$2,800 23-2701-SHD	5007 NE Bellagio Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	5/9/2023	\$2,400 23-2702-SHD	312 NW Benjamin Dr	Tuff Shed	Tuff Shed
Single Family Attached	Shed	5/10/2023	\$2,400 23-2152-SHD	4226 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Shed	5/11/2023	\$2,880 23-2719-SHD	4818 NW 4th St	Christopher Jay	Premier Portable Buildings
Single Family Detached	Shed	5/12/2023	\$1,600 23-2504-SHD	1913 SW Westwood St	Gillum Kevin	Gillum Kevin
Single Family Detached	Shed	5/12/2023	\$2,400 23-2768-SHD	633 NE 57th St	Brandon Schmidt	Brandon Schmidt
Single Family Detached	Shed	5/12/2023	\$1,200 23-2771-SHD	4209 NW 13th St	Chris Tabbert	Chris Tabbert
Single Family Detached	Shed	5/16/2023	\$1,600 23-2854-SHD	4903 NW 5th St	Tuff Shed	Tuff Shed
Single Family Attached	Shed	5/17/2023	\$2,640 23-2770-SHD	309 NW Stratford Ln	Loren Dentlinger Michael	Loren Dentlinger Michael
Single Family Detached	Shed	5/19/2023	\$2,000 23-2908-SHD	2608 NW 23rd ST	Meadows Joshua	Backyard Products
Single Family Detached	Shed	5/23/2023	\$1,280 23-2986-SHD	1209 NW Wagner Blvd	Tuff Shed	Tuff Shed
Single Family Detached	Shed	5/24/2023	\$1,840 23-2515-SHD	3226 NW 29th St	Soles Adam	Soles Adam
Single Family Detached	Shed	5/24/2023	\$960 23-2991-SHD	2072 SW 35th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	5/25/2023	\$1,920 23-3082-SHD	2226 NW Ashland Pkwy	Mandy Garcia-Saner	Cornelio Salcedo
Single Family Detached	Shed	5/26/2023	\$4,800 23-3066-SHD	3171 NW 18th St	Kim K Triggs	Kim K Triggs
Single Family Detached	Shed	5/30/2023	\$2,400 23-3127-SHD	815 NW Rockcrest Rd	Tom Karabatsos	Spring Valley Sheds
Single Family Detached	Shed	5/31/2023	\$1,600 23-3168-SHD	2620 NW 23rd ST	Malorie Strong	Malorie Strong
Single Family Detached	Spa/Hot Tub	5/3/2023	23-2413-SPA	2414 NW 43rd St	Kelly Irlmeier	Hot Springs Spa
Single Family Detached	Spa/Hot Tub	5/4/2023	23-2514-SPA	1209 NE Stone Valley Cir	Balashaitis Jonathan	Hot Springs Spa
Single Family Detached	Spa/Hot Tub	5/11/2023	23-2511-SPA	4103 NE 7th St	Jacobsen Tim	Jacobsen Tim
Single Family Detached	Spa/Hot Tub	5/17/2023	23-2837-SPA	205 SW 15th St	Charles Ryan	Charles Ryan
Single Family Detached	Swimming Pool	5/3/2023	23-1879-POOL	218 NE 62nd St	Diefendorf David	Diefendorf David
Single Family Detached	Swimming Pool	5/5/2023	23-1998-POOL	1602 NE Vista Ct	Toy Box Construction	Backyard Paradise
Single Family Detached	Swimming Pool	5/8/2023	23-2267-POOL	533 NE 44th Ct	Precision Pools	Precision Pools
Single Family Detached	Swimming Pool	5/16/2023	23-2807-POOL	5310 NW 17th St	Blue Iowa Pools	Blue Iowa Pools
Single Family Detached	Swimming Pool	5/17/2023	23-2880-POOL	802 NW Maple St	Paublo Sanchez	Paublo Sanchez
Single Family Detached	Swimming Pool	5/23/2023	23-2466-POOL	2525 SW 23rd St	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Swimming Pool	5/23/2023	23-3009-POOL	2514 NW 5th St	Sandhoff Shawna	Sandhoff Shawna
Single Family Detached	Swimming Pool	5/25/2023	23-3112-POOL	3326 SW Cherry Ct	Nicholas Mattison	Nicholas Mattison
