



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 5, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the April 5, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the March 22, 2022 minutes of the Plan and Zoning Commission meeting.

2. 1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Site Plan

Consider MOTION to approve the site plan for 1200 NW 36th Street, Aspen Ridge Foot/Ankle Clinic, subject to City Council approval of all necessary easements and public improvement documents.

3. 5001 NW 18th Street - Ankeny Elementary #12 Site Plan

Consider MOTION to approve the site plan for 5001 NW 18th Street, Ankeny Elementary #12, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.

4. 6550 SE Four Mile Drive - Four Mile Distribution Center North Site Plan

Consider MOTION to approve the site plan for 6550 SE Four Mile Drive, Four Mile Distribution Center North, subject to staff approval of the associated public improvement plans and City Council approval of the associated contract, bonds, and easement documents.

5. 5825 SE Delaware Avenue - Peterbilt of Des Moines Modified Pylon Sign

Consider MOTION to approve the modified pylon sign for Peterbilt of Des Moines at 5825 SE Delaware Avenue, adjacent to the Interstate 35 right of way.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

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

6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land, LLC from Low Density Residential to Medium Density Residential use classification

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

7. Request to rezone property owned by Hardship Land, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District

Consider MOTION to close the public hearing, and receive and file documents for Harmon Property Rezoning Area A.

Consider MOTION to close the public hearing, and receive and file documents for Harmon Property Rezoning Area B.

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. April 4, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for April 19, 2022

Public Hearing(s): Set Public Hearing for April 19, 2022 at 6:30 p.m.

- **Voluntary Annexation of territory request by ATI Ankeny Industrial, LLC for land adjacent to the southeast quadrant of Ankeny.**

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

April 18, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the March 22, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 22, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the March 22, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by A.Renaud to approve the March 22, 2022 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 March 8, 2022 minutes of the Plan and Zoning Commission meeting.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item #1. Second by A.Renaud. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. 133 SE Delaware Avenue - Ramada Inn/Wyndham Garden Building Elevations

E.Carstens reported the Building Division staff received plans for the exterior of the building at 133 SE Delaware Avenue, generally located south of E 1st Street, east of SE Delaware Avenue and west of Interstate 35, currently the Ramada Inn. He said the applicant is proposing a project to renovate the Ramada Inn portion of the existing building to convert it to a Wyndham Garden Hotel. He stated that as part of the review, the Building Division asked Planning staff to review the proposed elevations. With the building material requirements of the code as well as the materials being proposed in the building permit, staff reviewed and commented to the applicant about their proposed materials. He noted the building material proposed for these updated elevations is Hardie Board siding, which is a secondary material. The Building Material Standards of the Site Plan Ordinance requires a minimum 3-foot base of primary materials, in addition to an overall wall percentage requirement. E.Carstens stated in this case, the C-3 zoned property, public facing elevations are required to be at least 70% primary materials and the other 30% of the wall area can be secondary materials. E.Carstens presented to the Commission new elevations that the applicant provided to him that included a 3-foot base of mechanically fastened brick cladding on the north and east elevations. He said with the addition of the 3-foot base, the proposed elevations still do not meet the requirements of the code in regards to the percentage of primary materials required. Staff recommends denial of the request.

T.Ripper confirmed that the new submittal still does not meet the percentage of primary materials. E.Carstens concurred.

T.Rapp asked if there is a reason why they are not just refurbishing the existing brick. E.Carstens stated that he believes it is a branding issue but he will let the applicant respond.

The applicant was not in attendance to provide information to the Commission.

G.Hunter asked the Commission if there were any comments. He commented that he has argued for almost twenty years to have the new building material standards codified as it was something that was needed, not something that was just wanted. He said that he is not willing to walk away from the new standards. There was a consensus from the Commission.

Motion by A.Renaud to deny the request to allow building materials that do not comply with the Building Material Standards of the Site Plan Ordinance for 133 SE Delaware Avenue, Ramada Inn/Wyndham Garden Hotel. Second by T.Rapp. All voted aye. Motion carried 5 – 0.

Item #3. Grove View, LLC request to rezone property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development

B.Morrissey reported that there was a public hearing on this item at the March 8, 2022 Plan and Zoning Commission. He said the applicant, Grove View, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of an approximate 19.25-acres and is located near the intersection of NW 18th Street and NW Abbie Drive in the NW quadrant of Ankeny. B.Morrissey stated the subject area is currently zoned R-1, One-Family Residence District, which was the standard zoning the property was assigned when it was annexed into the City in 2007. The neighboring properties to the north are zoned R-1, and the properties to the east are zoned R-3, with restrictions and the property to the south is zoned Grove Landing PUD. He shared the property to the west, is county and is zoned Agricultural Transition District. He noted that a PUD book has been included as part of this request that outlines proposed streets, utility layouts, parkland and bulk regulations. B.Morrissey presented and reviewed the Master Plan indicating that Parcel A is being utilized for single-family detached homes and Parcel B for bi-attached homes. B.Morrissey commented that the proposed rezoning request generally aligns with the Ankeny Plan 2040 Future Land Use Map. He said the Master Plan is intended to satisfy the need for a preliminary plat in the future. B.Morrissey said the applicant has submitted the required rezoning petitions, notifications were mailed to all properties within 250' of the subject property, a legal notice was published and public notification signage was posted on the property. He further said that at the public hearing, there were no comments or questions from the public. Staff recommends City Council approval of the request by Grove View, LLC to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development.

T.Rapp asked if the cross streets that dead-end line up with a reasonable grid line. B.Morrissey said yes, they anticipate they will line up with future developments.

R.Weisheit asked if it is common for this size of property to not have any parkland dedicated. B.Morrissey explained that there are two options to parkland dedication, either payment in lieu of actually dedicating the parkland or dedicated parkland. He said the option will be there when the property is platted. E.Carstens said the plan is to piece together some ground from two or three different property owners for a park.

There were no further questions from the Commission.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, said he would answer any questions the Commission may have. He said in regard to parkland, there may be some land swapping and that is why the parkland is not included in this PUD.

Motion by R.Weisheit to recommend City Council approval of the request by Grove View, LLC to rezone property from R-1, One Family Residence District, to PUD, Planned Unit Development. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

Item #4. Fourstar Development LLC request to rezone property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1, One-Family Residence District to PUD, Planned Unit Development

R.Hulstrom reported that the applicant, Fourstar Development LLC, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District. She said the area subject to the proposed rezoning consists of two parcels and totals approximately 194 acres. It is located in the northwest quadrant of Ankeny, south of NW 54th Street and east of NW Irvinedale Drive. She noted that the neighboring properties to the east are zoned R-1 while the neighboring properties to the south are zoned R-2, One-Family and Two-Family Residence District. Properties to the west are located in Polk County and zoned LDR, Low Density Residential and/or Medium Density Residential and the property to the north is also in the County and zoned AG, Agricultural District. She stated the proposed rezoning generally aligns with the Ankeny Plan 2040 Future Land Use Map. R.Hulstrom stated the PUD land use plan divides the subject property into eight distinct designations, Parcels A-K. She said the majority of the property will be low density and explained in detail the proposed zoning uses and bulk regulations for each of the parcel areas represented on the Master Plan. She noted that parkland dedication required for this site is anticipated to be approximately 9.3 acres. She further reviewed the proposed street layout for this development, access points, information on the water main, sanitary sewer and stormwater detention basins. R.Hulstrom addressed the question from Commissioner Ripper about the history leading to the current NW State Street alignment, as shown in the PUD document and addressed the citizen concern regarding the necessary signatures from adjacent property owners. The proposed rezoning is generally consistent with the LD, MDR and NMU land use designations as shown in the Ankeny Plan 2040. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the rezoning request from R-1, One-Family Residence District to PUD, Planned Unit Development District.

A.Renaud asked if the City has had any issues related to snow removal or on-street parking with the existing narrower lots that were approved with other developments. E.Jensen commented that he is not aware of any. R.Weisheit said his observation during snow events in a neighborhood south of Oralabor Road, that it is not unusual to see four cars trying to cram into a driveway. He had the same question, whether 45-foot wide lots are adequate and is glad to see that all homes will be required to have a two-car garage. A.Renaud confirmed with staff the front and rear setbacks for the lots.

G.Hunter commented that he does not feel the layout of the different lot widths in Parcel D are a good fit. R.Hulstrom said she would let the applicant speak further on the layout.

T.Rapp asked about the connection to the property to the east. R.Hulstrom shared that based off the Future Land Use Map, they anticipate NW State Street to continue diagonally through the property from the east and NW Abilene to continue north/northeast up to NW 54th Street.

Bart Turk, Civil Engineering Consultants, 2400 86th Street, Des Moines representing Fourstar Development, LLC said the initial concept was to have a variety of lot widths to accommodate for the market conditions. Their plan is to have a variety of lot widths when they go through the preliminary plat process. He said referencing Parcel D, the objective is to make the lot widths across the street from each other match. Bart Turk reiterated that the current layout is not necessarily how it will actually develop, it is only a concept.

T.Rapp commented that NW State Street bisects the property and is a CIP project of an undetermined time frame. He asked if that will affect the development phasing. E.Carstens said the NW State Street project is in the CIP, a corridor will be reserved. He said it is a unique situation so they will work with the developer as the property develops towards that area.

R.Weisheit said the HOA, clubhouse and pool are amenities that you don't find in most developments and feels most people will be very appreciative of them. He further said the parkland is very nice, but said crossing State Street may be an issue. E.Carstens noted that there will need to be some type of controlled access to the parkland during development. G.Hunter said the house elevations were very nice and there is a good variety of homes.

There were no further questions from the Commission.

Motion by A.Renaud to recommend City Council approval of the rezoning request by Fourstar Development LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

E.Carstens addressed Chair Hunter letting him know that the applicants for Item #2 arrived in the Council Chambers, if the Commission would like to hear from them about their requested building elevations.

Chair Hunter said the Commission has already acted on the request. He said the Commission could hear what they have to say but given the discussion by the Commission, he is not sure that it would change the Commission's decision.

G.Hunter addressed the applicant and shared with them what he stated when the item was discussed. He said that the Commission and staff worked really hard to establish the building materials criteria. There was a lot of work to get the building material code established. He personally is reluctant to grant any variances to the standards. He further shared that there was a consensus amongst the Commissioners; and the vote was unanimous to deny the request for the building materials being requested.

A.Renaud echoed G.Hunter and said there was a lot of hard work put into the requirements along with needing to be consistent. She said this is a very public facing building. She would not want to make an exception and then have this issue come up later with another project. There needs to be consistency and fairness by applying the same standard across the board to all properties. That was what she based her decision on to move forward with the Staff recommendation.

Chair Hunter said he appreciates the project but would like to see it completed within the building material code.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the March 21, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the April 5, 2022 Plan and Zoning Commission meeting and said that there will be a public hearing at the next meeting on a request to amend the Ankeny 2040 Comprehensive Land Use Map and rezone property from R-1 to R-3, with restrictions.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

April 4, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Second by A.Renaud. Meeting adjourned at 7:14 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

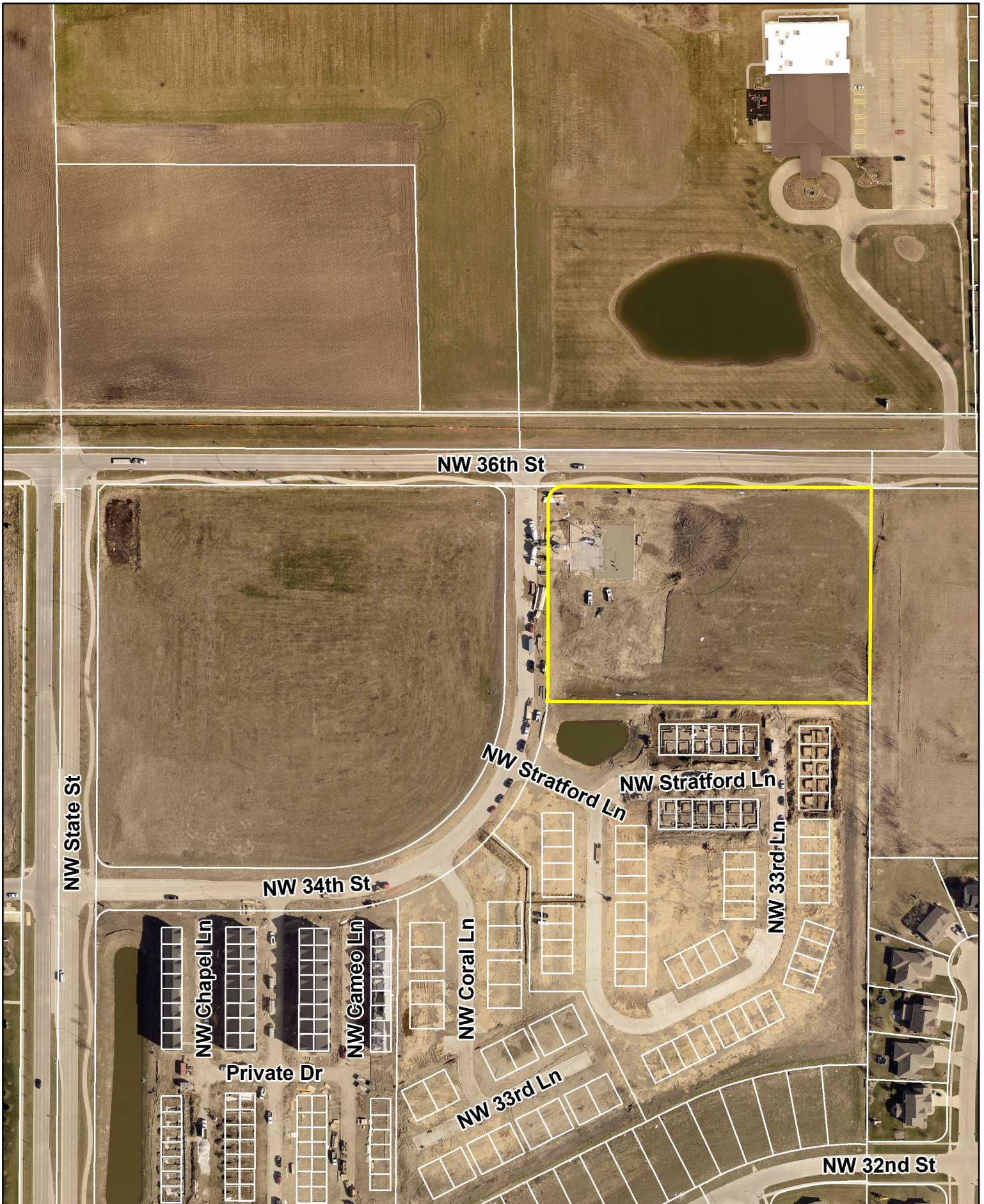
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1200 NW 36th Street, Aspen Ridge Foot/Ankle Clinic, subject to City Council approval of all necessary easements and public improvement documents.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 200 feet

Date: 3/24/2022

1200 NW 36th Street
Aspen Ridge Foot/Ankle Clinic

 **Ankeny**
bringing it all together.



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 5, 2022

Agenda Item: 1200 NW 36th Street – Aspen Ridge Foot/Ankle Clinic

Report Date: March 31, 2022 *ESC*

Prepared by: Laura Hutzell
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1200 NW 36th Street, Aspen Ridge Foot/Ankle Clinic, subject to City Council approval of all necessary easements and public improvement construction documents.

Project Summary:

The subject property is located at 1200 NW 36th Street and is located near the corner of NW 36th and NW 34th Street on Lot 2, Aspen Ridge Commercial Plat 1. Subject use of the property is for use as a medical clinic and shopping center. The parcel is 1.58 acres (+/-). The site is zoned C-1, Neighborhood Retail Commercial District. Properties to the north and east of the subject property are zoned R-1, One-Family Residence District, properties to the south are zoned R-3, Multiple-Family Residence District, with the properties to the west being zoned C-1, Neighborhood Retail Commercial District. The applicant is proposing to construct a new 9,950 square-foot building on the undeveloped site.

The exterior of the proposed building consist primarily of brick, stone, and fiber cement siding. The submitted elevations show the base of the building being comprised of stone and stone still. Additionally, there is a trash enclosure included with the site plan that will be constructed primarily of brick and stone to match the proposed building.

The submitted site plans shows parking on the north and south sides of the proposed building. The site plan shows a total of 89 standard parking stalls and 4 handicap parking stalls, which complies with the parking requirements for a development of this kind. The landscaping and open space shown on the site plans generally complies with the applicable regulations.

Access to the proposed site will come from NW 36th Street via a proposed right-in/right-out entrance and full access off of NW 34th Street. A five-foot sidewalk is provided on the north side of the building and parking area.

The site will be serviced by connecting to an existing six-inch water line along NW 36th Street. Additionally, the proposed building will connect to an existing eight-inch sanitary line on the north side of the site that will provide the proposed building with six-inch sanitary service. Storm water will drain to the storm water management area on the south side of the site before ultimately conveying into Rock Creek.

Site Plan Worksheet
1200 NW 36th Street – Aspen Ridge Foot/Ankle Clinic – 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 the site with the primary building façade facing north. Vehicular access to the site will come from NW 36th Street via a proposed right-in/right-out entrance and full access off of NW 34th Street. The building meets all required setbacks set forth by the C-1 zoning classification.

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

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

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

The site provides for adequate parking and circulation. The City's code requires a minimum of 51 parking stalls for a development of this kind. The proposed site plan provides a total of 89 standard parking stalls and 4 handicap parking stalls, meeting the minimum requirement.

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

Access to the site will come from NW 36th Street via a proposed right-in/right-out entrance off of NW 36th Street and full access off of NW 34th Street. A provided traffic memo reflects the estimated trips generated, which has been accepted.

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

Parking stalls are located on the north and south sides of the proposed building. Screening has been adequately provided.

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

There will be no additional outdoor storage with the exception of one trash enclosure located on the southwest side of the property. The trash enclosure will be constructed primarily of brick, stone, and metal to match the proposed building. There is a storm water management area on the south side of the property.

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 storm water management area south of the proposed building. Eventually, all storm water will outlet to Rock Creek.

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

The applicant is proposing to connect to an existing eight-inch water line to provide the site with six-inch water service. The site will utilize six-inch sanitary service from an existing eight-inch sanitary line on the north side of the property.

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

The site plans generally meet the open space requirements with the majority of the open space being provided on the south and west sides of the property.

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

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

B. Building Design

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

The proposed 9,950 square-foot building is comparable to other commercial developments along NW 36th Street and aligns with the regulations for the C-1 zoning district.

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

The proposed building materials consist of brick, stone, fiber cement siding, and glass. These materials are similar to other commercial developments along NW 36th Street.

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

There are no mechanical equipment or storage areas proposed with the exception of the proposed trash enclosure. The enclosure will be constructed of metal, stone, and brick to match the proposed building.

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

There is only one building being proposed on the site.

C. Signs

Location of signs have been shown on the submitted plans. 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 generally conform to the written regulations of the City.

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

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

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

The layout and circulation system for traffic in and around the site is appropriate. Access to the site will come from NW 36th Street via a proposed right-in/right-out entrance and full access off of NW 34th Street.

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

The proposed 9,950 square-foot building is comparable in scale and style to other commercial developments along NW 36th Street and conforms to the C-1 zoning district regulations. The building is constructed primarily of brick, stone, and fiber cement siding.

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.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 25, 2022

Planning & Zoning Commission
City of Ankeny
Community Development Department
220 W. 1st Street
Ankeny, Iowa 50021

RE: Aspen Ridge Foot/Ankle Clinic
1200 NW 36th Street
Site Plan Approval

Planning & Zoning Commission;

On behalf of Downing Construction, we respectfully submit a site plan for your approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-1 Neighborhood Retail Commercial District. The project is located at the southeast corner of NW 36th Street and NW 34th Street within the Aspen Ridge Commercial subdivision and sits on 1.58 Acres. The project features the construction of a 9,950 sf retail commercial building on Lot 2 of the subdivision.

Please accept this submittal for the next available Planning and Zoning Commission meeting. Please contact me should you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Justin Brown, Downing Construction
File

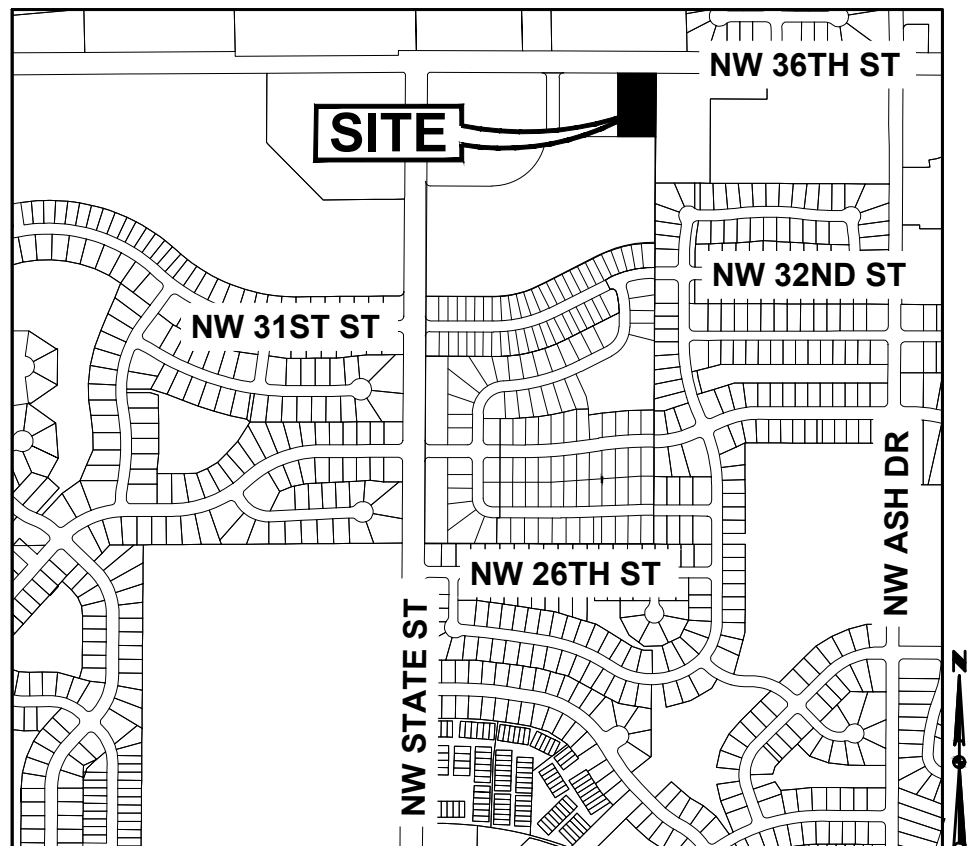
Enclosures

SITE PLAN FOR:
ASPEN RIDGE FOOT/ANKLE CLINIC

1200 NW 36TH STREET
ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



OWNER

JORDI PROPERTIES, LLC
CONTACT: KIRK JORDISON
412 NE HANOVER COURT
ANKENY, IOWA 50021
PH. (515) 720-1560

APPLICANT

DOWNING CONSTRUCTION
CONTACT: JUSTIN BROWN
509 EAST SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
PH. (515) 961-5386

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

DOWNING CONSTRUCTION
CONTACT: TOM BERKEMANN
509 EAST SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
PH. (515) 961-5386

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 03/04/2022
-SITE PLAN SUBMITTAL TO CITY #2: 03/25/2022
-FINAL SITE PLAN SUBMITTAL: 03/29/2022

LEGAL DESCRIPTION

PARCEL 2021-72, BOOK 18576, PAGE 696, LOT 2 ASPEN RIDGE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY IOWA.

ZONING

C-1 NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

1200 NW 36TH STREET

SITE DEVELOPMENT SUMMARY

SITE PLAN AREA=1.58 ACRES (68,907 SF)

ZONING:
SETBACKS:

FRONT = 35'
SIDE = 0' WEST, 25' EAST
REAR = 40' ANY REAR YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.

SCREENING:

NO PART OF ANY PARKING AREA SHALL BE CLOSER THAN FIVE FEET TO ANY ESTABLISHED STREET RIGHT-OF-WAY, ALLEY, OR PROPERTY LINE. IN CASE THE PARKING AREA ADJOINS ANY R DISTRICT, IT SHALL BE EFFECTIVELY SCREENED IN ACCORDANCE WITH THE STANDARD FOR AN OPAQUE SCREEN, TYPE "C" AS DESCRIBED IN SECTION 194.02(3)(C). IN CASE THE PARKING AREA ADJOINS A STREET RIGHT-OF-WAY OR IS LOCATED WITHIN A FRONT YARD IT SHALL BE EFFECTIVELY SCREENED THROUGH THE USE OF EARTHEN BERMS AND/OR LANDSCAPING TO A HEIGHT OF THIRTY INCHES.

PARKING:
CLINIC:

1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.
3,737 SF = 19 SPACES

SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT:

HIGH VOLUME TRAFFIC
1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
6,213 SF = 32 SPACES

TOTAL REQUIRED = 51 SPACES
TOTAL PROVIDED = 89 SPACES

ADA PARKING REQUIRED = 4 (INCLUDING 1 VAN ACCESSIBLE)
ADA PARKING PROVIDED = 4 (INCLUDING 1 VAN ACCESSIBLE)

ERU CALCULATION

47,404 SF OF IMPERVIOUS AREA / 4,000 = 12

DATE OF SURVEY

FEBRUARY 1, 2022

BENCHMARKS

ARROW ON HYDRANT ALONG EAST RIGHT OF WAY OF NW 34TH STREET APPROXIMATELY 60 FEET WEST OF SOUTHWEST CORNER OF PROJECT.

ELEVATION=986.97

BURY BOLT ON HYDRANT AT NORTHEAST QUAD OF INTERSECTION OF NW 36TH STREET AND NW STATE STREET.

ELEVATION=983.12

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = APRIL 2022
ANTICIPATED FINISH DATE = DECEMBER 2022

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	DETAILS
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	EROSION & SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]
USE AS CONSTRUCTED	(UAC)
ROOF DRAIN	[Symbol]

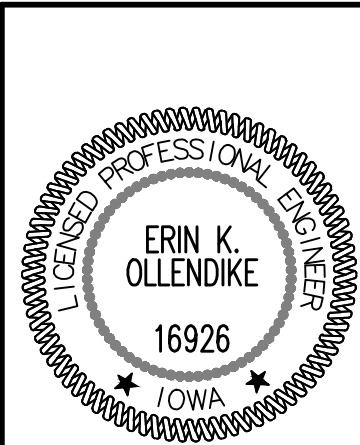
EXISTING

SANITARY MANHOLE	[Symbol]
WATER VALVE BOX	[Symbol]
FIRE HYDRANT	[Symbol]
WATER CURB STOP	[Symbol]
WELL	[Symbol]
STORM SEWER MANHOLE	[Symbol]
STORM SEWER SINGLE INTAKE	[Symbol]
STORM SEWER DOUBLE INTAKE	[Symbol]
FLARED END SECTION	[Symbol]
ROOF DRAIN/ DOWNSPOUT	[Symbol]
DECIDUOUS TREE	[Symbol]
CONIFEROUS TREE	[Symbol]
DECIDUOUS SHRUB	[Symbol]
CONIFEROUS SHRUB	[Symbol]
ELECTRIC POWER POLE	[Symbol]
GUY ANCHOR	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE W/ TRANSFORMER	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
ELECTRIC BOX	[Symbol]
ELECTRIC TRANSFORMER	[Symbol]
ELECTRIC MANHOLE OR VAULT	[Symbol]
TRAFFIC SIGN	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]
TELEPHONE MANHOLE/VAULT	[Symbol]
TELEPHONE POLE	[Symbol]
GAS VALVE BOX	[Symbol]
CABLE TV JUNCTION BOX	[Symbol]
CABLE TV MANHOLE/VAULT	[Symbol]
MAIL BOX	[Symbol]
BENCHMARK	[Symbol]
SOIL BORING	[Symbol]
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS 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 2022 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.



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.

ERIN K. OLLENDIKE, P.E. DATE

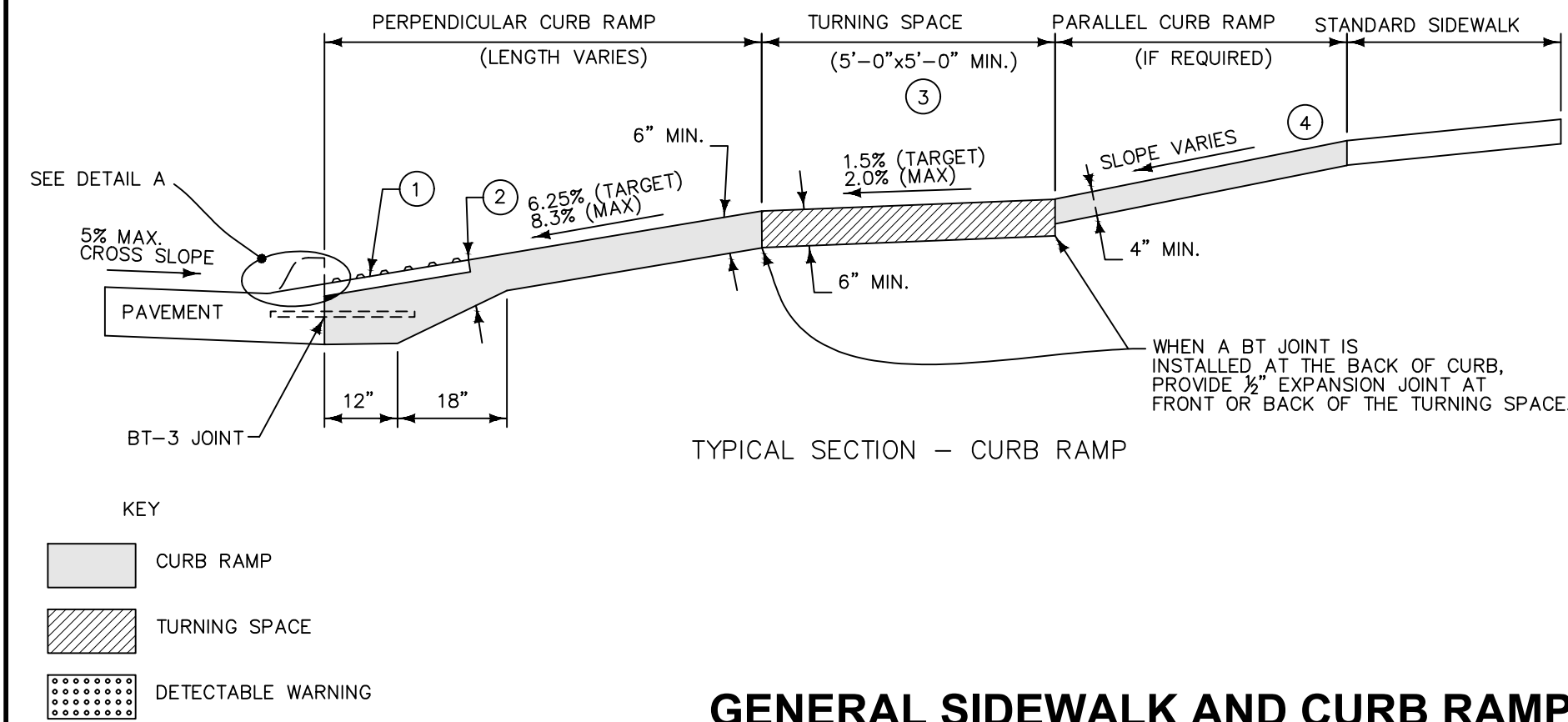
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MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
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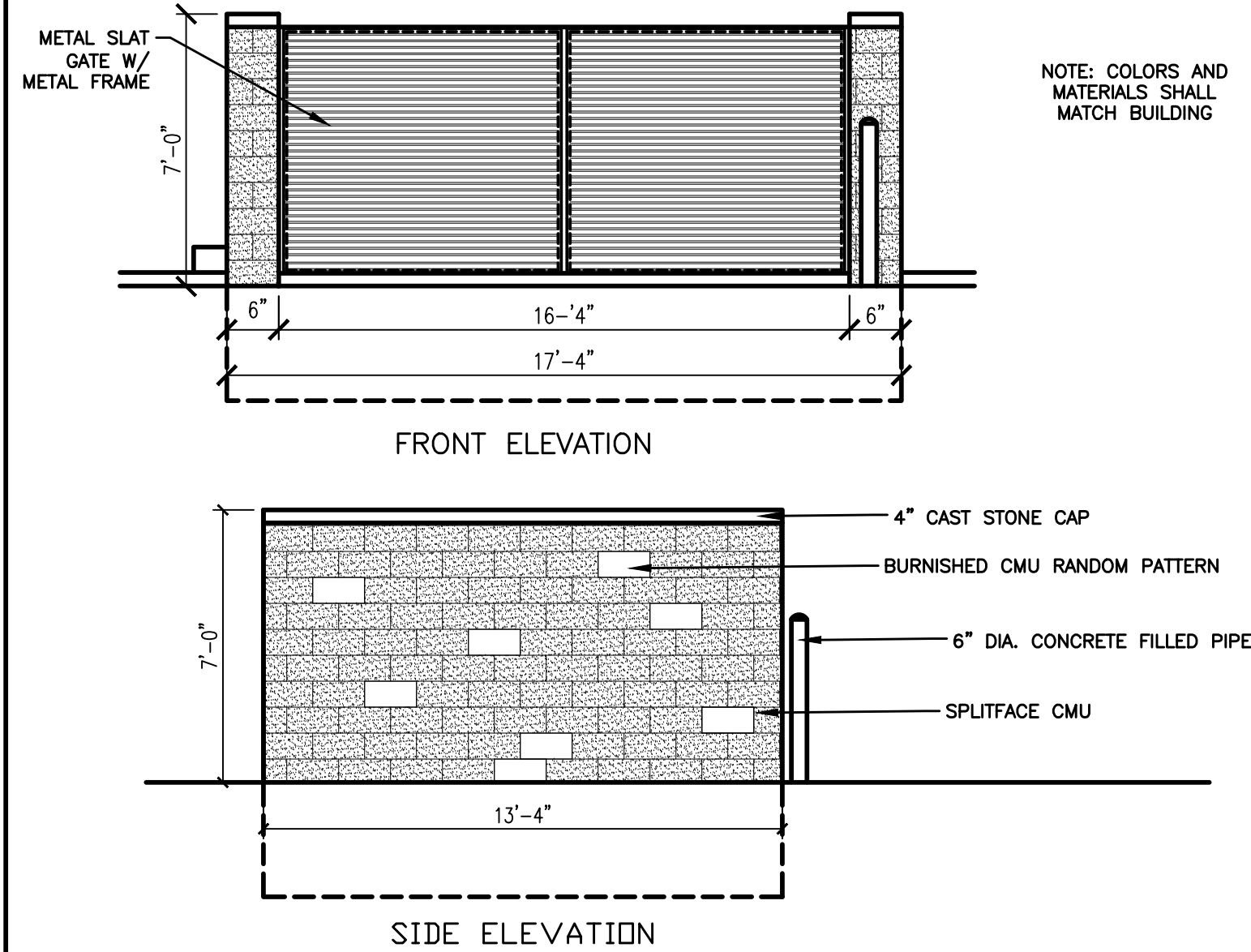
UTILITY WARNING

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.

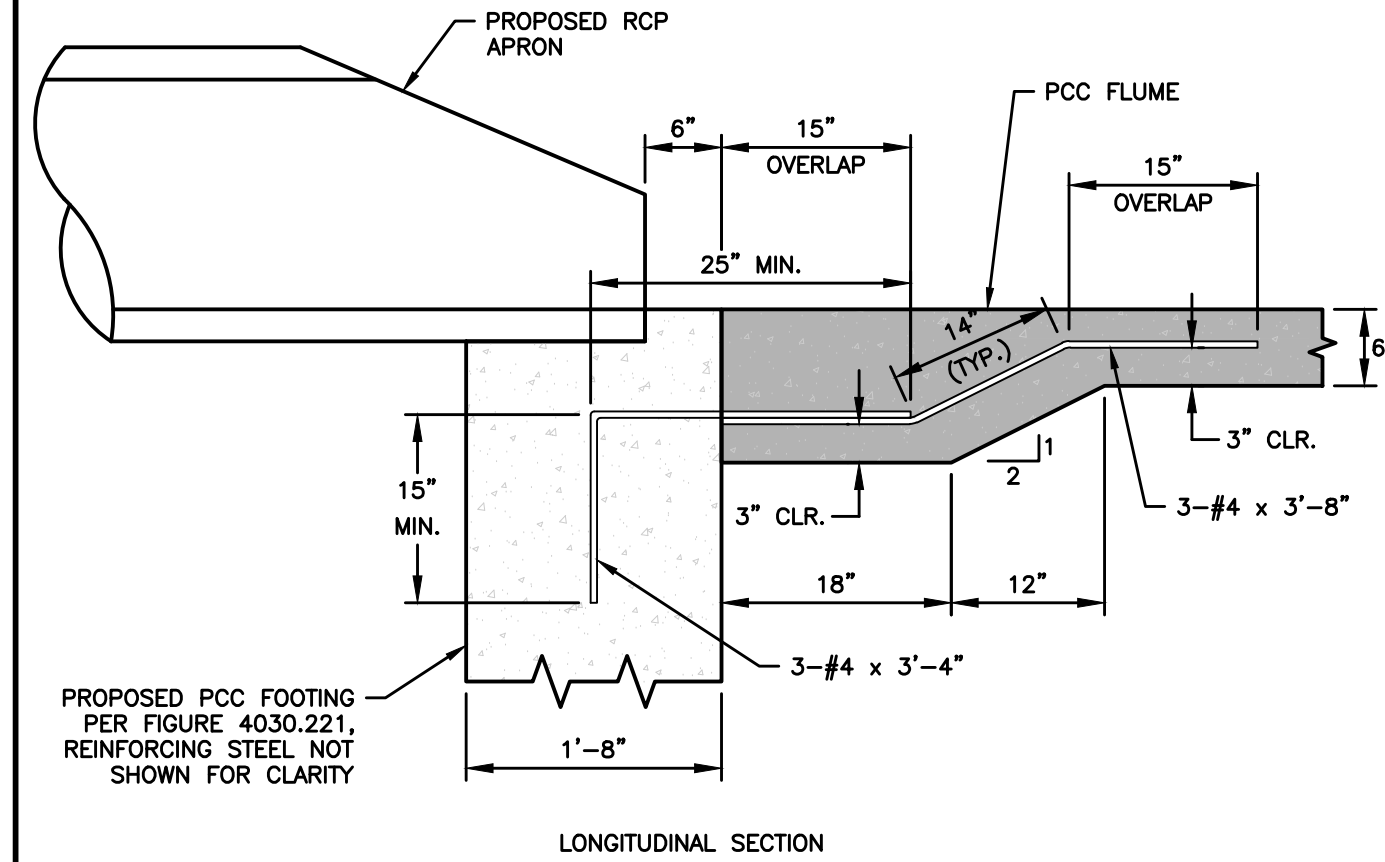
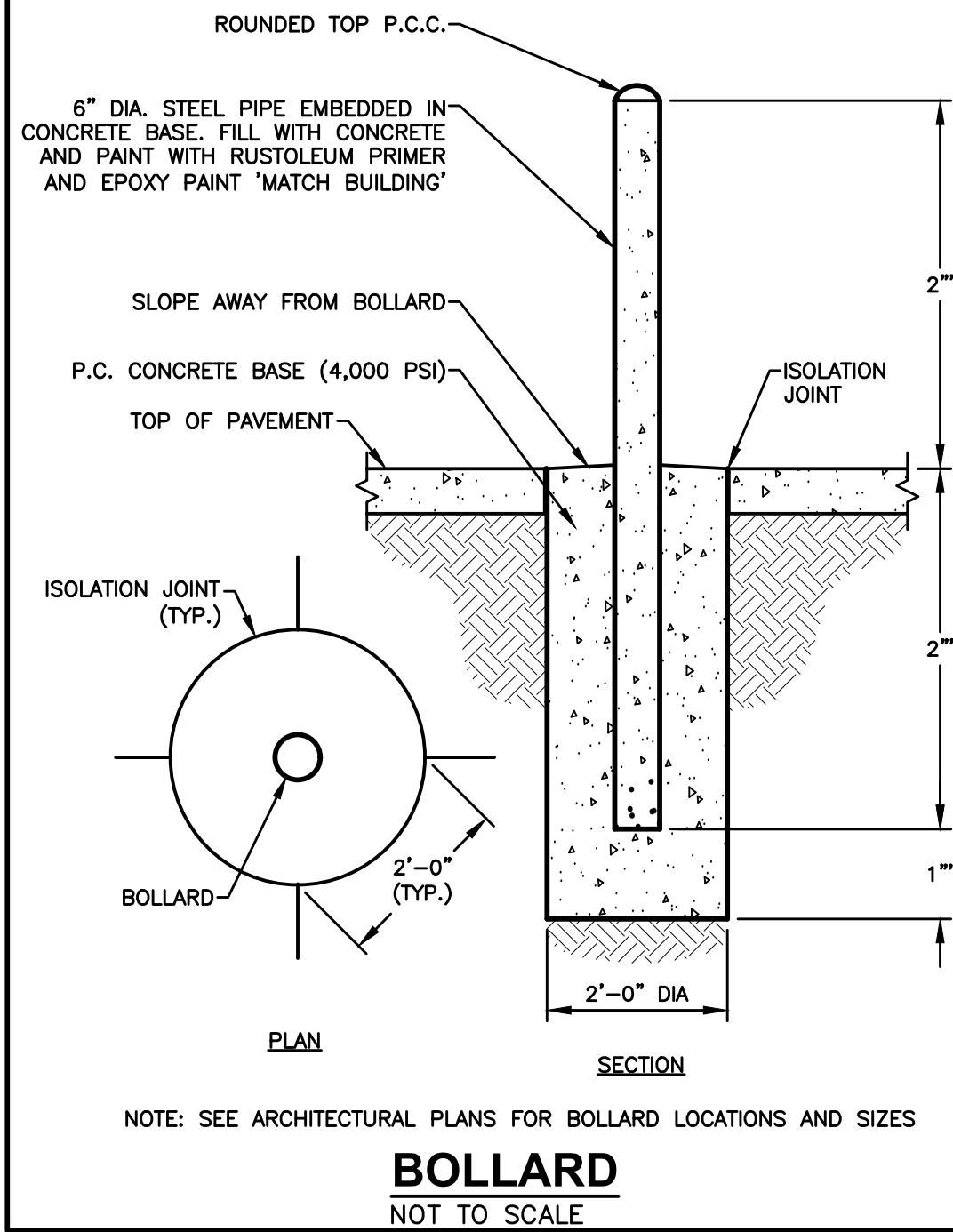
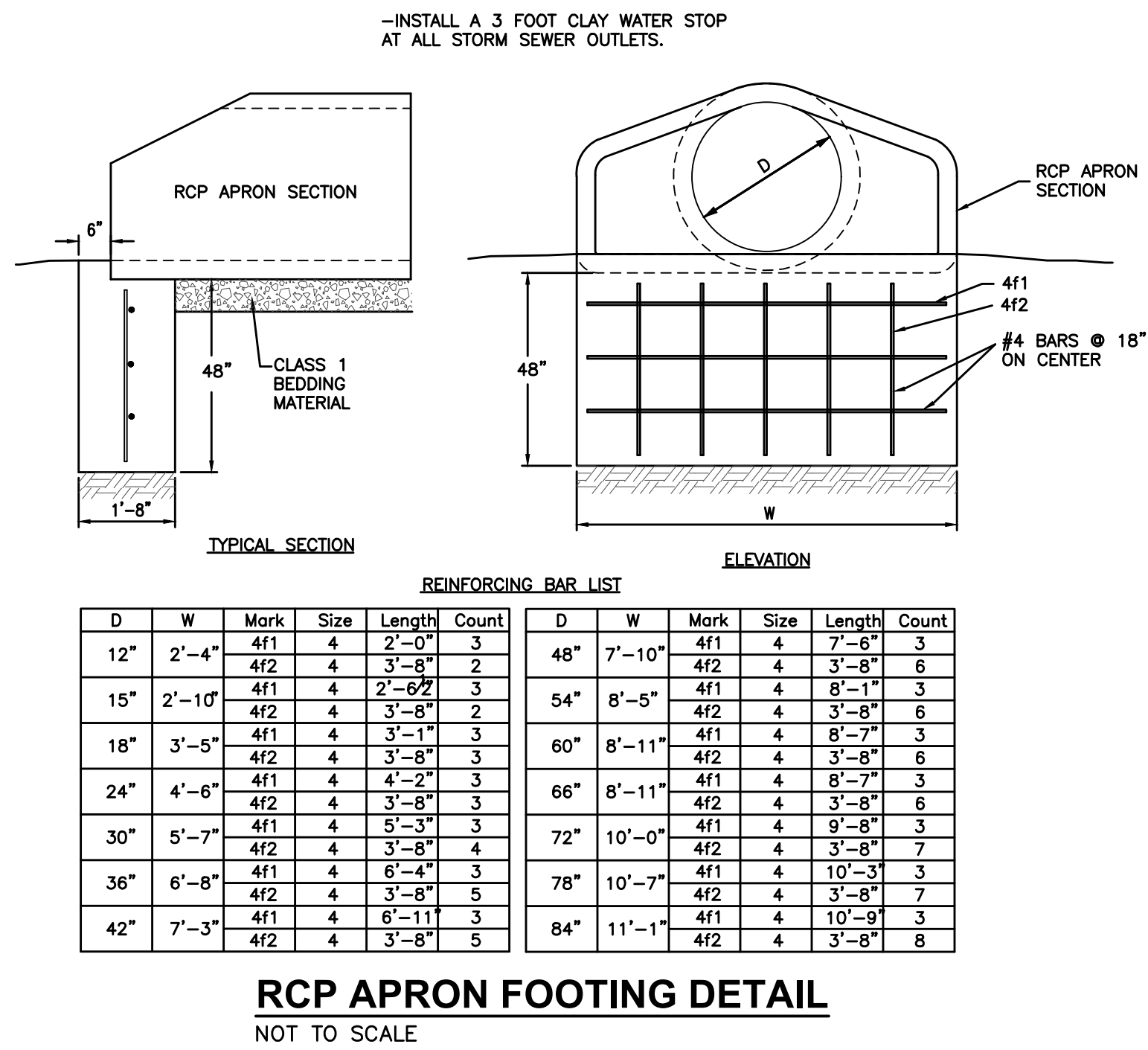