Single Family Detached	Swimming Pool	5/26/2023	23-2678-POOL	1215 NW 29th St	Tim Pritchett	Tim Pritchett
Single Family Detached	Deck	5/1/2023	\$4,968 23-1957-DECK	316 NE Mission Ct	Vishal Patel	Vishal Patel
Single Family Detached	Deck	5/1/2023	\$1,728 23-2047-DECK	3108 NW 29th St	Vishal Patel	Vishal Patel

Single Family Detached	Deck	5/2/2023	\$1,728	23-1119-DECK	2802 SW Prairie Trail Pkwy	DJ Doff	Des Moines Deck
Single Family Detached	Deck	5/3/2023	\$3,480	23-2172-DECK	351 NE 28th St	Red Cabin Carpentry	Red Cabin Carpentry
Single Family Detached	Deck	5/9/2023	\$3,300	23-1570-DECK	1101 NE Trilein Dr	Kennedy Custom Builds	Kennedy Custom Builds
Single Family Detached	Deck	5/9/2023	\$2,592	23-2470-DECK	902 NE Chambers Pkwy	Rench Services	Rench Services
Single Family Attached	Deck	5/9/2023	\$3,612	23-2666-DECK	713 SW Springfield Dr	Hicks Gabriel	Hicks Gabriel
Single Family Detached	Deck	5/10/2023	\$1,872	23-1968-DECK	508 NW 10th St	Vishal Patel	Vishal Patel
Single Family Detached	Deck	5/12/2023	\$5,376	23-2336-DECK	410 SE Orchid St	Allan Todd	Allan Todd
Single Family Detached	Deck	5/12/2023	\$1,920	23-2441-DECK	309 NE Mandy Ln	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	5/15/2023	\$1,632	23-2126-DECK	1914 NE Cameron Dr	Vishal Patel	Vishal Patel
Single Family Detached	Deck	5/15/2023	\$3,648	23-2402-DECK	4001 NW 7th St	Moorhead Thomas	Moorhead Thomas
Single Family Detached	Deck	5/16/2023	\$2,880	23-2648-DECK	3522 NE Renaissance Dr	Loveless Construction	Loveless Construction
Single Family Detached	Deck	5/17/2023	\$3,072	23-2836-DECK	205 SW 15th St	Charles Ryan	Charles Ryan
Single Family Detached	Deck	5/19/2023	\$2,544	23-2792-DECK	527 SW 32nd Ct	Denali Builders	Denali Builders
Single Family Detached	Deck	5/20/2023	\$2,304	23-2856-DECK	306 NW Arlan Dr	Jordan Hersey	Jordan Hersey
Single Family Detached	Deck	5/21/2023	\$972	23-2705-DECK	1101 NW Linden St	JZ's Renovations	JZ's Renovations
Single Family Detached	Deck	5/24/2023	\$1,440	23-0496-DECK	3220 SE 20th St	Gerardo Camacho Luis	Gerardo Camacho Luis
Single Family Detached	Deck	5/24/2023	\$1,440	23-3020-DECK	2212 NW 31st St	Screenbuilders	Screenbuilders
Single Family Detached	Deck	5/24/2023	\$5,520	23-3054-DECK	1314 NE 28th St	J&G Builders	J&G Builders
Single Family Detached	Deck	5/26/2023	\$4,272	23-2524-DECK	1215 NW 29th St	Tim Pritchett	Tim Pritchett
Single Family Detached	Deck	5/26/2023	\$1,728	23-2978-DECK	1113 SW Magazine Rd	Kasey Braby	Kasey Braby
Single Family Attached	Deck	5/30/2023	\$1,632	23-2784-DECK	611 SE Tower Ct	Davidson Chad	Davidson Chad
Single Family Detached	Deck	5/31/2023	\$960	23-2517-DECK	801 NE Innsbruck Dr	Vishal Patel	Vishal Patel
Storage	New Building	5/4/2023	\$12,006,420	23-0587-NEW	1503 S Ankeny Blvd	Bauer Design Build	Bauer Design Build
Office	New Building	5/10/2023	\$1,200,000	23-1556-NEW	1960 SW Magazine Rd	DRA Properties	DRA Properties, LC
Retail	New Building	5/23/2023	\$3,800,000	23-0338-NEW	2010 SE Delaware Ave	The Architects Partnership	Hansen Company