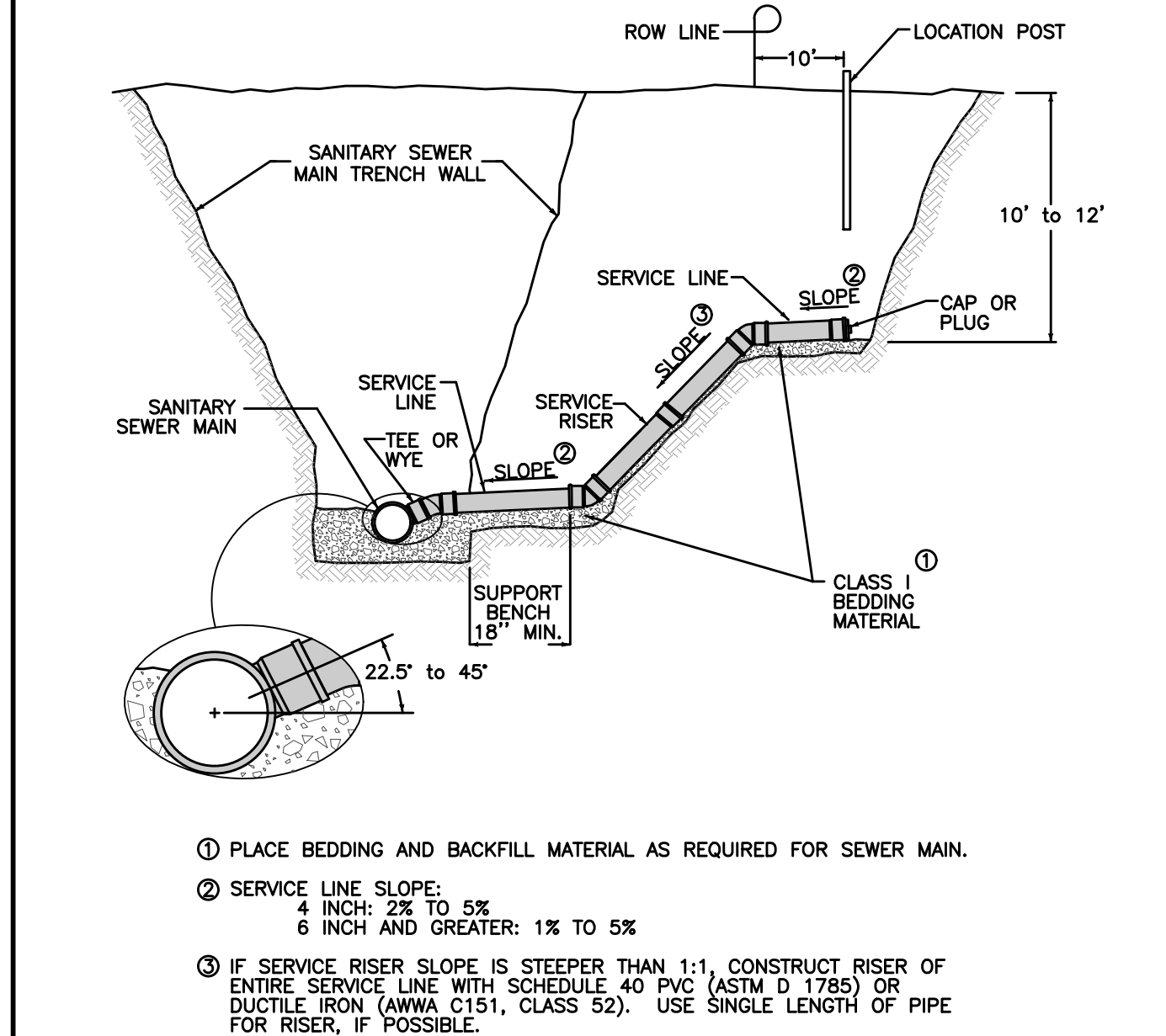
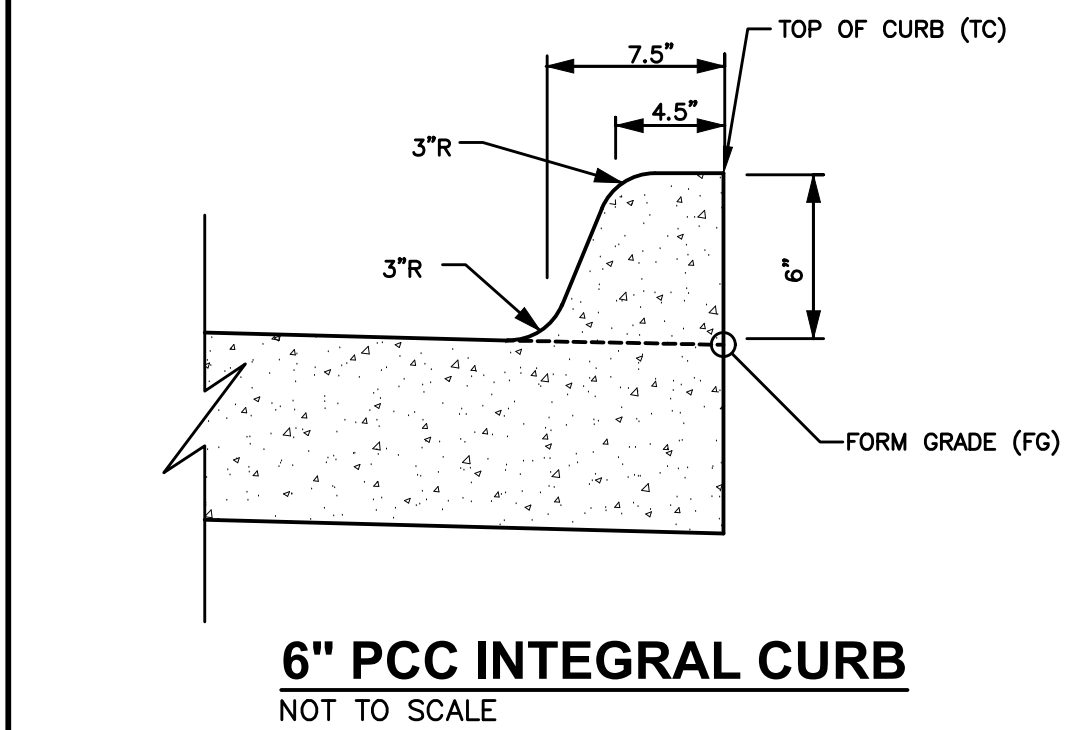
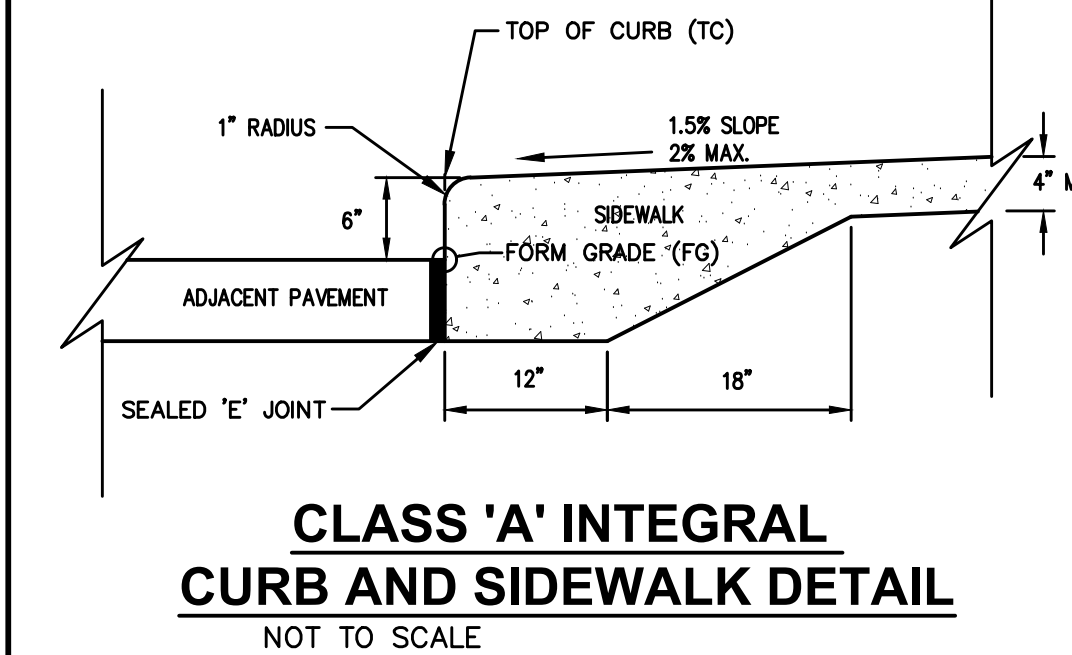
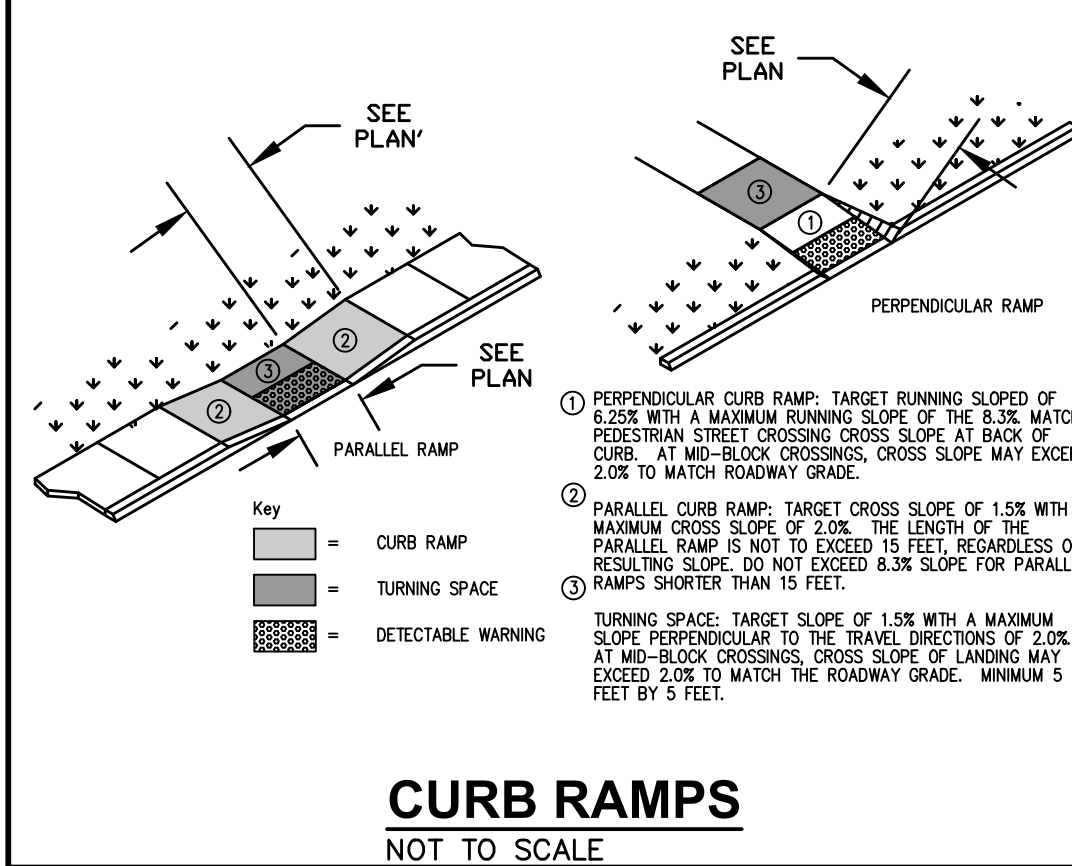
GENERAL SIDEWALK AND CURB RAMP DETAILS
NOT TO SCALE



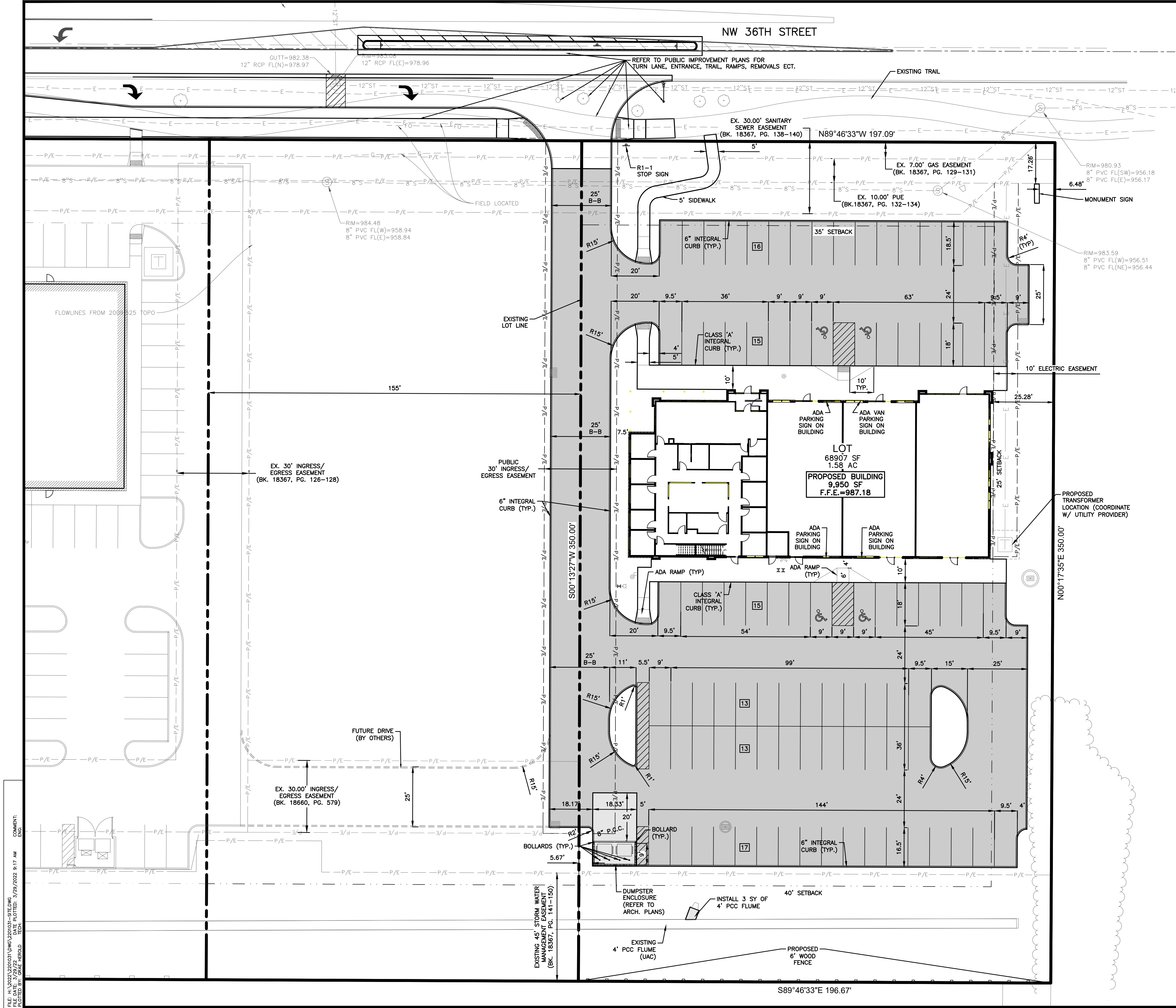
TRASH ENCLOSURE
NOT TO SCALE



PCC APRON AT FLUME DETAIL
NOT TO SCALE



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DATE: 3/24/2022 9:17 AM
DRAWN BY: JAC
CHECKED BY: GAC
PROJECT: ASPEN RIDGE FOOT/ANKLE CLINIC



GENERAL NOTES

- THE 2022 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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.
- 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROTECTED PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- 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.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- THE NW 36TH STREET TURN LANE IMPROVEMENTS NEED TO HAVE A WALK THROUGH FOR ACCEPTANCE PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL NOTES

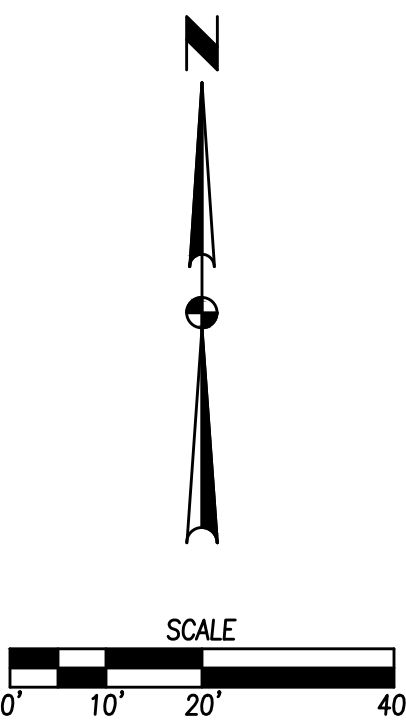
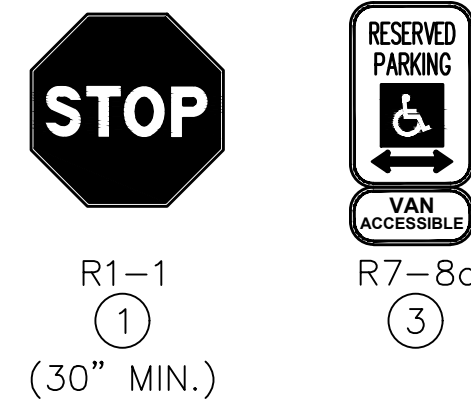
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
- IF ANY REGULATORY SIGNAGE MUST BE TEMPORARILY REMOVED, PROVIDE SIGNS ON TEMPORARY MOUNTINGS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNAGE TO THE CITY OF ANKENY STANDARDS.

PAVEMENT THICKNESS

- | | |
|-----------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 3. ACCESS DRIVES | 6" P.C.C. |
| 4. PARKING STALLS | 6" P.C.C. |
| 5. DUMPSTER ENCLOSURE & FRONT 20' | 8" P.C.C. |

*ALL PAVEMENT SHALL BE NON REINFORCED.

SIGN LEGEND





1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 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 SLOPE ELEVATION OF FINISHED SURFACE (FO) OR FINISHED GRADE (FG) SHALL BE MAINTAINED 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 SLOPE 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 1/3, TRANSVERSE 1/4.
13. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE. THE EXISTING PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

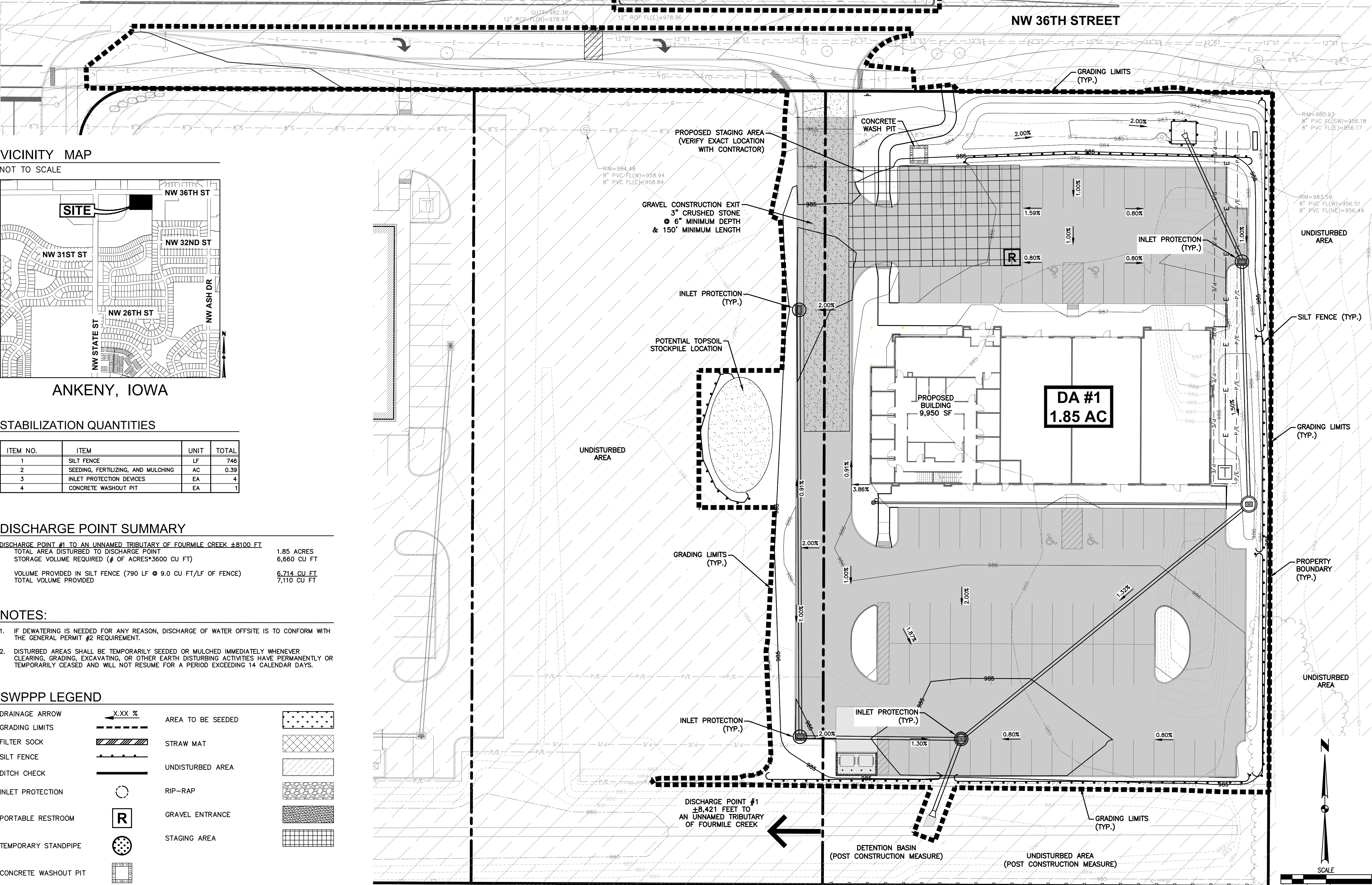


4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO EI:

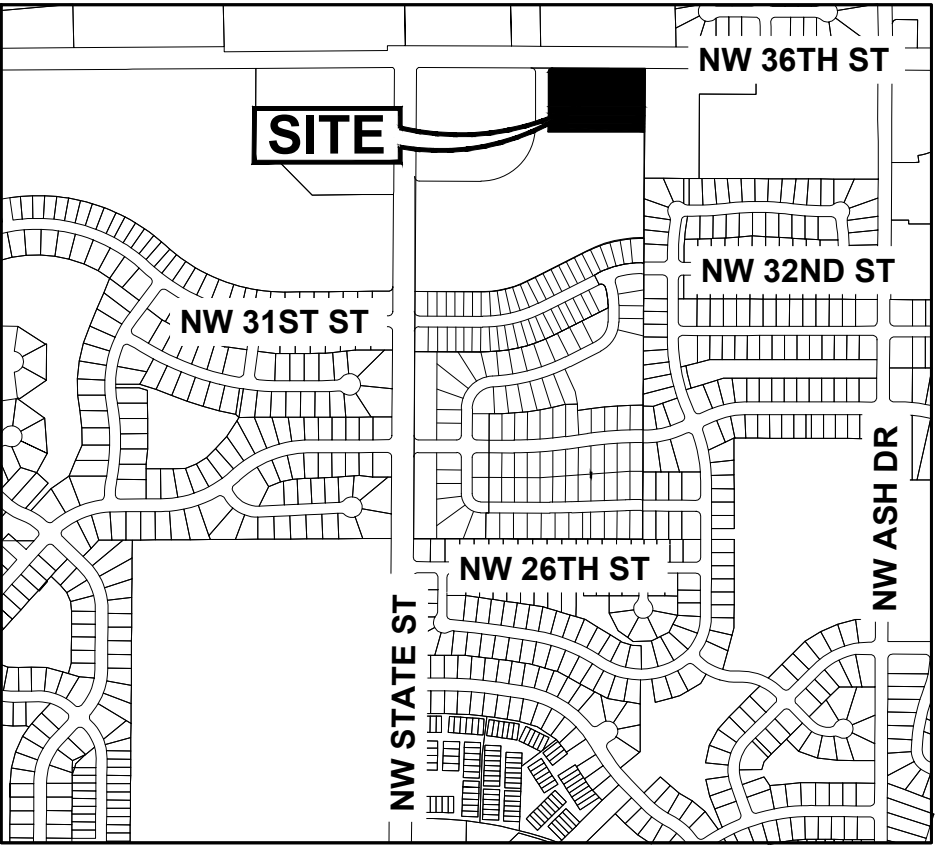


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ASPEN RIDGE FOOT/ANKLE CLINIC
EROSION AND SEDIMENT CONTROL PLAN



VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	746
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.39
3	INLET PROTECTION DEVICES	EA	4
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK ±8100 FT	1.85 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	6,660 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (790 LF @ 9.0 CU FT/LF OF FENCE)	6,714 CU FT
TOTAL VOLUME PROVIDED	7,110 CU FT

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 SEED 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.

SWPPP LEGEND

DRAINAGE ARROW	←X.XX %	AREA TO BE SEED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			

DATE

03/29/2022

03/25/2022

03/04/2022

REVISIONS

FINAL SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

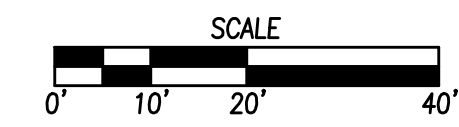
4121 NW URBANDALE DRIVE
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ENGINEER: EKO

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ENGINEER: EKO

ASPEN RIDGE FOOT/ANKLE CLINIC
1200 NW 36TH STREET
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 TRENCHES ACCORDING TO THE 2022 EDITION OF THE SDGAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
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.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER LINES AND WATER MAIN. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. 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 OWNER OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN 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 OTHER MAINTAINED UTILITIES OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS 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.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SDGAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTION.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. 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.
17. ENCASE THE WATER SERVICE CURB STOPS IN CONCRETE.
18. CONTRACTOR SHALL TELEVISION SANITARY SEWER MAIN AFTER SERVICE CONNECTION IS MADE AND PROVIDE ACCESS TO THE CITY FOR APPROVAL. A FULL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THIS IS PROVIDED.
19. THE 6" WATERLINE IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER FROM THE BUILDING TO THE 12-INCH WATER MAIN.



REVISIONS	DATE
FINAL SUBMITTAL	03/29/2022
SECOND SUBMITTAL	03/25/2022
FIRST SUBMITTAL	03/04/2022

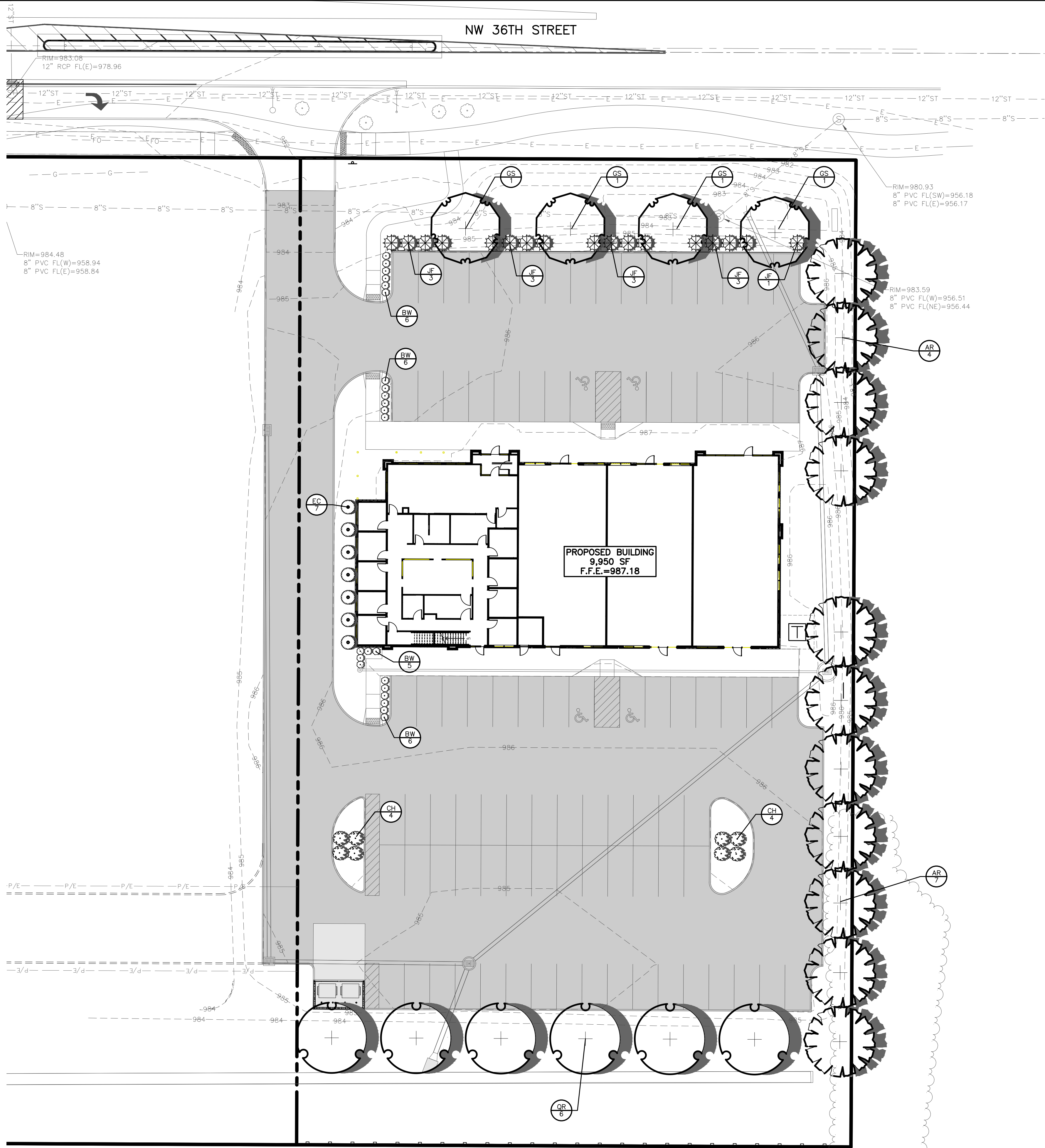
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO EI:



ASPEN RIDGE FOOT/ANKLE CLINIC
1200 NW 36TH STREET
UTILITY PLAN

6.0
2201031
GA

FILE: H:\2022\2201031\DWG\2201031-SITE.DWG
FILE DATE: 3/29/22
DATE PLOTTED: 3/29/2022 9:17 AM
COMMENT:
ENC.



LANDSCAPE NOTES

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

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:
SITE AREA = 68,907 SF
OPEN SPACE REQUIRED (20%) = 13,781 SF
OPEN SPACE PROVIDED (35%) = 23,132 SF

LANDSCAPING REQUIREMENT:
2 TREES AND 8 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE (4.59 PLANT UNITS)

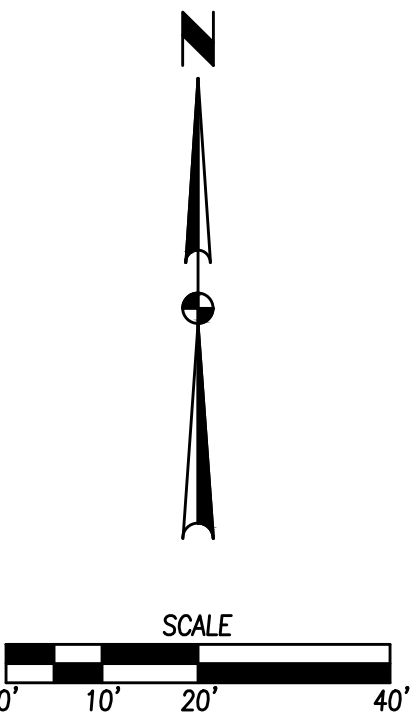
TREES REQUIRED = 10
TREE PROVIDED = 10
SHRUBS REQUIRED = 38
SHRUBS PROVIDED = 38

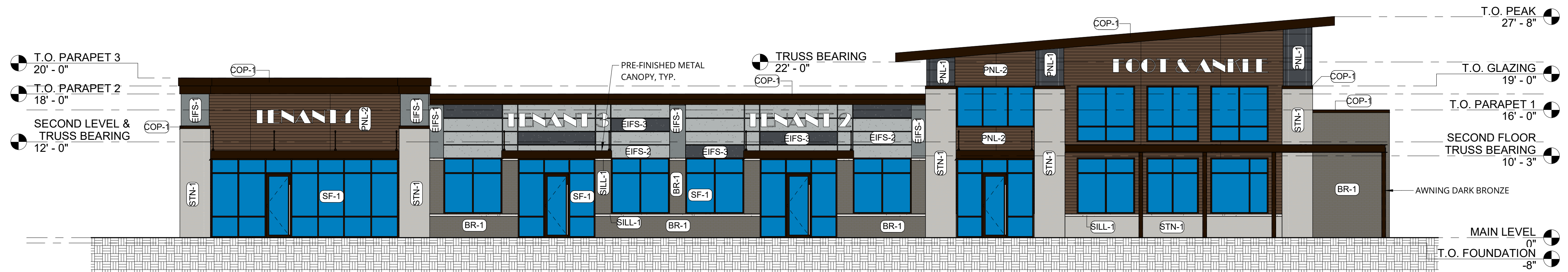
PAVEMENT SHADING REQUIREMENT:
PAVEMENT = 35,825 SF
35,825 SF x 20% = 7,165 SF
TREES REQUIRED: 7,165 SF / 706 = 11
TREES PROVIDED = 11

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

PROVIDED: 25 SHRUBS

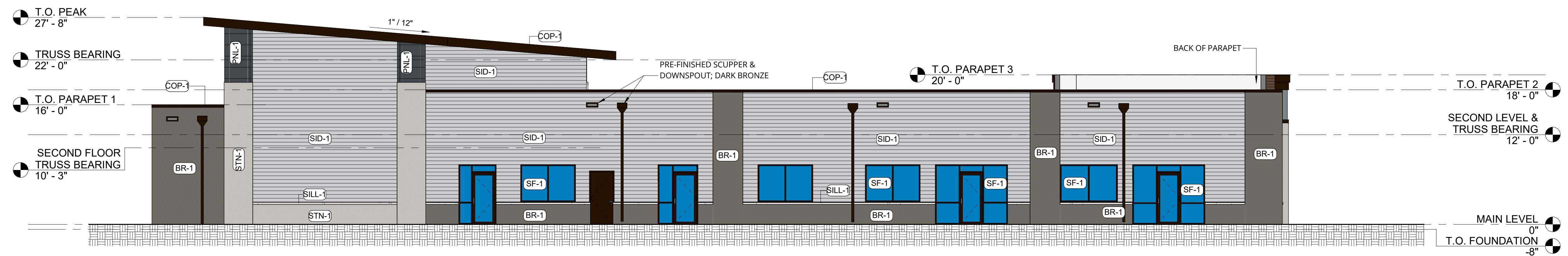
PLANT SCHEDULE					
OVERSTORY TREES		QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR		11	Red Maple	Acer rubrum	B&B, 2" CALIPER
GS		4	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QR		6	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW		23	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	18" HEIGHT
CH		8	Ivory Halo Dogwood	Cornus alba 'Ballhalo' TM	24" HEIGHT
EC		7	Compact Burning Bush	Euonymus alatus 'Compactus'	18" HEIGHT
JF		17	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT





COLOR - NORTH ELEVATION

1 SCALE: 1/8" = 1'-0"



COLOR - SOUTH ELEVATION

2 SCALE: 1/8" = 1'-0"

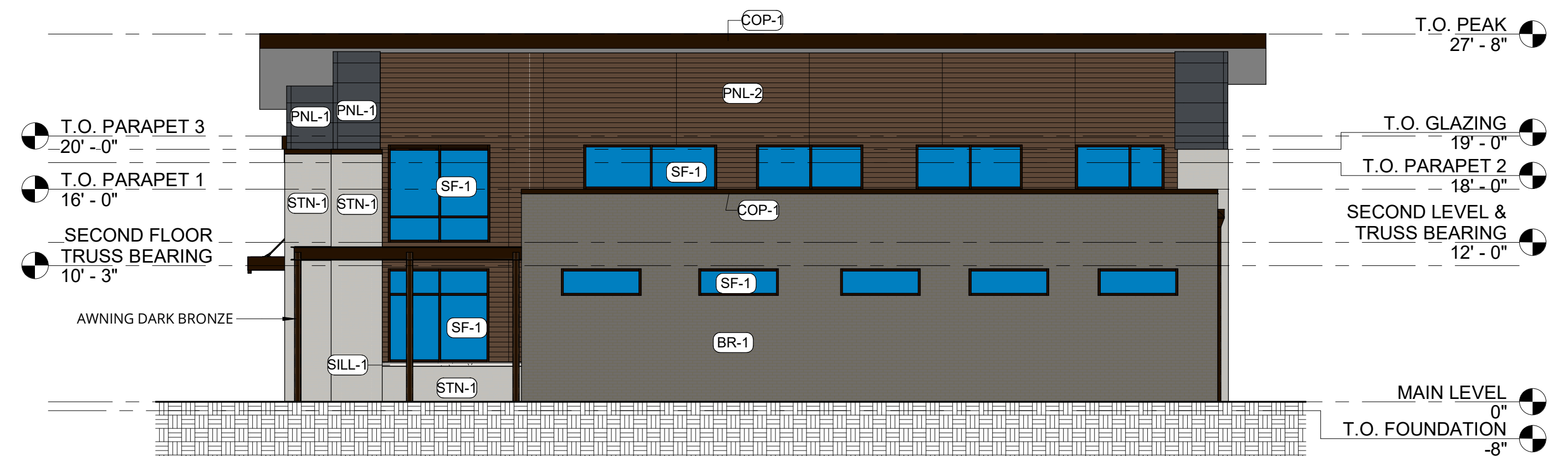
EXTERIOR MATERIAL SCHEDULE			
ELEVATION	MATERIAL AREA TOTAL SF.	PRIMARY MATERIALS SF.	PRIMARY MATERIAL PERCENTAGE
SOUTH ELEVATION- 40% REQUIRED	2924	1186	40%
NORTH ELEVATION - FRONT 60% REQUIRED	3081	1878	61%
EAST ELEVATION - 40% REQUIRED	1325	596	45%
WEST ELEVATION- 40% REQUIRED	1863	1249	67%

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
BR-1	BRICK: GLEN GERY; EBONITE VELOR; UTILITY SIZE IN 1/3 RUNNING BOND
COP-1	COPING: PRE-FINISHED METAL COPING; DARK BRONZE
EIFS-1	EXTERIOR INSULATION & FINISH SYSTEM (EIFS) COLOR: SW-7655 STAMP CONCRETE
EIFS-2	EXTERIOR INSULATION & FINISH SYSTEM (EIFS) COLOR: SW-2850 CHELSEA GRAY
EIFS-3	EXTERIOR INSULATION & FINISH SYSTEM (EIFS) COLOR: SW-7068 GRIZZLE GRAY
MTL-1	METAL ROOF: PRE-FINISHED STANDING SEAM METAL ROOF; DARK BRONZE
PNL-1	ARCH. PANEL: NICHHA; WOOD SERIES; ROUGHSAWN; TOBACCO; INSTALLED HORTIZ.
PNL-2	ARCH. PANEL: NICHHA; DESIGNER SERIES; ILLUMINATION; COLOR TO MATCH EIFS-3; INSTALLED HORTIZ.
SF-1	STOREFRONT: PRE-FINISHED ALUMINUM STOREFRONT; DARK BROZNE/ W/ CLEAR LOW-E GLAZING
SID-1	SIDING: LP 7" REVEAL LAP SIDING W/ CEDAR FINISH; COLOR TO MATCH EIFS-2
SILL-1	STONE SILL: CAST STONE SILL COLOR TO TBD.
STN-1	STONE: GLEN GERY; CASHMERE STACKSTONE, INSTALL: DRY STACK



COLOR - EAST ELEVATION

3 SCALE: 1/8" = 1'-0"



COLOR - WEST ELEVATION

4 SCALE: 1/8" = 1'-0"



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5001 NW 18th Street - Ankeny Elementary #12 Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

A cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 5001 NW 18th Street, Ankeny Elementary #12, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in

an amount estimated to be \$8,675.62.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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





*Plan and Zoning Commission
Staff Report*

Meeting Date: April 5, 2022

Agenda Item: 5001 NW 18th Street – Ankeny Elementary #12 – Site Plan
Report Date: March 29, 2022
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 5001 NW 18th Street, Ankeny Elementary #12, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.

Project Summary:

The property at 5001 NW 18th Street is located south of NW 18th Street and west of NW Abbie Drive—on Lot 65, The Grove Plat 3. The 15.23-acre subject site is zoned R-3, Multiple-Family Residence District, restricted to single-family detached dwellings; and is surrounded by properties to the west, south, and east which are zoned the same, while properties to the north are zoned AT, Agricultural Transition District, under Polk County. The proposed development includes a 96,568 square-foot (+/-) elementary school; trash enclosure; associated parking, drive aisles, and pavement widening on NW Spruce Drive; landscaping; storm water management; playground area; pedestrian connections and sidewalk upsizing; utility service connections; and associated site improvements.

Project Report:

The site will be primarily accessed from NW Spruce Drive, with an additional access from NW 18th Street. These accesses lead to two parking areas providing 139 and 26 parking stalls, respectively, totaling 165 parking stalls. Traffic for this site was addressed in the approved traffic study, which includes pavement widening along NW Spruce Drive for a northbound left-turn lane onto NW 18th Street; and the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive via development agreement with the City of Ankeny.

Pedestrians may access the site by a proposed 10-foot sidewalk along NW Spruce Drive; as well as an eight-foot sidewalk along NW Spruce Drive, which the applicant has requested City cost participation for the upsizing of, in an amount estimated to be \$8,675.62. 10-foot sidewalk along NW 18th Street will be installed with the future CIP construction of NW 18th Street in 2022. All three sidewalks installed along public rights-of-way will be extended into and throughout the site.

The proposed 96,568 square-foot building will be a maximum height of 30 feet to the uppermost point, and will be constructed with varied colors of brick and metal paneling. The building is required to provide 40% of primary materials on the west, north, and east elevations along public rights-of-way; and 10% of primary

materials on the south elevation. The proposed building materials, as shown on the submitted elevations, conform to Section 192.02.3.B. The elevations provide a three-foot high continuous base of permanent materials around the entire perimeter of the building. One trash enclosure will be located west of the proposed building, which will be treated with colored brick to complement the building.

The site plan meets all requirements by code. The landscaping shown on the site plan provides headlight screening adjacent to NW Spruce Drive and NW 18th Street, as well as the residential properties to the south of the looped drive near the NW Spruce Drive access. There is no monument sign location indicated on the site plan, but the north elevation includes conceptual building signage. All signs will be approved through the sign permitting process.

New utility service connections and stormwater management will be installed with this development. Eight-inch water main will be extended from the existing eight-inch water main along NW Spruce Drive to serve the site. Eight-inch sanitary sewer exists in the eastern portion of the subject site, which will be utilized to carry wastewater southerly off-site along NW Abbie Drive and into the Rock Creek Interceptor. Stormwater for the proposed development will be primarily directed to the southeastern dry-bottom detention basin, with the northern portion of the site directing stormwater to the northeastern dry-bottom detention basin. The southeastern detention basin will outlet southerly off-site via storm sewer, which will flow through a series of wet-bottom detention ponds in The Grove development before ultimately being conveyed via open channel into Saylorville Lake. The northeastern detention basin will outlet easterly off-site via storm sewer along NW 18th Street, before ultimately being conveyed into Rock Creek.

**Site Plan Worksheet
5001 NW 18th Street
Ankeny Elementary #12**

The site plan regulations in the zoning ordinance 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 will be primarily accessed from NW Spruce Drive, with an additional access from NW 18th Street. These accesses lead to two parking areas providing 139 and 26 parking stalls, respectively, totaling 165 parking stalls. Traffic for this site was addressed in the approved traffic study, which includes pavement widening along NW Spruce Drive for a northbound left-turn lane onto NW 18th Street; and the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive via development agreement with the City of Ankeny.

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

The site plan conforms with the landscaping and parking lot requirements of the code. Eight-foot and 10-foot sidewalks around the site will enhance the existing and future streetscape with the construction of NW 18th Street.

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

The site provides for adequate parking and circulation. The proposed site plan includes a dedicated drop-off/pick-up aisle and 139 parking stalls from the NW Spruce Drive access, and 26 parking stalls from the NW 18th Street access. Pedestrians may access the site by a proposed 10-foot sidewalk along NW Spruce Drive; as well as an eight-foot sidewalk along NW Spruce Drive, which the applicant has requested City cost participation for the upsizing of, in an amount estimated to be \$8,675.62. 10-foot sidewalk along NW 18th Street will be installed with the future CIP construction of NW 18th Street in 2022. All three sidewalks installed along public rights-of-way will be extended into and throughout the site.