Office	Building Alteration	5/1/2023	\$225,000	23-2024-ALT	2575 N Ankeny Blvd Ste 205	Dillon Larry	Dillon Larry
Office	Building Addition	5/3/2023	\$6,215,531	23-1631-ADD	1255 SW Prairie Trail Pkwy	Wills Aaron	The Weitz Company
Office	Building Alteration	5/8/2023	\$5,000	23-2224-ALT	215 NW 18th St Ste 104	Kyanite Design & Build	Kyanite Design & Build
Industrial	Solar	5/9/2023	\$78,548	23-1720-SOL	700 SE Oralabor Rd	Tri-City Electric Co	Tri-City Electric Co
Office	Solar	5/9/2023	\$85,000	23-2593-SOL	460 NW 36th St	One Source Solar	One Source Solar
Retail	Building Addition	5/17/2023	\$800,000	23-2202-ADD	410 N Ankeny Blvd	Hy-Vee Construction	Hy-Vee Construction
Mixed Use	Building Alteration	5/18/2023	\$110,000	23-2076-ALT	617 SW 3rd St Unit 105	All Iowa Mechanical	All Iowa Mechanical
School	Building Alteration	5/18/2023	\$100,000	23-2456-ALT	1900 NW 4th St Bldg 14	Imprint Architects	Curt Fincham
Storage	Building Addition	5/19/2023	\$218,633	23-1723-ADD	1001 SW Ordnance Rd	Ryan Ferris	Ryan Ferris
Single Family Detached	Fence/Wall	5/1/2023		23-2229-FNCE	206 SW Scott St	Marie Langstraat Molly	Marie Langstraat Molly
Single Family Detached	Fence/Wall	5/1/2023		23-2241-FNCE	1513 NE Crossing Oaks Dr	Ferrari Vince	Ferrari Vince
Single Family Detached	Fence/Wall	5/1/2023		23-2323-FNCE	2013 NW Ashland Pkwy	Wright Scott	Scott Wright
Single Family Detached	Fence/Wall	5/1/2023		23-2368-FNCE	4326 NE 16th St	Shengqi Wang	Shengqi Wang
Single Family Detached	Fence/Wall	5/2/2023		23-2171-FNCE	906 NE 5th St	J & J Renovations	J & J Renovations
Single Family Detached	Fence/Wall	5/2/2023		23-2415-FNCE	915 SW 47th Cir	Des Moines Steel Fence	Des Moines Steel Fence
Single Family Detached	Fence/Wall	5/2/2023		23-2438-FNCE	2001 NW Parkridge Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	5/3/2023		23-2484-FNCE	614 NE Whitetail Dr	Wynn Kenneth	Midwest Fence & Gate Co
Single Family Detached	Fence/Wall	5/3/2023		23-2490-FNCE	5107 NE Jan Rose Pkwy	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/4/2023		23-1711-FNCE	1205 SE Innsbruck Dr	Elite Fence LLC	Elite Fence LLC
Single Family Detached	Fence/Wall	5/4/2023		23-2476-FNCE	726 SE Uehlamar Dr	American Fence Co	American Fence Co

Single Family Detached	Fence/Wall	5/4/2023	23-2519-FNCE	4327 NE 16th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	5/4/2023	23-2538-FNCE	3222 NW 27th Cir	Des Moines Steel Fence	Des Moines Steel Fence
Single Family Detached	Fence/Wall	5/5/2023	23-2330-FNCE	1317 NW Eden Ln	Brad Hartman	Brad Hartman
Single Family Detached	Fence/Wall	5/5/2023	23-2546-FNCE	810 NW Seasons Dr	American Fence Co	American Fence Co
Single Family Detached	Fence/Wall	5/8/2023	23-2596-FNCE	103 NW Westwood St	American Fence Co	American Fence Co
Single Family Detached	Fence/Wall	5/8/2023	23-2599-FNCE	3607 NE 11th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	5/8/2023	23-2605-FNCE	6104 NE Oak Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/8/2023	23-2623-FNCE	818 SE Belmont Dr	Travis J Broich	Travis J Broich
Single Family Detached	Fence/Wall	5/8/2023	23-2634-FNCE	2609 SW 19th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/9/2023	23-2642-FNCE	3409 NW Boulder Brook Pl	James J Hankins	James J Hankins
Single Family Detached	Fence/Wall	5/9/2023	23-2651-FNCE	4112 NE 6th St	Tonya Andrews	Tonya Andrews
Single Family Detached	Fence/Wall	5/9/2023	23-2659-FNCE	2513 SW 23rd St	American Fence	American Fence
Single Family Detached	Fence/Wall	5/9/2023	23-2668-FNCE	1902 SW Franklin Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	5/9/2023	23-2669-FNCE	606 SW Cherry St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	5/9/2023	23-2672-FNCE	519 SW Magazine Rd	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	5/9/2023	23-2684-FNCE	509 NE 4th St	Jami Boege	Jami Boege
Single Family Detached	Fence/Wall	5/10/2023	23-2676-FNCE	3402 SE 17th St	Des Moines Steel Fence	Des Moines Steel Fence
Single Family Detached	Fence/Wall	5/10/2023	23-2698-FNCE	3210 NW Trestle Point Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	5/10/2023	23-2724-FNCE	1509 SW Des Moines St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/10/2023	23-2725-FNCE	4409 NE 16th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/11/2023	23-2439-FNCE	811 NE Forest Ridge Dr	Titan Fence, LLC	Titan Fence, LLC
Single Family Detached	Fence/Wall	5/11/2023	23-2721-FNCE	3206 NE 17th St	Clair Brian	Clair Brian
Single Family Detached	Fence/Wall	5/11/2023	23-2731-FNCE	2902 NW 5th St	American Fence	American Fence
Single Family Detached	Fence/Wall	5/11/2023	23-2735-FNCE	3122 NW 28th St	Ajka Kadric	Ajka Kadric
Single Family Detached	Fence/Wall	5/11/2023	23-2739-FNCE	421 NE 7th St	Vermilion Design Group	Vermilion Design Group
Single Family Detached	Fence/Wall	5/12/2023	23-2765-FNCE	4102 SW Cherry Ct	American Fence	American Fence
Single Family Detached	Fence/Wall	5/15/2023	23-2706-FNCE	409 NE Mission Ct	American Fence	American Fence
Single Family Detached	Fence/Wall	5/16/2023	23-1794-FNCE	4220 NE 16th St	Keast Home Exteriors	Keast Home Exteriors
Single Family Detached	Fence/Wall	5/16/2023	23-2829-FNCE	2207 SW Westwood St	American Fence	American Fence
Single Family Detached	Fence/Wall	5/17/2023	23-2876-FNCE	1510 NW Spruce Dr	Dvorak Construction	Dvorak Construction
Single Family Detached	Fence/Wall	5/17/2023	23-2888-FNCE	3305 NE 6th Ln	Patsy Silberstein	Justus Fencing
Single Family Attached	Fence/Wall	5/18/2023	23-1373-FNCE	4504 NE Sienna Ct	Toy Box Construction	Backyard Paradise
Single Family Detached	Fence/Wall	5/18/2023	23-2855-FNCE	708 SW 50th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	5/19/2023	23-2920-FNCE	3232 SE 20th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/19/2023	23-2277-FNCE	1815 SW Oak St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	5/19/2023	23-2954-FNCE	822 SE Sharon Dr	Des Moines Steel Fence	Des Moines Steel Fence
Single Family Detached	Fence/Wall	5/19/2023	23-2955-FNCE	3313 NW Reinhart Dr	Des Moines Steel Fence	Des Moines Steel Fence