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

The site will be accessed from NW Spruce Drive and NW 18th Street. These accesses lead to two separate parking areas. Traffic for this site was addressed in the approved traffic study, which includes pavement widening along NW Spruce Drive for a northbound left-turn lane onto NW 18th Street; and the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive via development agreement with the City of Ankeny.

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

Parking is located northeast and west of the proposed building. Headlight screening will be provided adjacent to NW Spruce Drive and NW 18th Street, as well as the residential properties to the south of the looped drive near the NW Spruce Drive access to meet the requirements for off-street parking as stated in Chapter 194.01.

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

One trash enclosure will be located west of the proposed building, which will be treated with colored brick to complement the building.

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

All services to the building will be underground.

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

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

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

Stormwater for the proposed development will be primarily directed to the southeastern dry-bottom detention basin, with the northern portion of the site directing stormwater to the northeastern dry-bottom detention basin. The southeastern detention basin will outlet southerly off-site via storm sewer, which will flow through a series of wet-bottom detention ponds in The Grove development before ultimately being conveyed via open channel into Saylorville Lake. The northeastern detention basin will outlet easterly off-site via storm sewer along NW 18th Street, before ultimately being conveyed into Rock Creek.

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

Eight-inch water main will be extended from the existing eight-inch water main along NW Spruce Drive to serve the site. Eight-inch sanitary sewer exists in the eastern portion of the subject site, which will be utilized to carry wastewater southerly off-site along NW Abbie Drive and into the Rock Creek Interceptor.

- 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.**

This site provides open space primarily on the south portion of the site for outdoor recreation and stormwater detention.

- 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 96,568 square-foot building will be a maximum height of 30 feet to the uppermost point. The scale and position of the proposed building is appropriate for its proximity to neighboring residential properties.

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

The proposed building will be constructed with varied colors of brick and metal paneling. The building is required to provide 40% of primary materials on the west, north, and east elevations along public rights-of-way; and 10% of primary materials on the south elevation. The proposed building materials, as shown on the submitted elevations, conform to Section 192.02.3.B. The elevations provide a three-foot high continuous base of permanent materials around the entire perimeter of the building.

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.

Rooftop mechanical equipment is shown on the submitted elevations, and will be screened from adjacent properties and public view with metal paneling. One trash enclosure will be located west of the proposed building, and will be treated with colored brick to complement the building.

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

There is only one proposed building on this site. The submitted elevations meet Code, providing a continuous three-foot high permanent base around the perimeter of the building.

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.**

Signage shown is conceptual only, and any proposed sign designs and allowances will be determined with future sign permits.

- 2. Building signs shall be designed as an integral architectural element of the building.**

One building sign has been indicated on the submitted building elevations, and is conceptual only. Any proposed building sign designs and allowances will be determined with future sign permits.

- 3. Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

No ground sign has been indicated on the site plan, but any proposed ground sign design and allowance will be determined with future sign permits.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

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 submitted plans 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 building meets all setbacks required by code, and site features are located to minimize negative impacts of institutional development on neighboring residential properties to the south.

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

The proposed access, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site.

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

The proposed 96,568 square-foot building will be a maximum height of 30 feet to the uppermost point, and will be constructed with varied colors of brick and metal paneling. The building is required to provide 40% of primary materials on the west, north, and east elevations along public rights-of-way; and 10% of primary materials on the south elevation. The proposed building

materials, as shown on the submitted elevations, conform to Section 192.02.3.B. The elevations provide a three-foot high continuous base of permanent materials around the entire perimeter of the building.

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

December 10, 2021

City of Ankeny Plan and Zoning Commission
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Ankeny Elementary #12 – Request for Site Plan Review and Approval

Dear Plan and Zoning Commission Members:

On behalf of Ankeny Community School District, we respectfully request your review and approval of the enclosed Site Plan for the proposed Ankeny Elementary #12.

Ankeny Elementary #12 Site Plan is proposed at 5001 NW 18th Street. The property is comprised of 15.23 acres of land and is zoned R-3. The Applicant wishes to construct a single-story elementary school on the site. Primary access to the site is planned off of NW Spruce Drive to the site's west, while bus access is planned off of NW 18th Street to the site's north. Outdoor recreation and exercise space is planned along the south side of the building.

Proposed improvements to the site include parking, driveways, site utilities, and landscaping. Public utilities exist and services are stubbed to the property. Therefore, no public improvements are anticipated to serve the project. A southbound left turn lane is proposed on NW Spruce Drive, between NW 18th Street and the site's west entrance onto NW Spruce Drive.

Please accept this submittal for review and approval at the December 21, 2021 Plan and Zoning Commission meeting.

Please contact our office should you need any additional information or if you have any questions.

Sincerely,

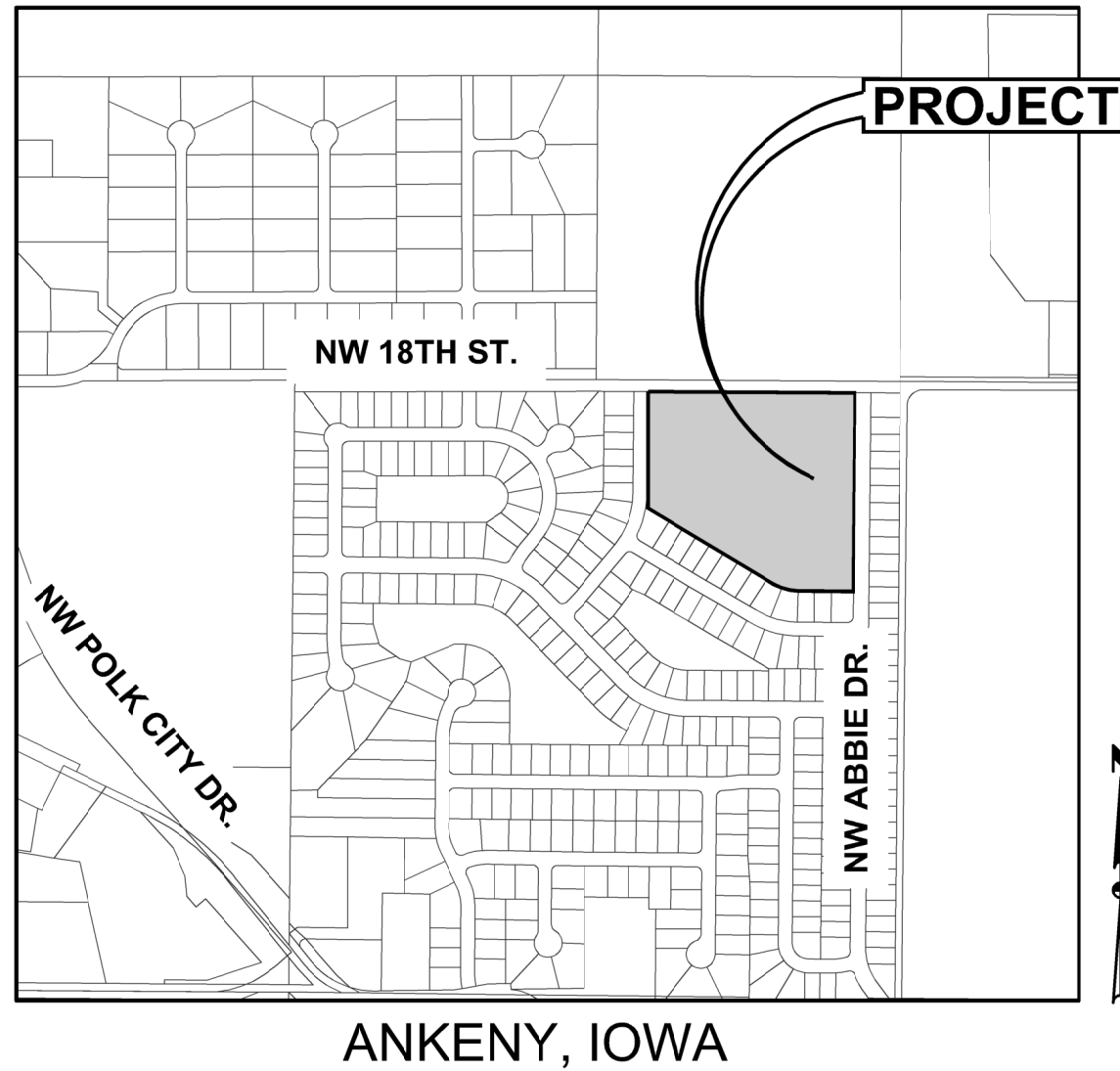
CIVIL DESIGN ADVANTAGE

Keith Weggen, ASLA

Copy: Tim Simpkins, ACSD
Alec Hoppe, FRK Architects + Engineers
File

SITE PLAN FOR:
ANKENY ELEMENTARY SCHOOL #12
ANKENY, IOWA

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

LOT 65 IN THE GROVE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

ZONING

R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE-FAMILY DETACHED DWELLINGS)

DEVELOPMENT SUMMARY

SITE AREA
TOTAL SITE AREA: 663,312 SF (15.23 ACRES)

OPEN SPACE:
OPEN SPACE REQUIRED 132,662 SF (20%)
OPEN SPACE PROVIDED 396,264 SF (60%)

IMPERVIOUS AREA ON PROPERTY:
BUILDING: 96,568 SF
SIDEWALK: 54,186 SF
HEAVY DUTY: 69,039 SF
MEDIUM DUTY: 18,196 SF
LIGHT DUTY: 29,059 SF
TOTAL: 267,048 SF

PARKING REQUIRED:
2 SPACES PER CLASSROOM (42 CLASSROOMS)
STANDARD: 84 SPACES
ACCESSIBLE: 5 SPACES
TOTAL: 89 SPACES

PARKING PROVIDED:
STANDARD: 159 SPACES
ACCESSIBLE: 6 SPACES
TOTAL: 165 SPACES

ERU CALCULATION

267,048 SF OF IMPERVIOUS AREA/4,000 = 67
*ERU MAXIMUM= 60

INDEX OF SHEETS

- | | |
|-----------|-------------------------------------|
| NO. | DESCRIPTION |
| C1.0 | TITLE SHEET |
| C1.1 | TOPOGRAPHIC SURVEY/ DEMOLITION PLAN |
| C2.1 | DIMENSION REFERENCE PLAN |
| C2.2–C2.5 | DIMENSION PLAN |
| C3.1 | GRADING REFERENCE PLAN |
| C3.2–C3.5 | GRADING PLAN |
| C4.1 | EROSION AND SEDIMENT CONTROL PLAN |
| C5.1 | UTILITY REFERENCE PLAN |
| C5.2–C5.5 | UTILITY PLAN |
| C6.1–C6.2 | CIVIL DETAILS |
| L1.1 | LANDSCAPE PLAN REFERENCE |
| L1.2–L1.5 | LANDSCAPE PLAN |
| L2.1 | LANDSCAPE DETAILS |

GENERAL LEGEND

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

OWNER/APPLICANT

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IOWA 50023-3033
CONTACT: TIM SIMPKINS
EMAIL: TIM.SIMPKINS@ANKENYSCHOOLS.ORG
PH: (515) 369-4400
PH: 515-965-9600

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLEM@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

ARCHITECT

FRK ARCHITECT + ENGINEERS
2800 WESTOWN PARKWAY SUITE 340
WEST DES MOINES, IOWA 50266
CONTACT: JOHN DARVEAU
EMAIL: JDARVEAU@FRK-AE.COM
PH: 515-223-5100

DATE OF SURVEY

JULY 17, 2021

BENCHMARKS

BURY BOLT ON HYDRANT AT NORTHEAST CORNER OF
NW WEIGEL DRIVE AND 5TH STREET.
ELEVATION=1004.00

SUBMITTAL DATES

FIRST SUBMITTAL: 11/12/2021
SECOND SUBMITTAL: 12/10/2021
THIRD SUBMITTAL: 03/28/2022



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 COMPREHEND 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.

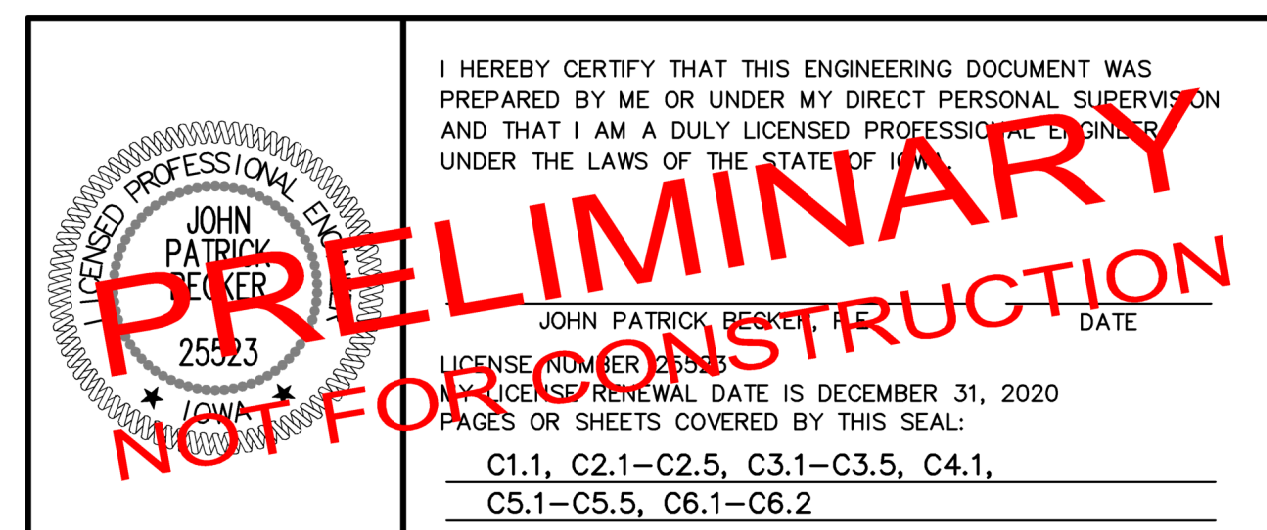
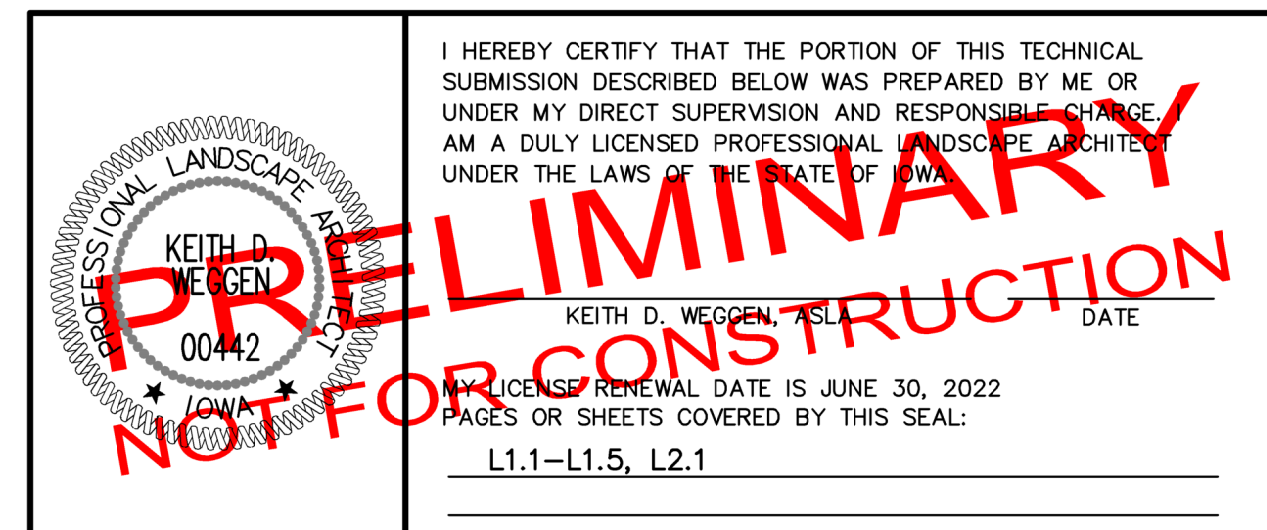


REFER TO ALLENDER BUTZKE ENGINEERS INC. REPORT NO. 211340 FOR GEOTECHNICAL REQUIREMENTS.

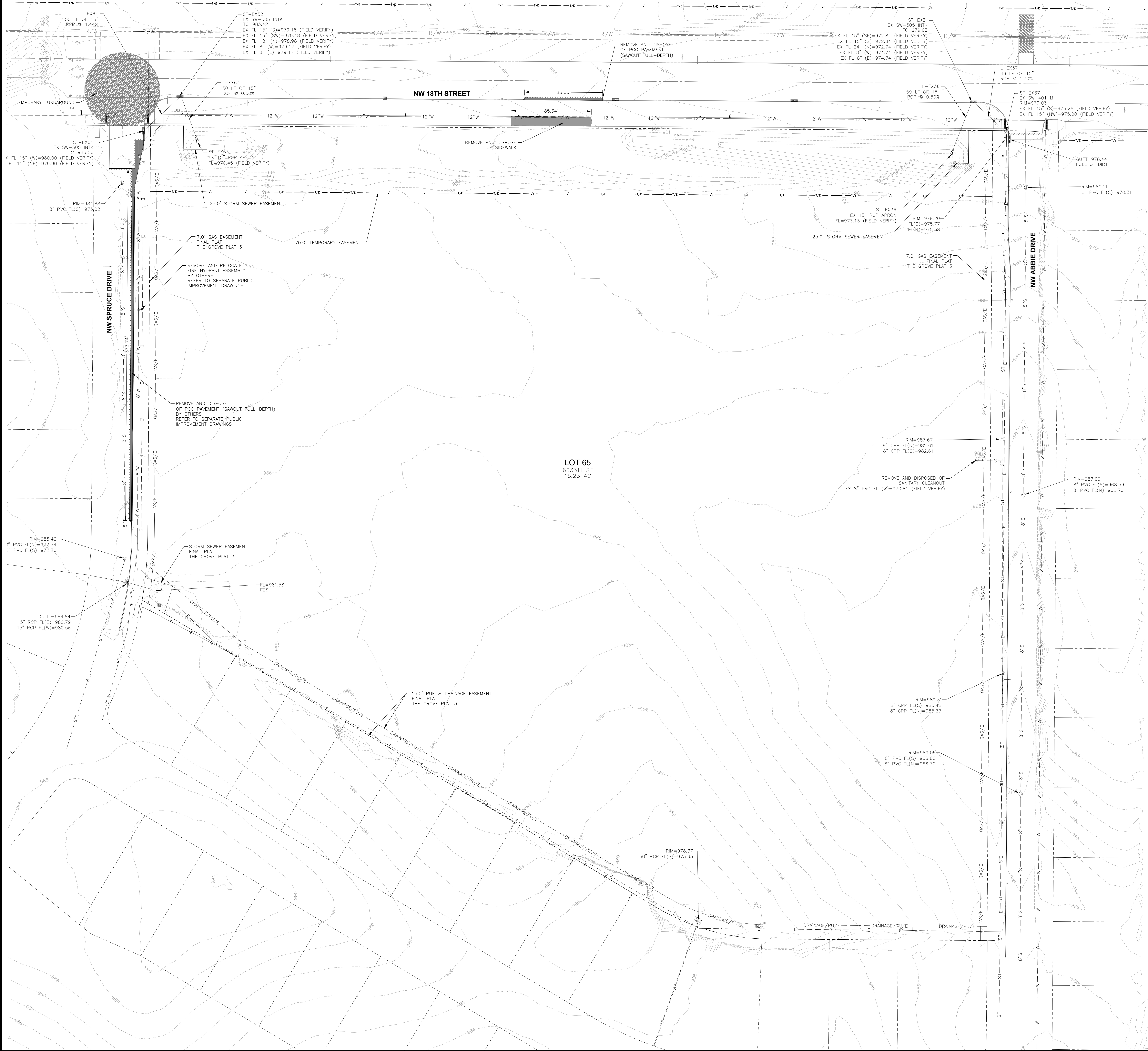
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT 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 2022 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.



REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR NW SPRUCE DRIVE IMPROVEMENTS



DEMOLITION NOTES

1. 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.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. 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.
10. 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.

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PROPOSED NEW
ANKENY ELEMENTARY SCHOOL # 12
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

PROJECT NO.:
1023H

DATE:
**MARCH 28
2022**

REVISIONS:

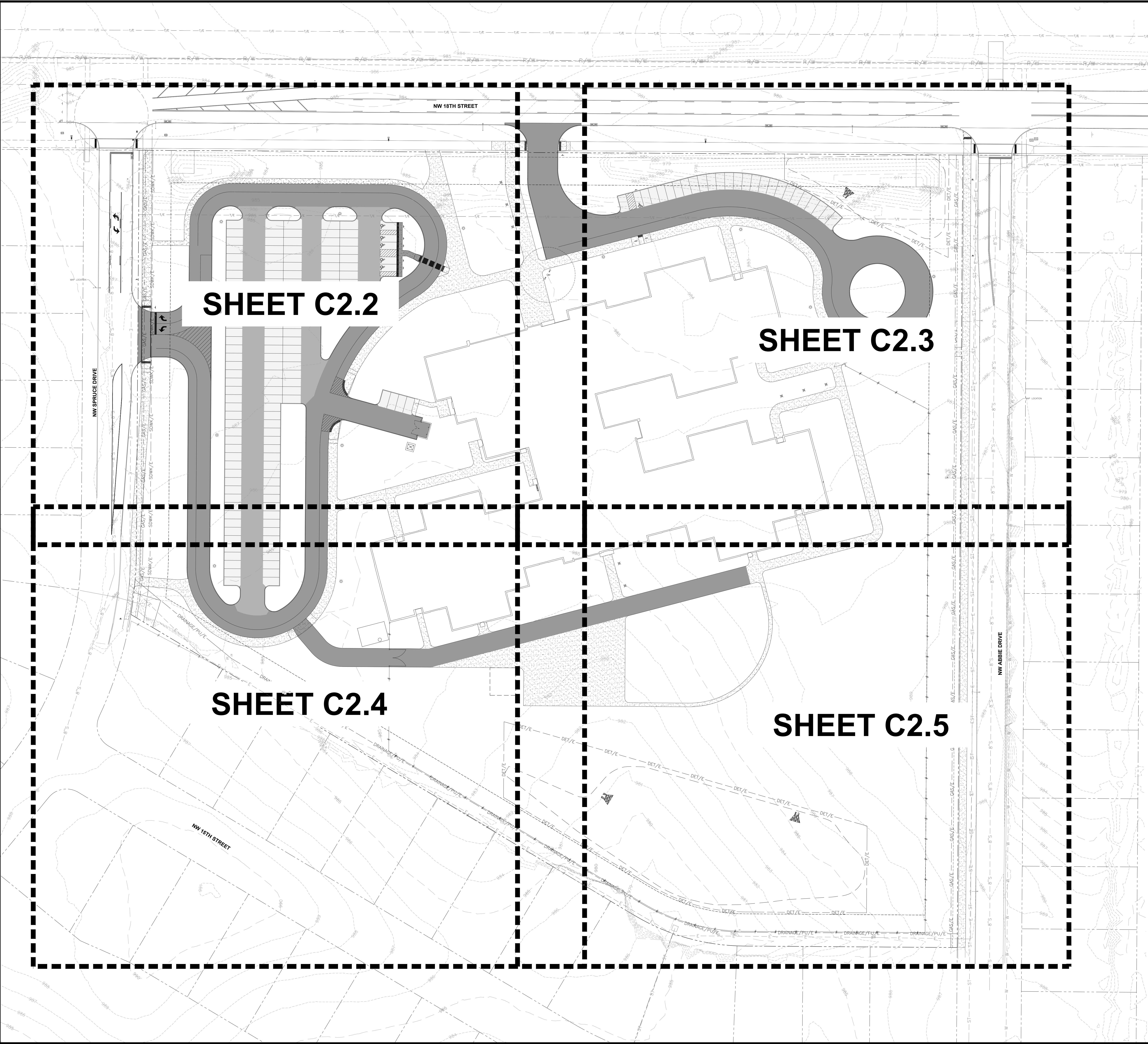
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**TOPOGRAPHIC
SURVEY/
DEMOLITION
PLAN**

DRAWING NO.:
C1.1

5001 NW 18TH STREET

frk architects + engineers
2800 westown parkway, suite 340, west des moines, iowa 50266
p 515.223.3100 f 515.223.7226 www.frk-ae.com

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- GENERAL NOTES
1.