Single Family Detached	Fence/Wall	5/22/2023	23-1999-FNCE	1602 NE Vista Ct	Toy Box Construction	Backyard Paradise LLC
Single Family Detached	Fence/Wall	5/22/2023	23-3007-FNCE	1323 NW Reinhart Dr	Randolph Von Arx Daniel	Randolph Von Arx Daniel
Single Family Detached	Fence/Wall	5/23/2023	23-2961-FNCE	513 SE Michael Dr	Huber Fencing	Huber Fencing
Church	Fence/Wall	5/23/2023	23-2994-FNCE	2842 SW 3rd Street Pl	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	5/24/2023	23-2915-FNCE	4119 NW 13th St	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	5/24/2023	23-3043-FNCE	2104 SW Westwinds Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	5/24/2023	23-3045-FNCE	4115 NW 13th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	5/25/2023	23-2069-FNCE	907 NE Meadow Landing Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	5/25/2023	23-3052-FNCE	1120 SW 50th St	Mikesell Jessica	Mikesell Jessica
Single Family Detached	Fence/Wall	5/25/2023	23-3078-FNCE	1217 NE 31st St	Halder Neal	Halder Neal
Single Family Detached	Fence/Wall	5/26/2023	23-2834-FNCE	1215 NW 29th St	Tim Pritchett	Tim Pritchett

Single Family Detached	Fence/Wall	5/26/2023	23-3104-FNCE	3230 NW 27th Cir	Des Moines Steel Fence	Des Moines Steel Fence
Single Family Detached	Fence/Wall	5/26/2023	23-3116-FNCE	2808 NW Boulder Ridge RD	Janet S Grant	Janet S Grant
Single Family Attached	Fence/Wall	5/30/2023	23-3147-FNCE	4002 SE Primrose Dr	Mark Notz	Mark Notz
Single Family Detached	Fence/Wall	5/30/2023	23-3149-FNCE	3403 NE 11th St	Megan Runchey	Capitol City Fencing
Single Family Attached	Fence/Wall	5/31/2023	23-2806-FNCE	824 SW Springfield Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	5/31/2023	23-3164-FNCE	315 SW 30th St	Joe Anderson	Joe Anderson
Other	Sign	5/1/2023	\$5,876 23-1683-SIGNP	411 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	5/1/2023	\$3,776 23-1684-SIGNP	411 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	5/1/2023	\$3,776 23-1685-SIGNP	411 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	5/1/2023	\$200 23-1688-SIGNP	411 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	5/1/2023	\$200 23-1689-SIGNP	411 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	5/1/2023	\$1,219 23-2173-SIGNP	2701 SE Convenience Blvd #2	Signarama - Ankeny	Signarama - Ankeny
Restaurant	Sign	5/5/2023	\$2,483 23-2273-SIGNP	1520 S Ankeny Blvd	Iowa Sign Company	Iowa Sign Company
Restaurant	Sign	5/5/2023	\$1,462 23-2274-SIGNP	1520 S Ankeny Blvd	Iowa Sign Company	Iowa Sign Company
Restaurant	Sign	5/5/2023	\$2,483 23-2440-SIGNP	1520 S Ankeny Blvd	Iowa Sign Company	Iowa Sign Company
Other	Sign	5/8/2023	\$5,000 23-2246-SIGNP	1520 NW Irvinedale Dr #107	Hamer Douglas P De	Reis Sign Service
Office	Sign	5/11/2023	\$5,217 23-2401-SIGNP	1875 N Ankeny Blvd Ste 101	Lisa Hanrahan	Iowa Sign Company
Office	Sign	5/11/2023	\$3,913 23-2756-SIGNP	1875 N Ankeny Blvd Ste 102	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	5/15/2023	\$5,100 23-2649-SIGNP	1510 N Ankeny Blvd Ste 105	Signarama Urbandale	Signarama Urbandale
Restaurant	Sign	5/15/2023	\$3,000 23-2683-SIGNP	621 N Ankeny Blvd	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	5/18/2023	\$5,100 23-2326-SIGNP	709 SW 3rd St	Signarama Urbandale	Signarama Urbandale
Other	Sign	5/18/2023	\$7,500 23-2881-SIGNP	717 SW Ankeny Rd	Parker Signs and Graphics	Parker Signs and Graphics
Other	Sign	5/18/2023	\$4,600 23-2882-SIGNP	717 SW Ankeny Rd	Parker Signs and Graphics	Parker Signs and Graphics
Restaurant	Sign	5/22/2023	\$3,000 23-2745-SIGNP	802 SE Oralabor Rd Ste 122	Signarama - Ankeny	Signarama - Ankeny
Restaurant	Sign	5/28/2023	\$3,000 23-3027-SIGNP	617 SW 3rd St Unit 105	Uptown Dairy, LLC	Uptown Dairy, LLC
Office	Sign	5/30/2023	\$2,500 23-2887-SIGNP	220 W 1st St Ste 100	Signarama - Ankeny	Signarama - Ankeny
Restaurant	Temporary Sign	5/1/2023	23-2014-SIGNT	802 SE Oralabor Rd Ste 104	Signarama - Ankeny	Signarama - Ankeny
Other	Temporary Sign	5/9/2023	23-2674-SIGNT	921 SE Oralabor Rd	Wild Willys Fireworks	Wild Willys Fireworks
Other	Temporary Sign	5/9/2023	23-2691-SIGNT	3875 SE Delaware Ave	Big Bang Fury Fireworks	Big Bang Fury Fireworks
Retail	Temporary Sign	5/22/2023	23-2525-SIGNT	1802 SE Delaware Ave # 109	Signarama - Ankeny	Signarama - Ankeny
Other	Canopy/Tent	5/9/2023	23-2675-TENT	921 SE Oralabor Rd	Wild Willys Fireworks	Wild Willys Fireworks
Other	Canopy/Tent	5/9/2023	23-2692-TENT	3875 SE Delaware Ave	Big Bang Fury Fireworks	Big Bang Fury Fireworks
Office	Canopy/Tent	5/11/2023	23-2743-TENT	1600 SE Corporate Woods Dr	Baker Group	Baker Group
Single Family Detached	Drive Approach	5/8/2023	23-2665-RSTRM	726 NW Scott St	Colin Danny	Colin Danny
Single Family Detached	Drive Approach	5/9/2023	23-2688-RSTRM	1706 NE Sherman Ct	Paragon Concrete	Paragon Concrete
Single Family Detached	Drive Approach	5/10/2023	23-2718-RSTRM	409 NE Georgetown Blvd	Nathan Culp	Nathan Culp
Single Family Detached	Drive Approach	5/15/2023	23-2740-RSTRM	727 SE 5th Ct	Klinkefus Scott	Silver Fox Construction
Single Family Detached	Drive Approach	5/19/2023	23-2921-RSTRM	1017 NE 16th St	Benjamin E Bowersox	Benjamin E Bowersox
Single Family Detached	Drive Approach	5/23/2023	23-3017-RSTRM	709 NE Innsbruck Dr	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	5/1/2023	23-2348-RSWRP	908 NW Seasons Dr	Sage Homes	Sage Homes
Single Family Detached	Sidewalk	5/5/2023	23-2548-RSWRP	802 NE 54th St	Jerry's Homes	Jerry's Homes
Single Family Detached	Sidewalk	5/8/2023	23-2639-RSWRP	726 NW Scott St	Colin Danny	Colin Danny
Single Family Detached	Sidewalk	5/10/2023	23-2722-RSWRP	110 NW Georgetown Blvd #5	Nathan Culp	Nathan Culp

Single Family Detached	Sidewalk	5/15/2023	23-2802-RSWRP	4311 SW Walnut St	Iowa Contracting Inc	Iowa Contracting Inc
Single Family Detached	Sidewalk	5/18/2023	23-2830-RSWRP	5211 NW 5th St	Rick Hogan Construction	Rick Hogan Construction
Single Family Detached	Sidewalk	5/30/2023	23-3132-RSWRP	833 SE 2nd St	Jerry Snyder	Contractors Plumbing