THE 2022 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.

4.

NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

5.

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.

6.

ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.

7.

ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.

8.

ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.

9.

CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

10.

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.

11.

REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.

12.

ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.

13.

DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY. 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.

20.

THE SCHOOL WILL BE RESPONSIBLE FOR MAINTAINING THE 10' SIDEWALK ON THE WEST SIDE OF THE SITE.

21.

THE TURN LANE PUBLIC IMPROVEMENTS ON NW SPRUCE SHALL BE CONSTRUCTED BEFORE THE CITY ISSUES A TCO OR CO.
- TRAFFIC CONTROL NOTES

1.

ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.

2.

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

3.

PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.

4.

THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.

5.

SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.

6.

THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

7.

ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
- PAVEMENT THICKNESS

1. SIDEWALKS	6" P.C.C.	
2. HEAVY DUTY PAVING	7" P.C.C.	
3. MEDIUM DUTY PAVING	6" P.C.C.	
4. LIGHT DUTY PAVING	5" P.C.C.	
- frk architects + engineers

2800 westown parkway, suite 340, west des moines, iowa 52266

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PROPOSED NEW

ANKENY ELEMENTARY SCHOOL # 12

ANKENY COMMUNITY SCHOOL DISTRICT

ANKENY, IOWA

5001 NW 18TH STREET

PROJECT NO.:

1023H

DATE:

MARCH 28 2022

REVISIONS:

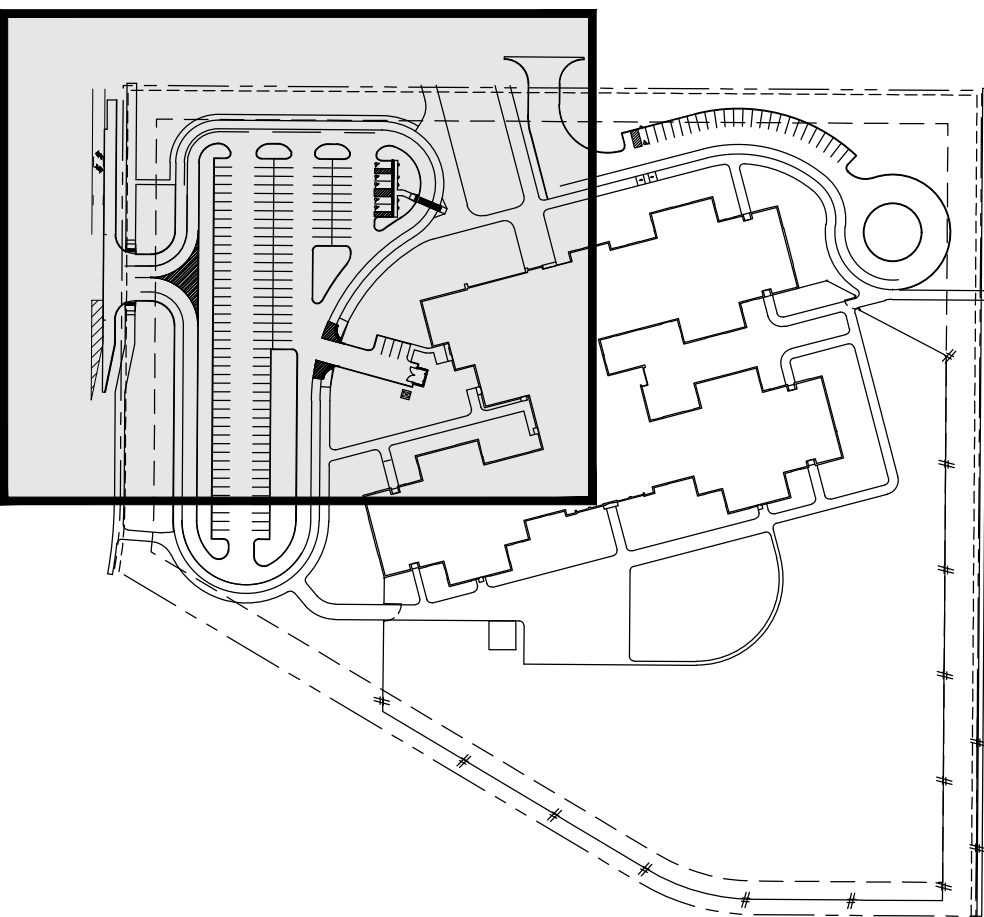
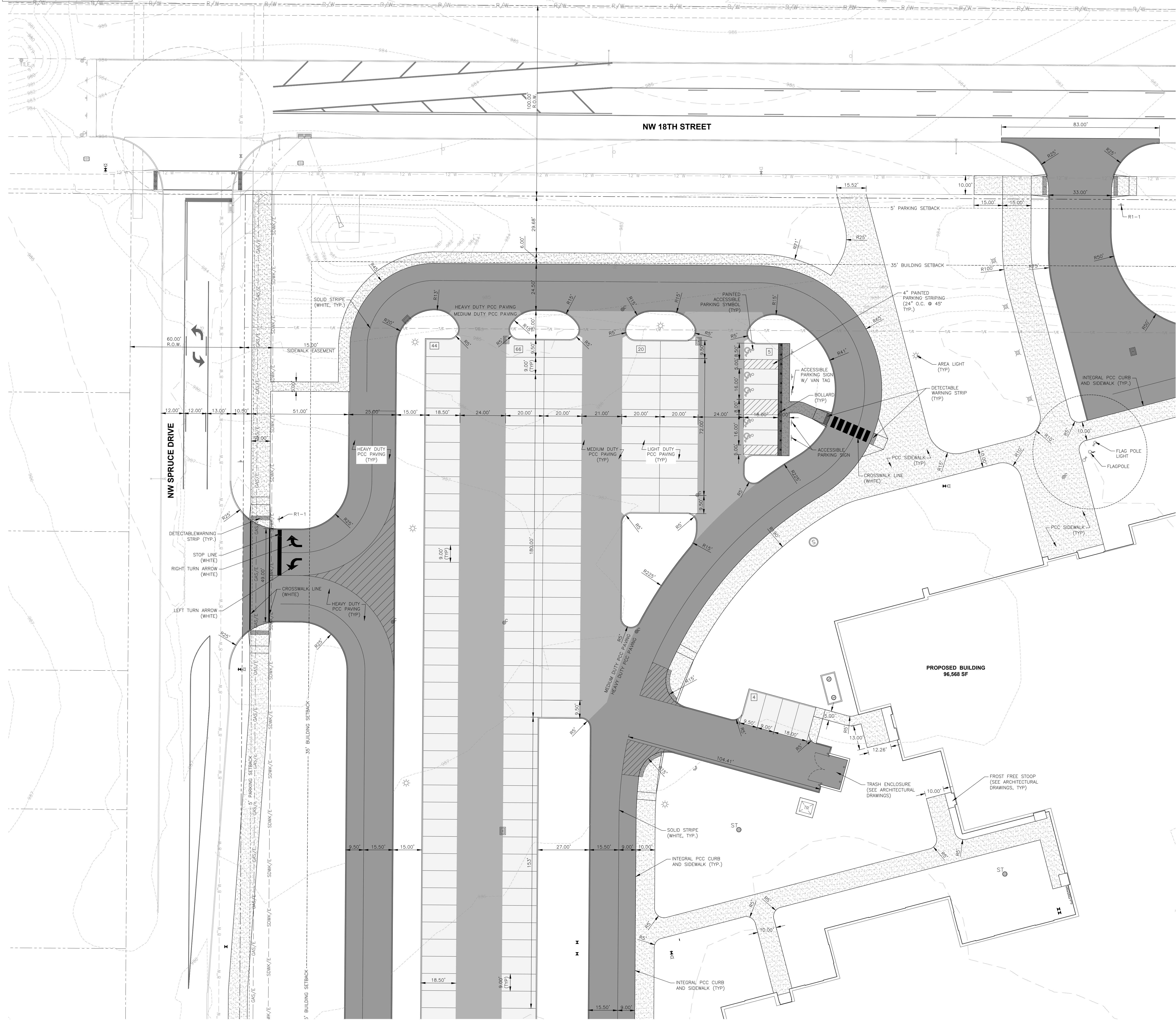
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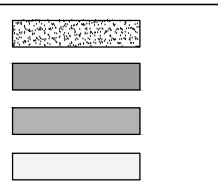
REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS
FOR NW SPRUCE DRIVE IMPROVEMENTS



SHEET INDEX

PAVEMENT THICKNESS

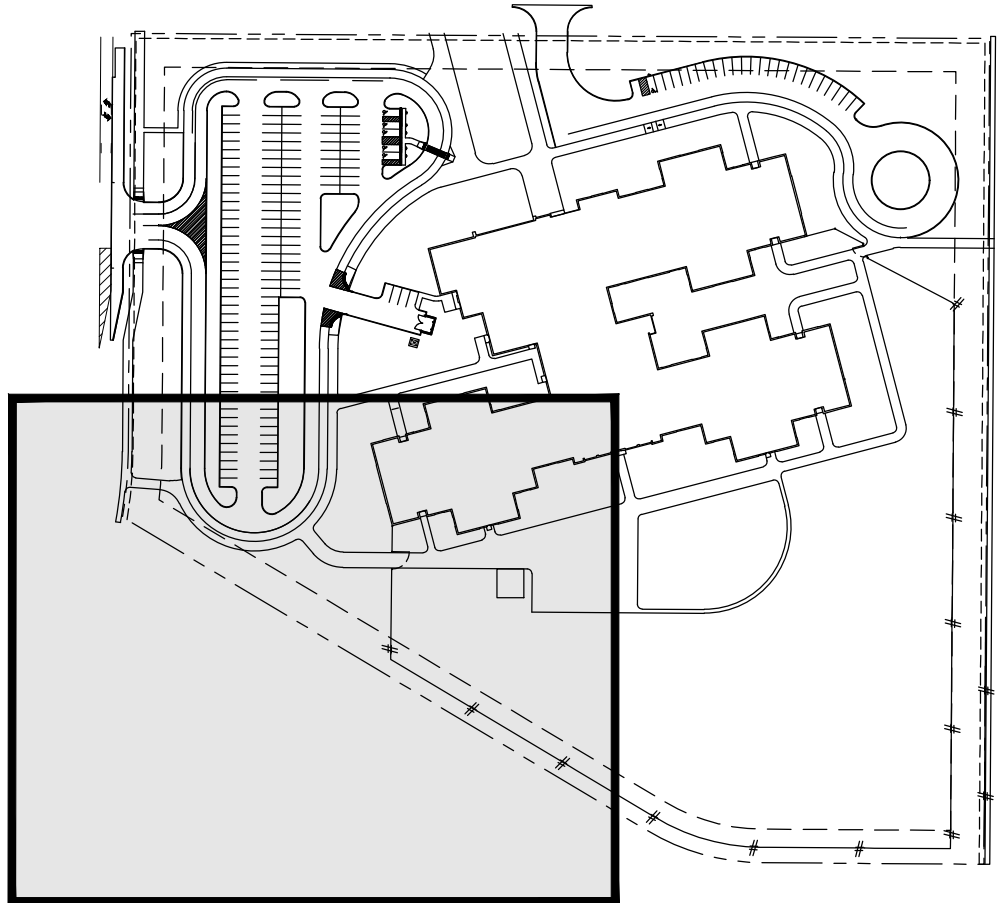
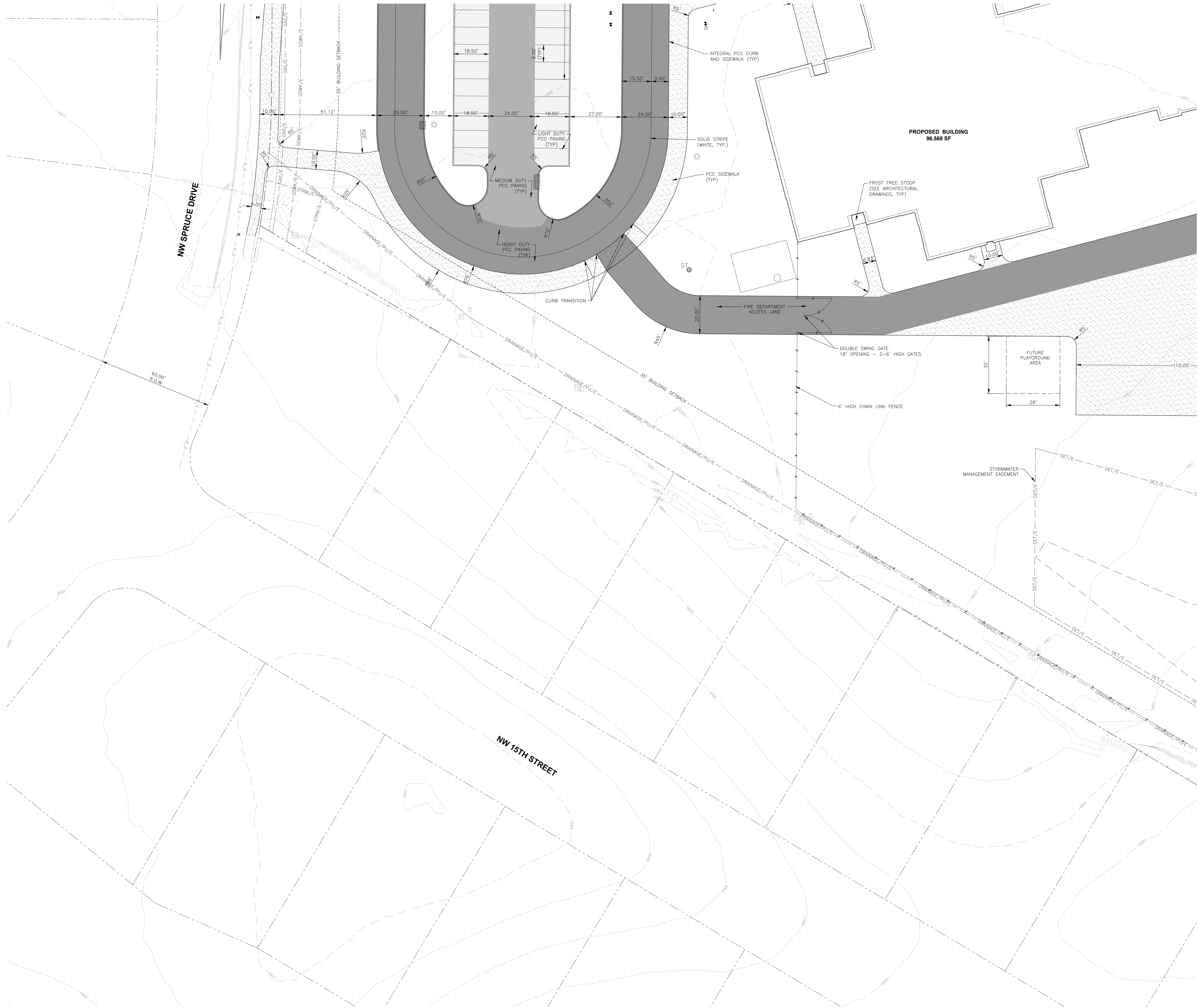
- | | |
|-----------------------|-----------|
| 1. SIDEWALKS | 6" P.P.C. |
| 2. HEAVY DUTY PAVING | 7" P.C.C. |
| 3. MEDIUM DUTY PAVING | 6" P.C.C. |
| 4. LIGHT DUTY PAVING | 5" P.C.C. |



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5001 NW 18TH STREET

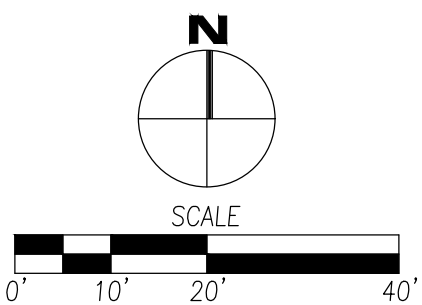
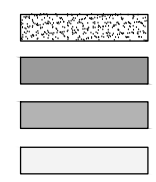
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PAVEMENT THICKNESS

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ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

5001 NW 18TH STREET

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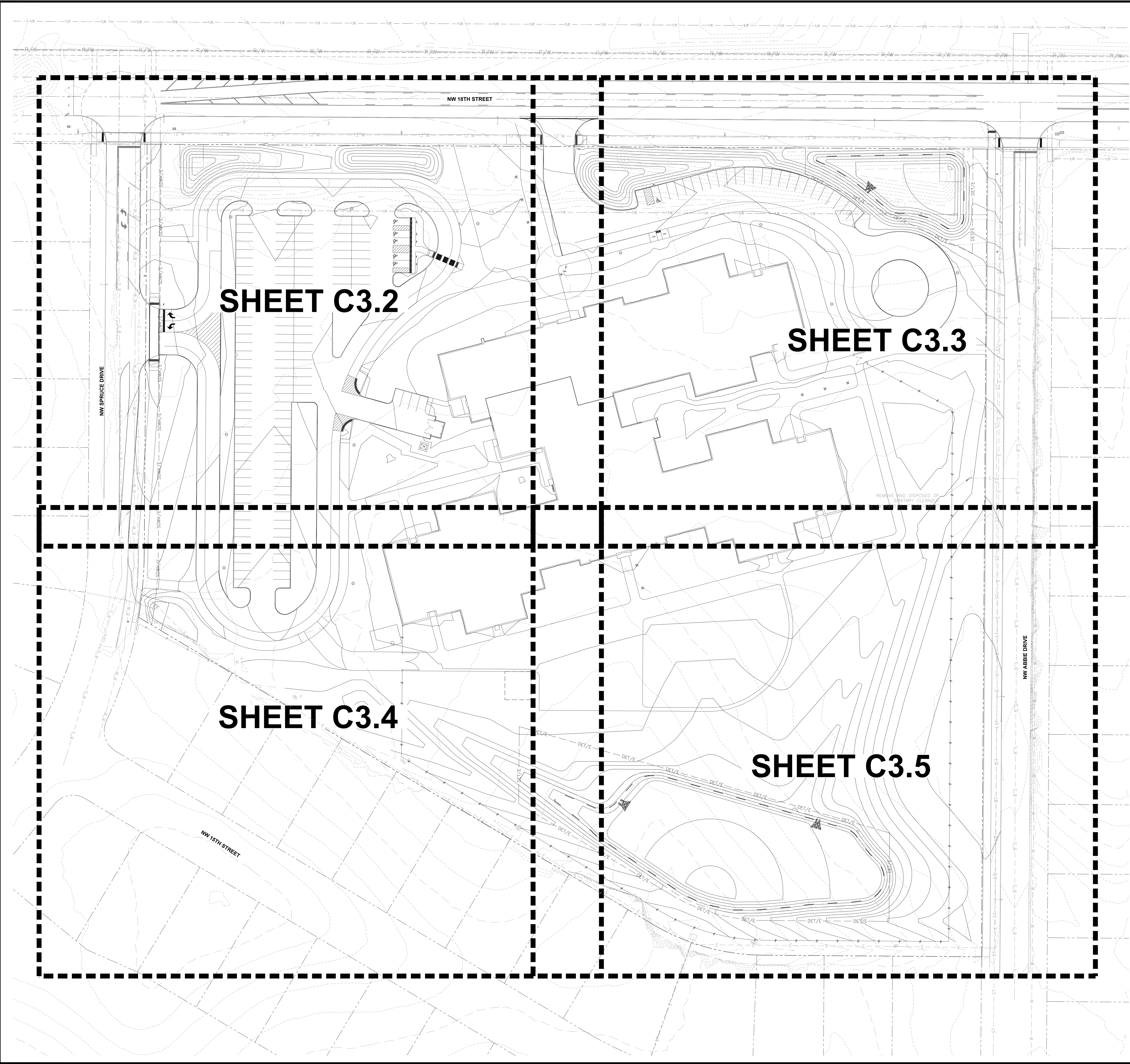
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DIMENSION
PLAN

DRAWING NO.:
C2.4

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- GRADING NOTES**
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 RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 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 CONFINED 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 HAIL 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 1/3, TRANSVERSE 1/4.
 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.
 14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN'S WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY (CO).

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PROPOSED NEW
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ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA
5001 NW 18TH STREET

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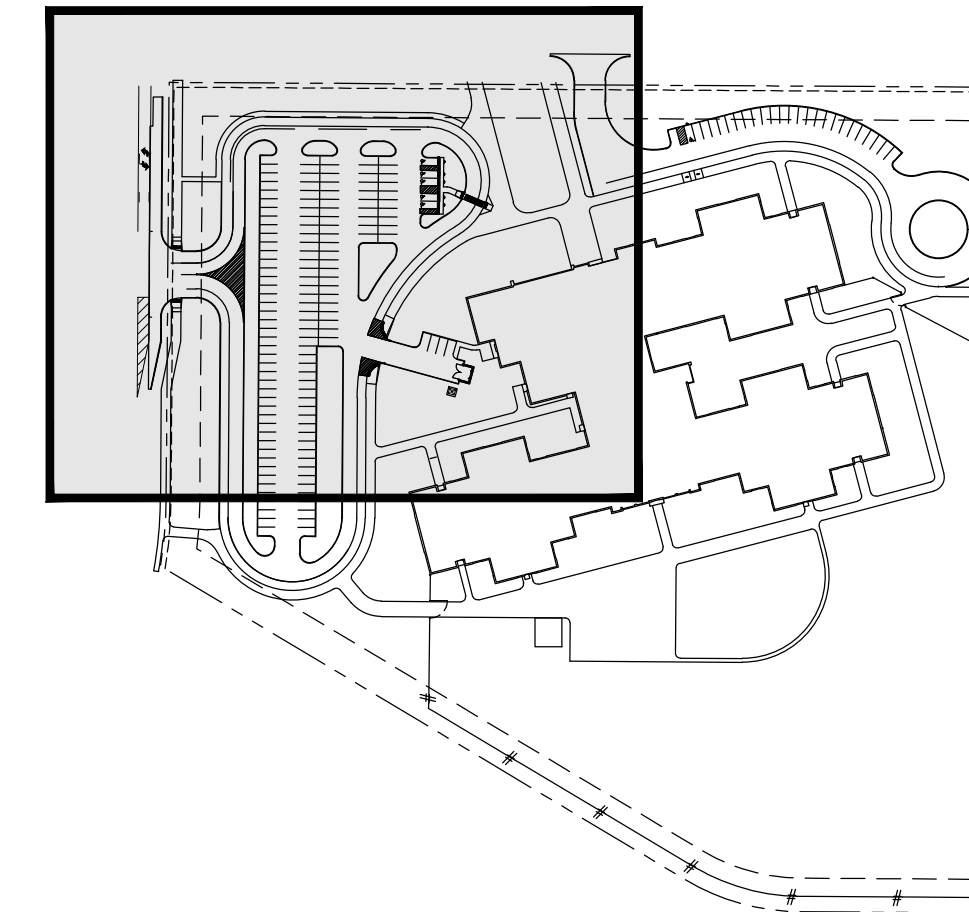
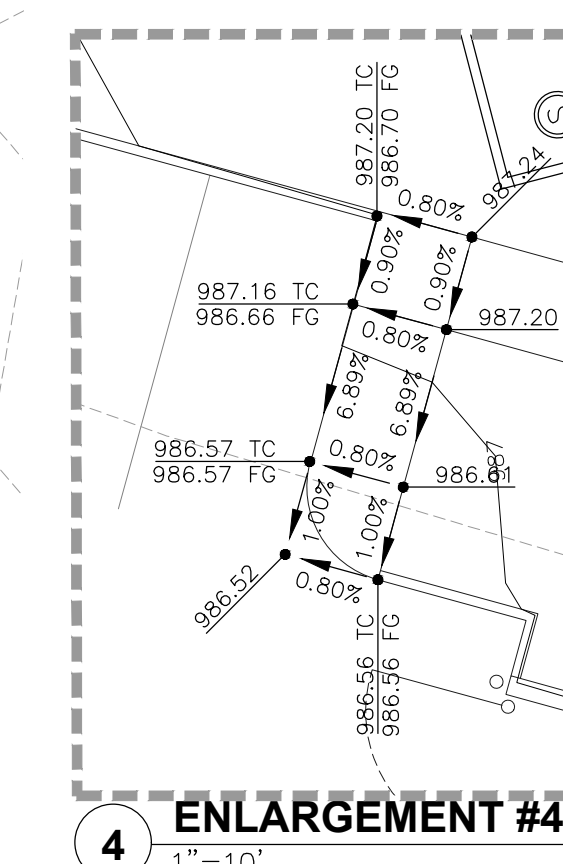
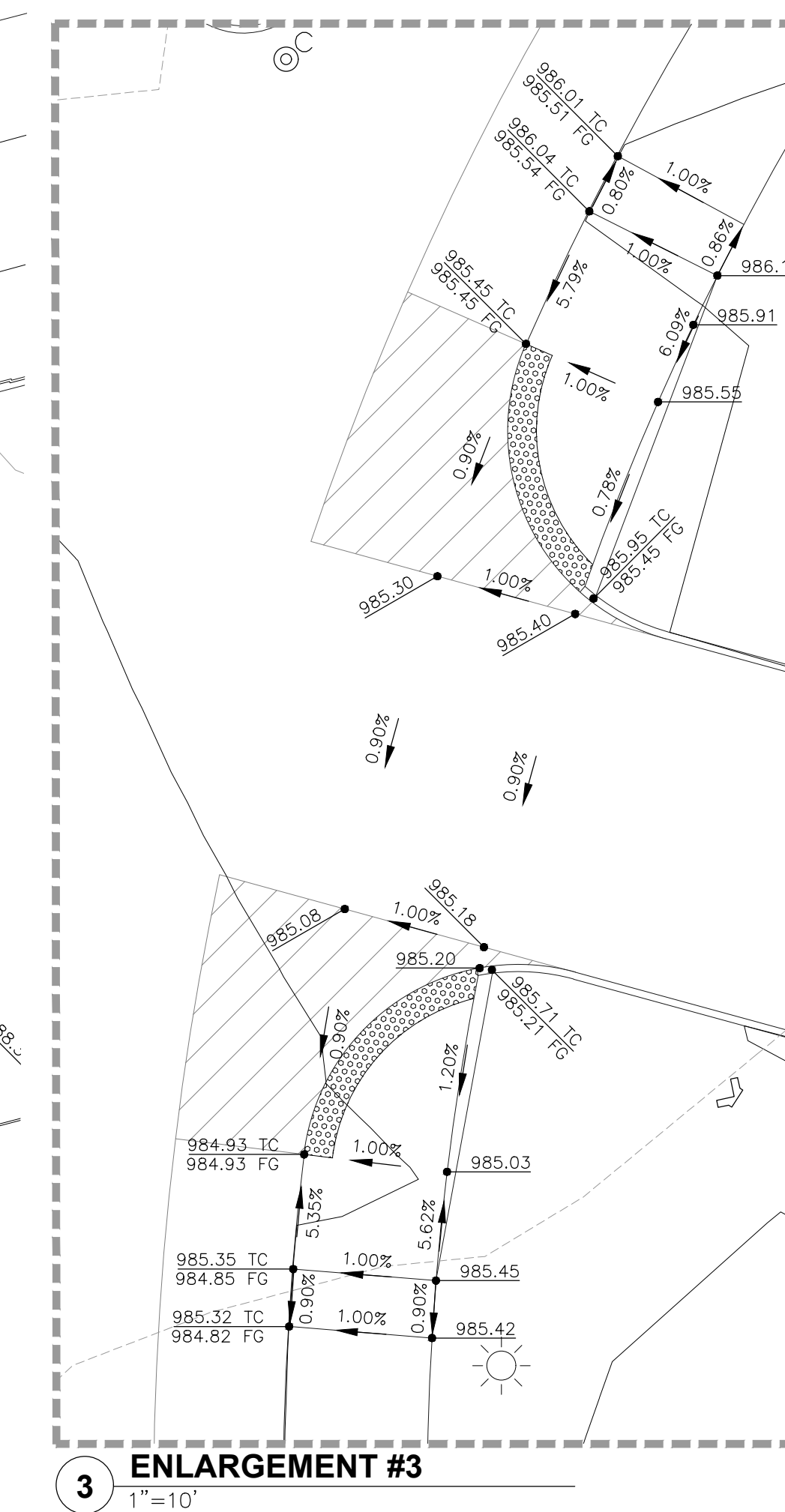
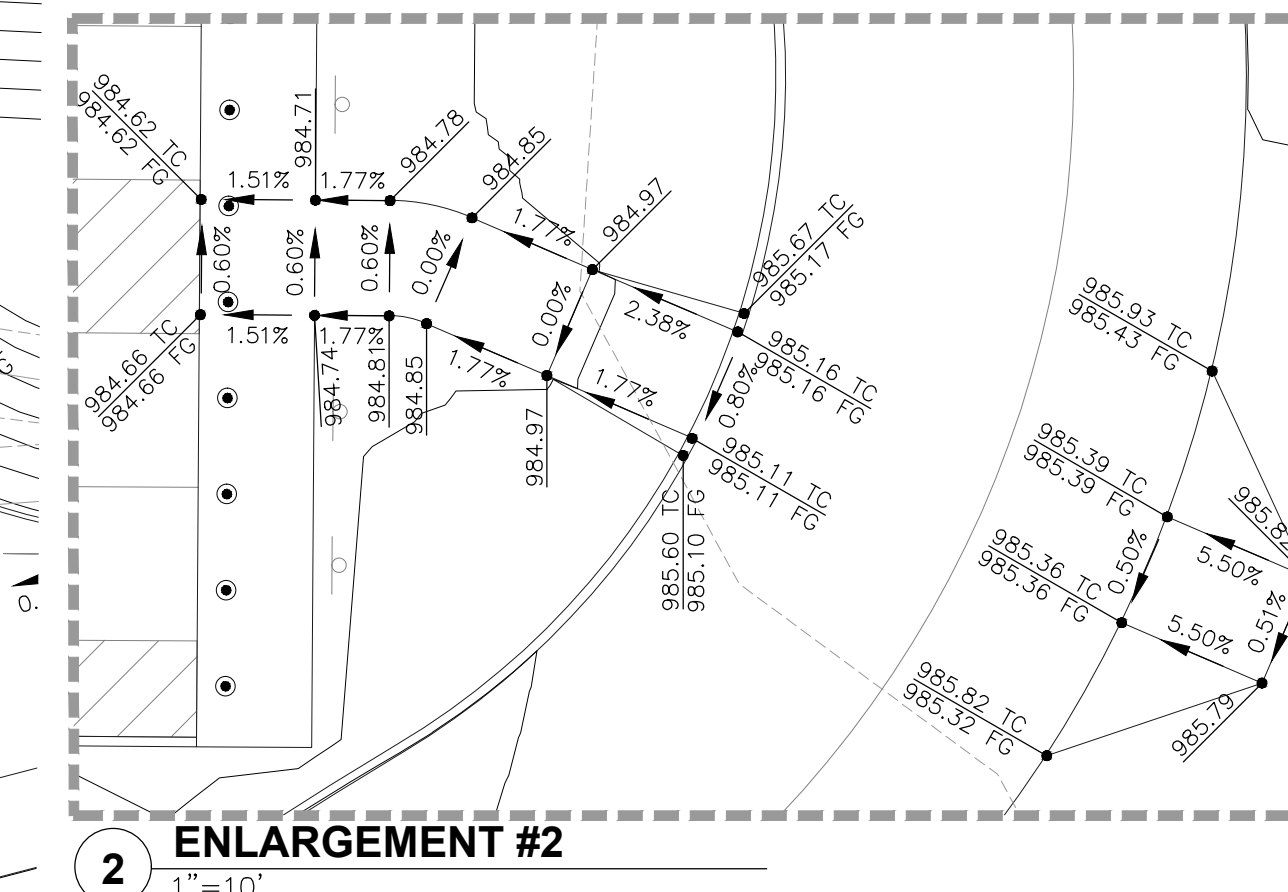
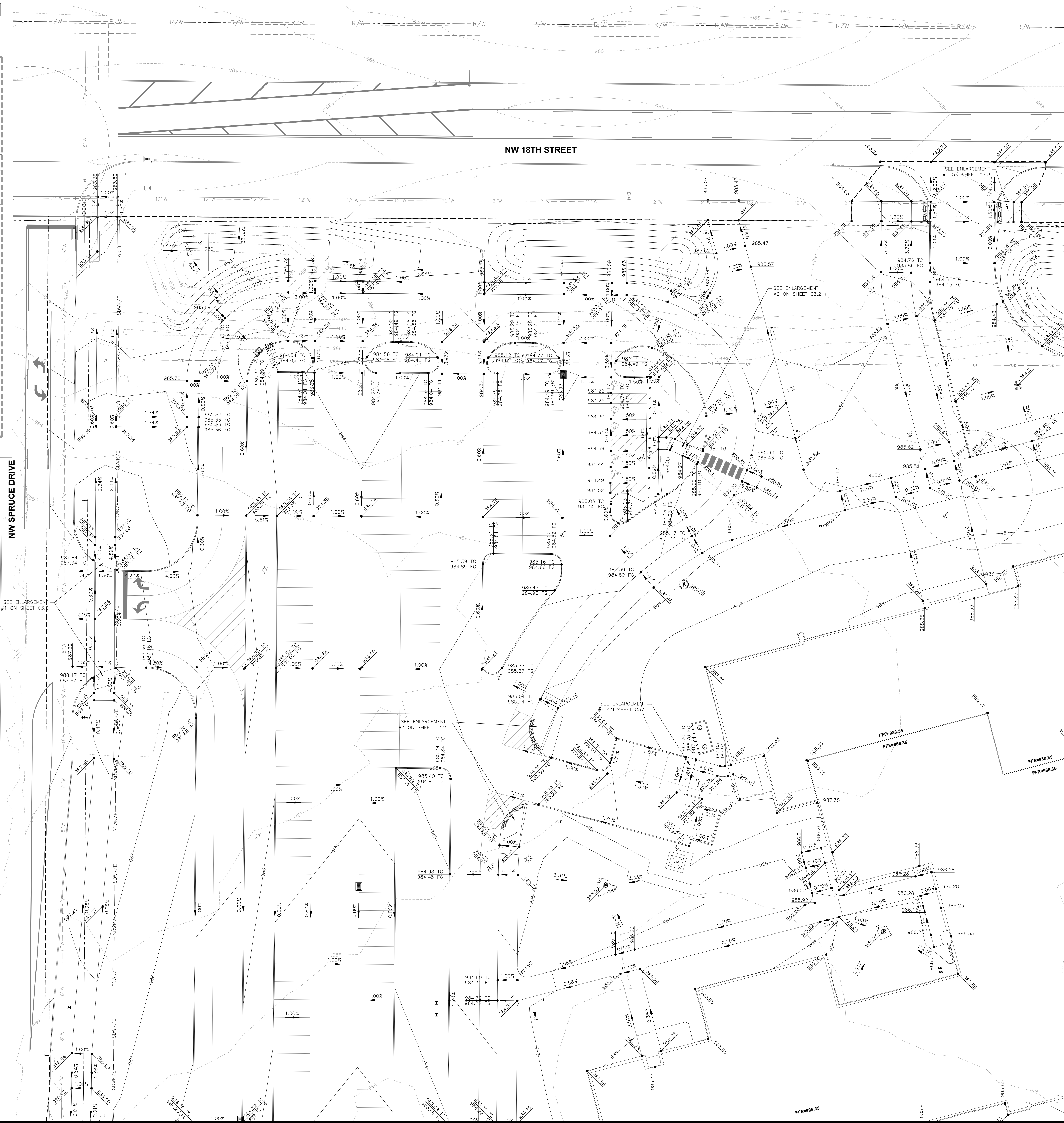
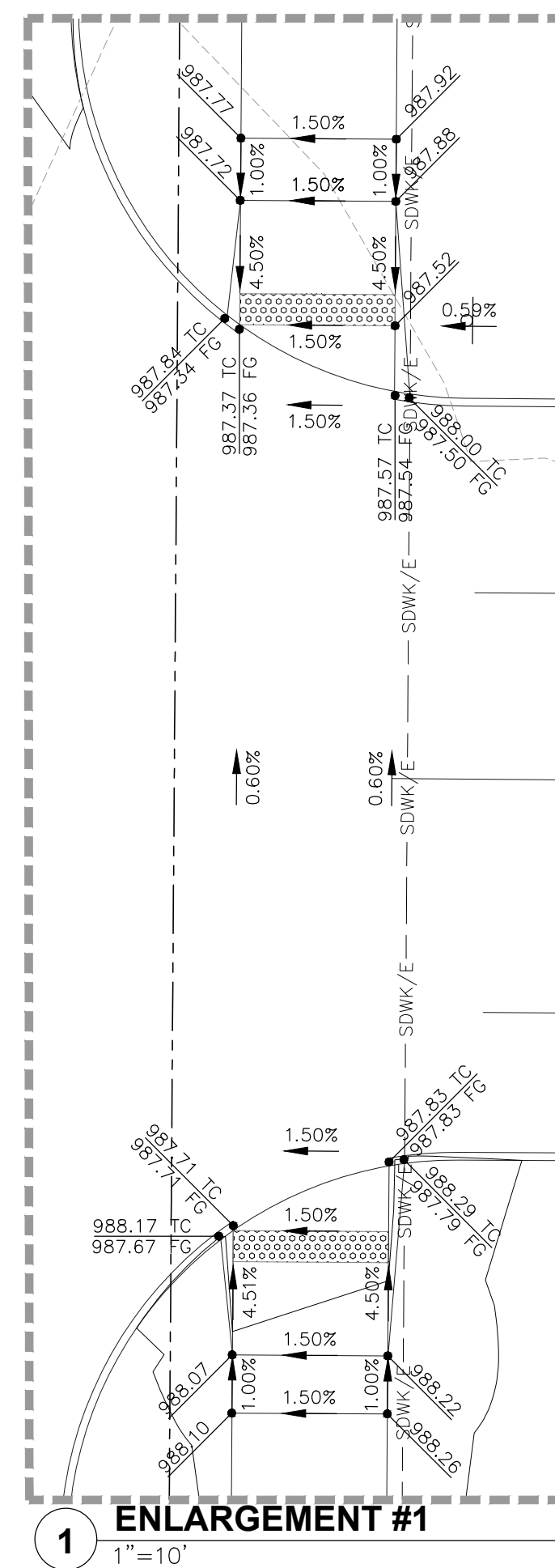
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2022

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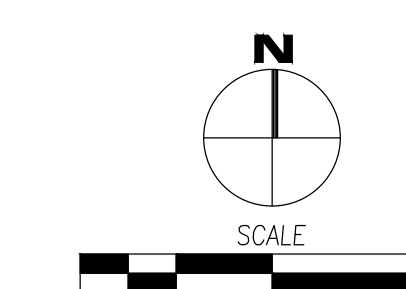
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GRADING
REFERENCE
PLAN

DRAWING NO.:
C3.1

REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS
FOR NW SPRUCE DRIVE IMPROVEMENTS



SHEET INDEX



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ANKENY ELEMENTARY SCHOOL # 12
ANKENY COMMUNITY SCHOOL DISTRICT

COMMUNITY SCHOOL
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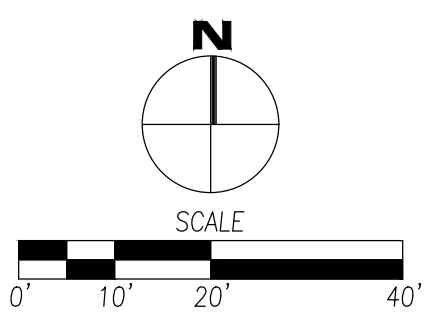
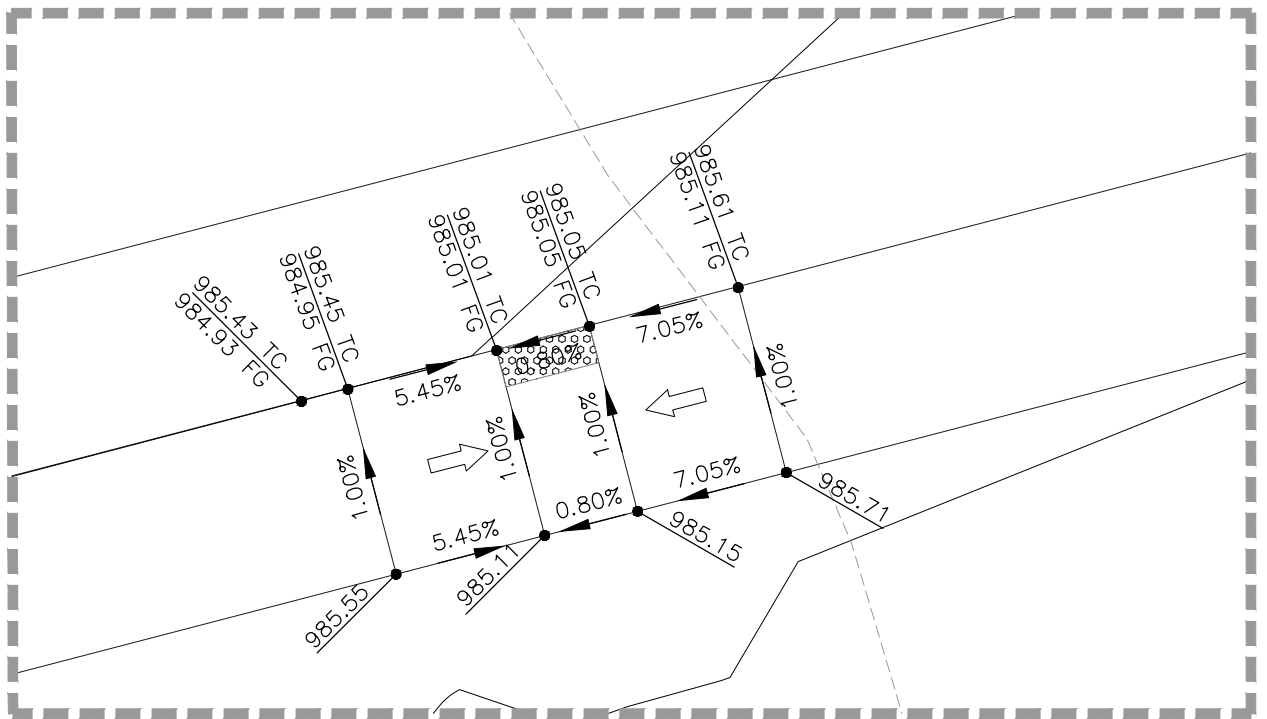
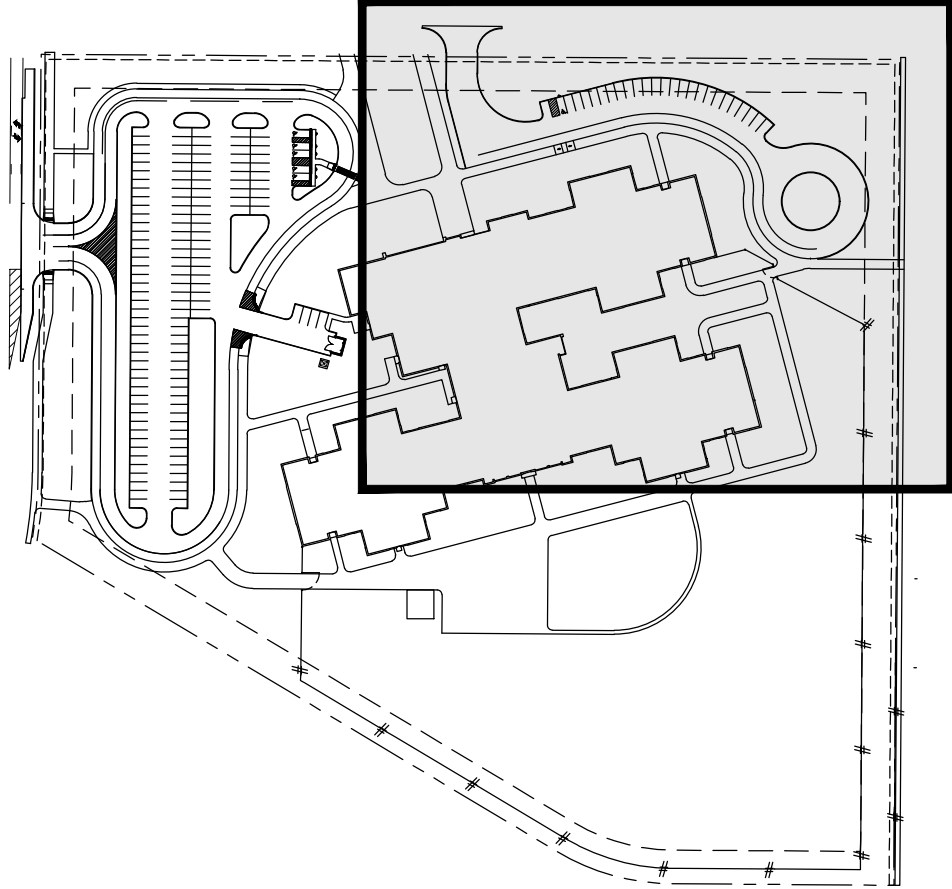
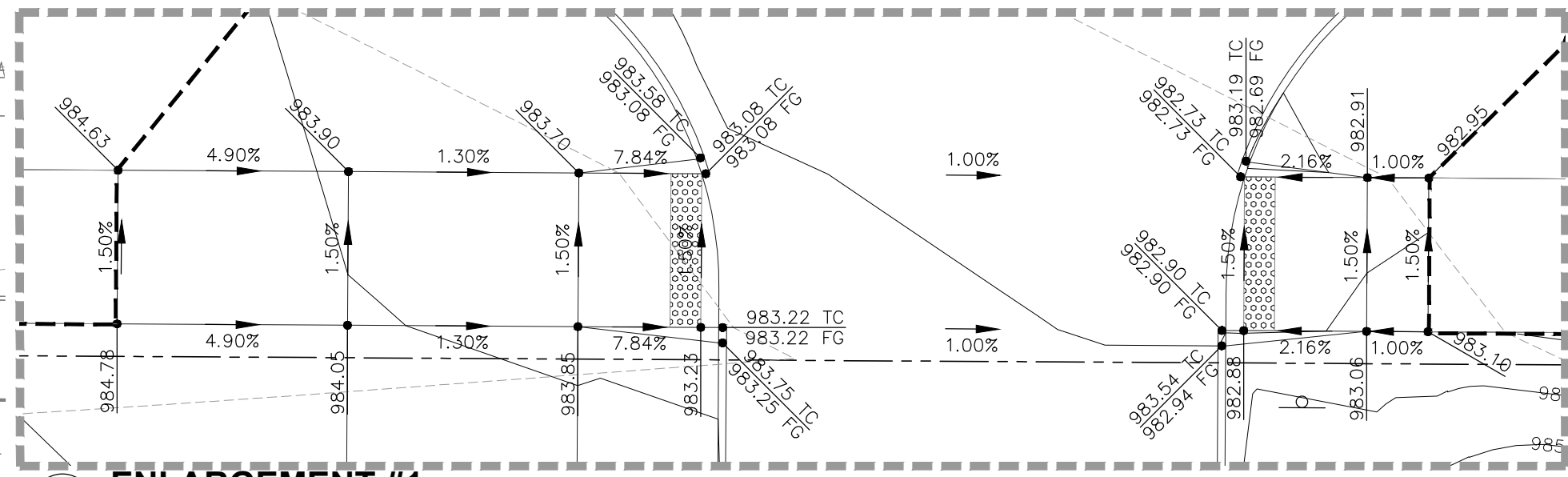
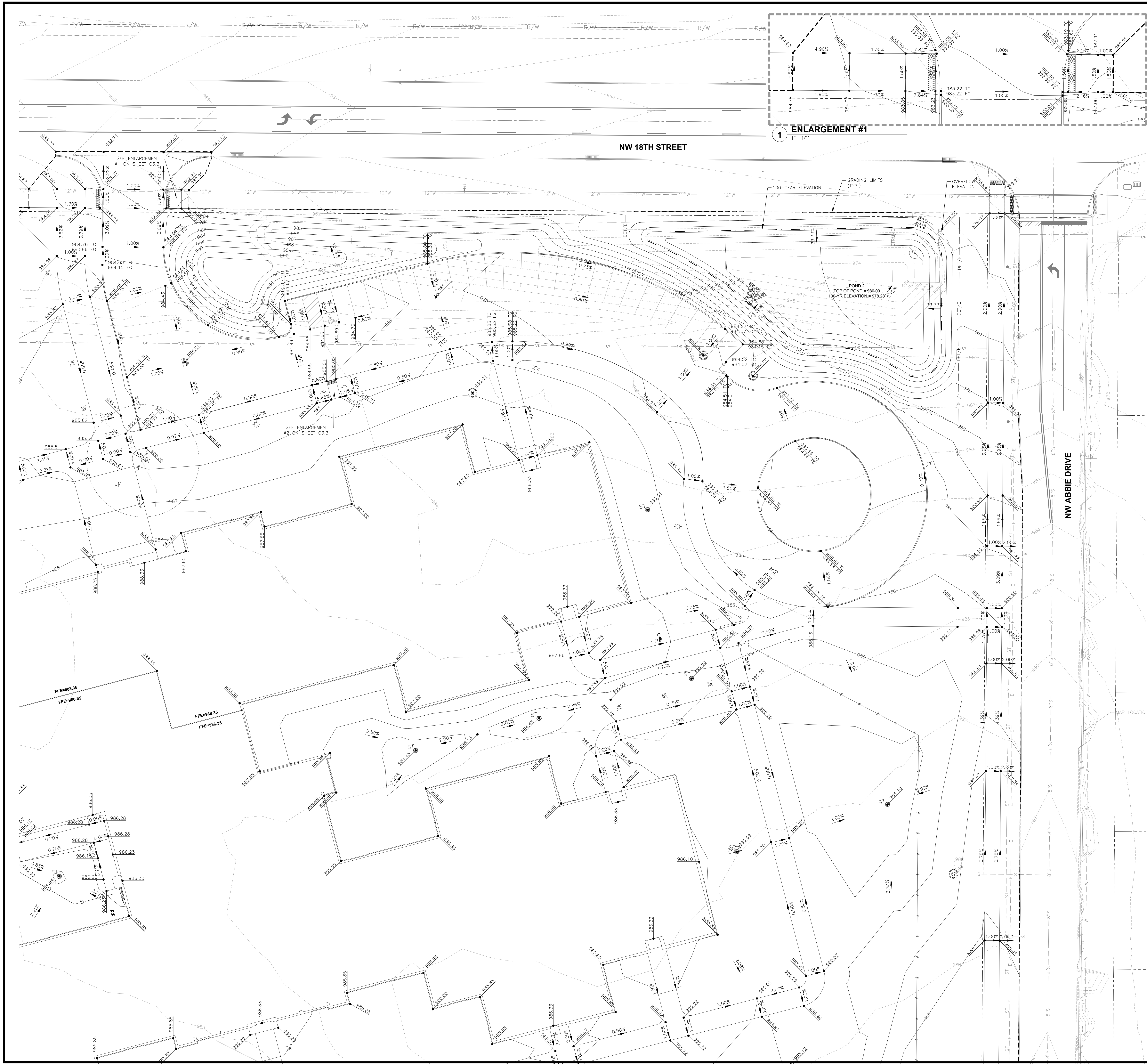
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PROPOSED NEW

ANKENY ELEMENTARY SCHOOL # 12

ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

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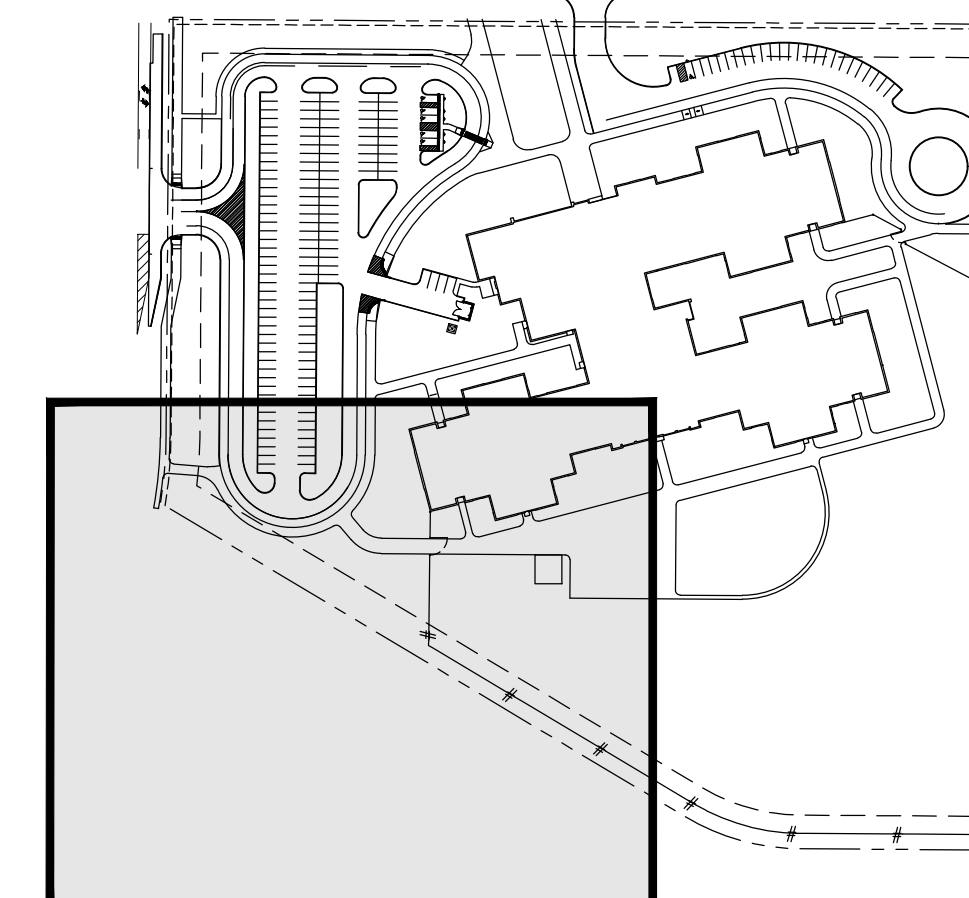
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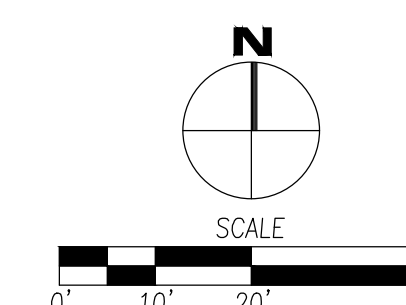
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SHEET INDEX



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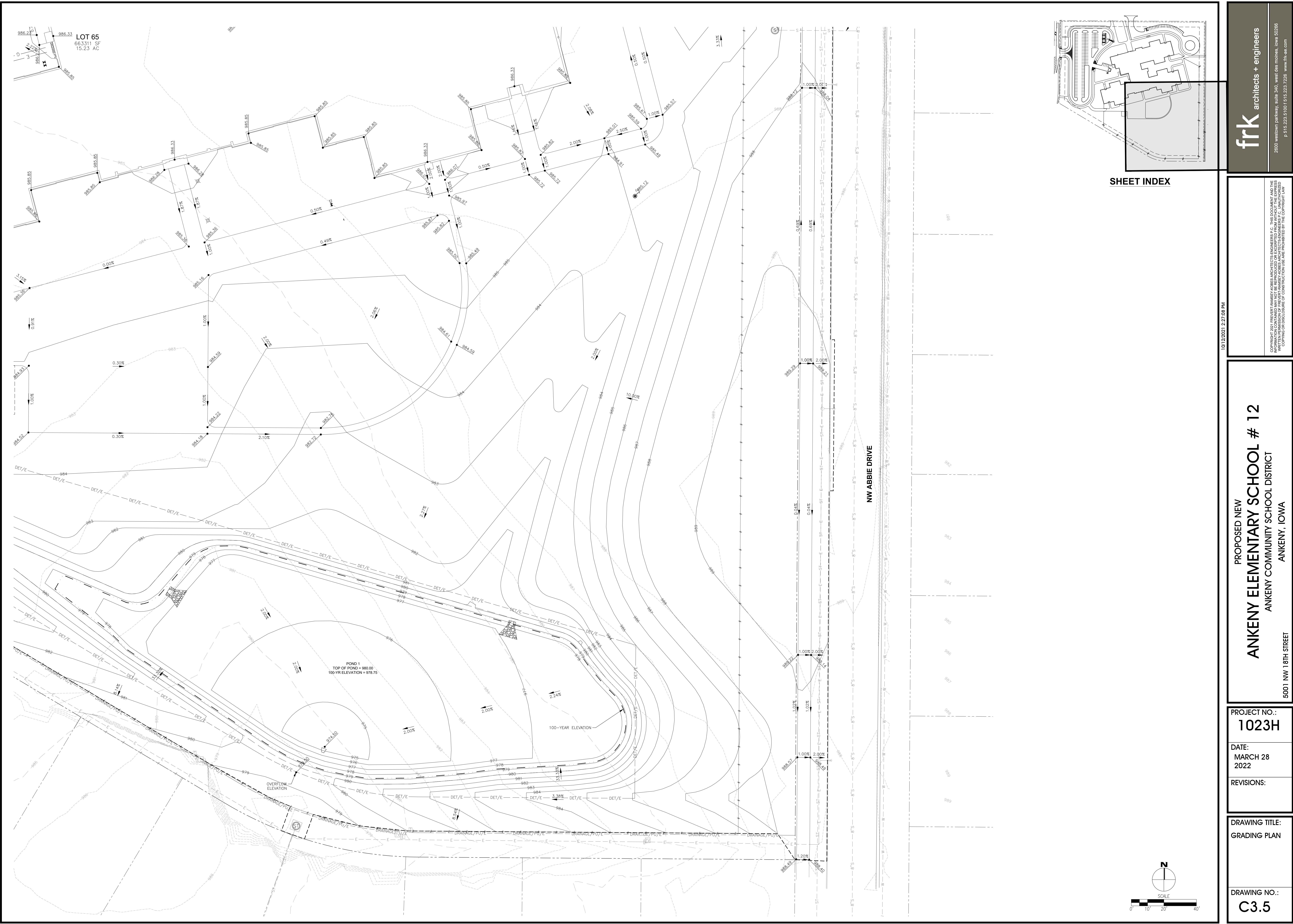
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GRADING PLAN

DRAWING NO.:
C3.4

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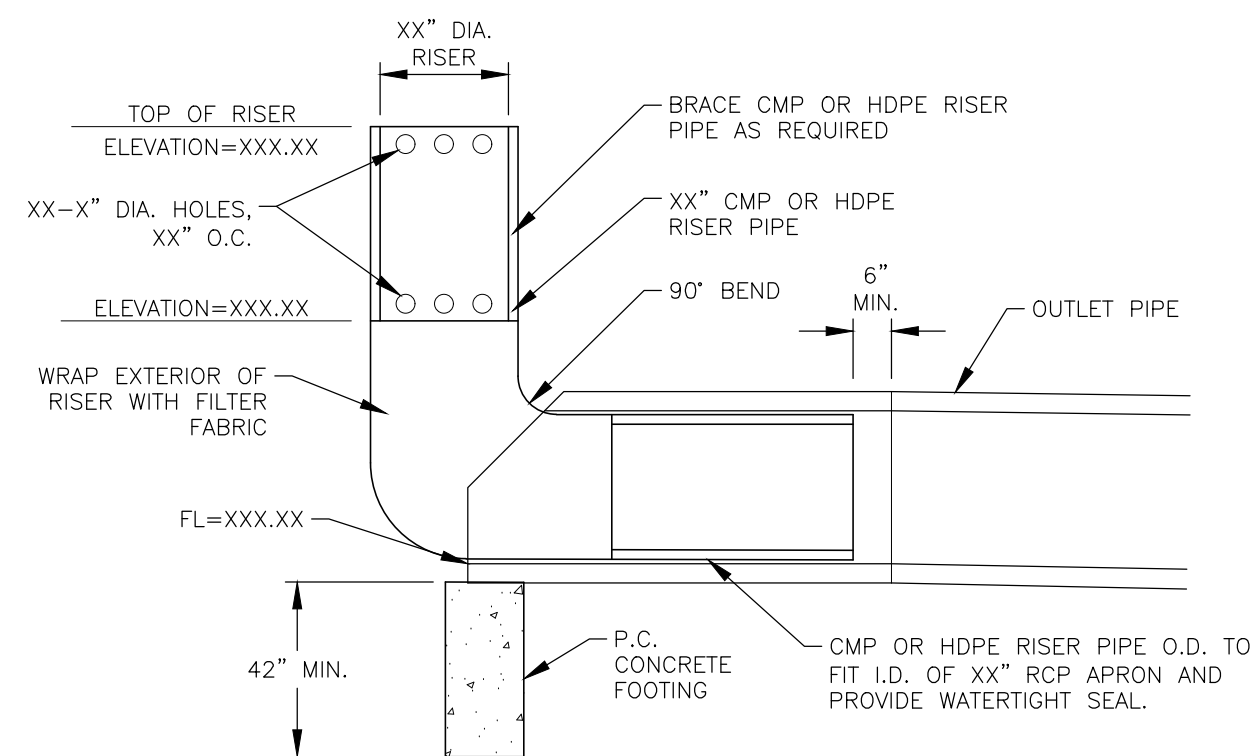
C3.5

ANKENY ELEMENTARY SCHOOL #12

EROSION AND SEDIMENT CONTROL PLAN

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,778
2	FILTER SOCK	LF	130
3	INLET PROTECTION DEVICES	EA	13
4	SEEDING, FERTILIZING AND MULCHING	AC	9.08
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STANDPIPE	EA	2

DISCHARGE POINT SUMMARY

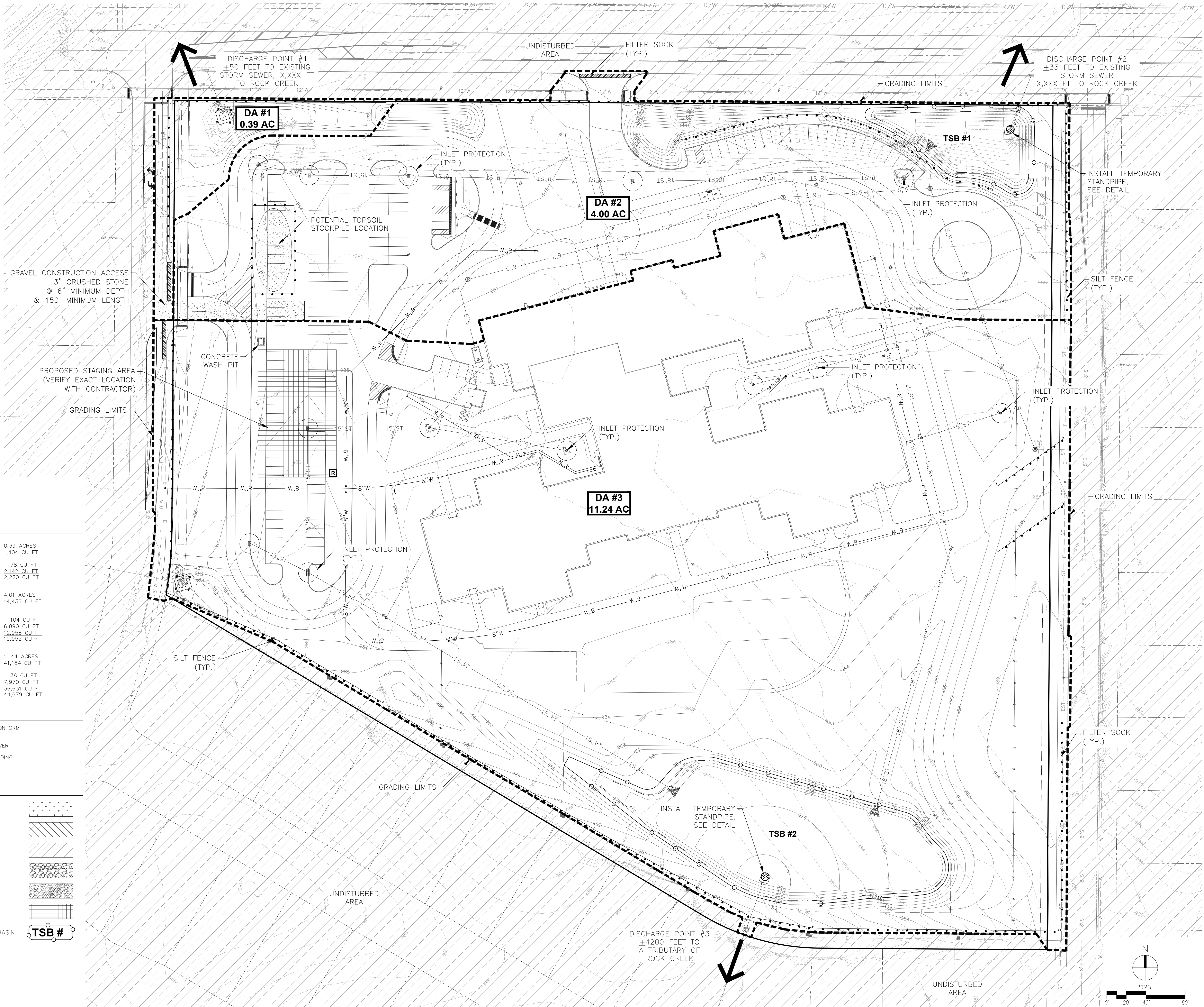
DISCHARGE POINT #1 TO TRIBUTARY OF ROCK CREEK ±5,180 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (0.39 OF ACRES*3600 CU FT) VOLUME PROVIDED IN FILTER SOCK (39 LF @ 2.0 CU FT/LF OF SOCK) VOLUME PROVIDED IN SILT FENCE (476 LF @ 4.5 CU FT/LF OF FENCE) TOTAL VOLUME PROVIDED	0.39 ACRES 1,404 CU FT 78 CU FT 2,142 CU FT 2,220 CU FT
DISCHARGE POINT #2 TO TRIBUTARY OF ROCK CREEK ±4,380 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (4.01 OF ACRES*3600 CU FT) VOLUME PROVIDED IN FILTER SOCK (52 LF @ 2.0 CU FT/LF OF SOCK) VOLUME PROVIDED IN SILT FENCE (1,531 LF @ 4.5 CU FT/LF OF FENCE) VOLUME PROVIDED IN TSB (OVEREXCAVATE 3' @ 3:1) TOTAL VOLUME PROVIDED	4.01 ACRES 14,436 CU FT 104 CU FT 6,890 CU FT 12,958 CU FT 19,952 CU FT
DISCHARGE POINT #3 TO TRIBUTARY OF ROCK CREEK ±5,568 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (11.44 OF ACRES*3600 CU FT) VOLUME PROVIDED IN FILTER SOCK (39 LF @ 2.0 CU FT/LF OF SOCK) VOLUME PROVIDED IN SILT FENCE (1,771 LF @ 4.5 CU FT/LF OF FENCE) VOLUME PROVIDED IN TSB (OVEREXCAVATE 3' @ 3:1) TOTAL VOLUME PROVIDED	11.44 ACRES 41,184 CU FT 78 CU FT 7,970 CU FT 36,631 CU FT 44,679 CU FT

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.

SWPPP LEGEND

DRAINAGE ARROW	X-XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



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PROPOSED NEW
ANKENY ELEMENTARY SCHOOL # 12
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

5001 NW 18TH STREET

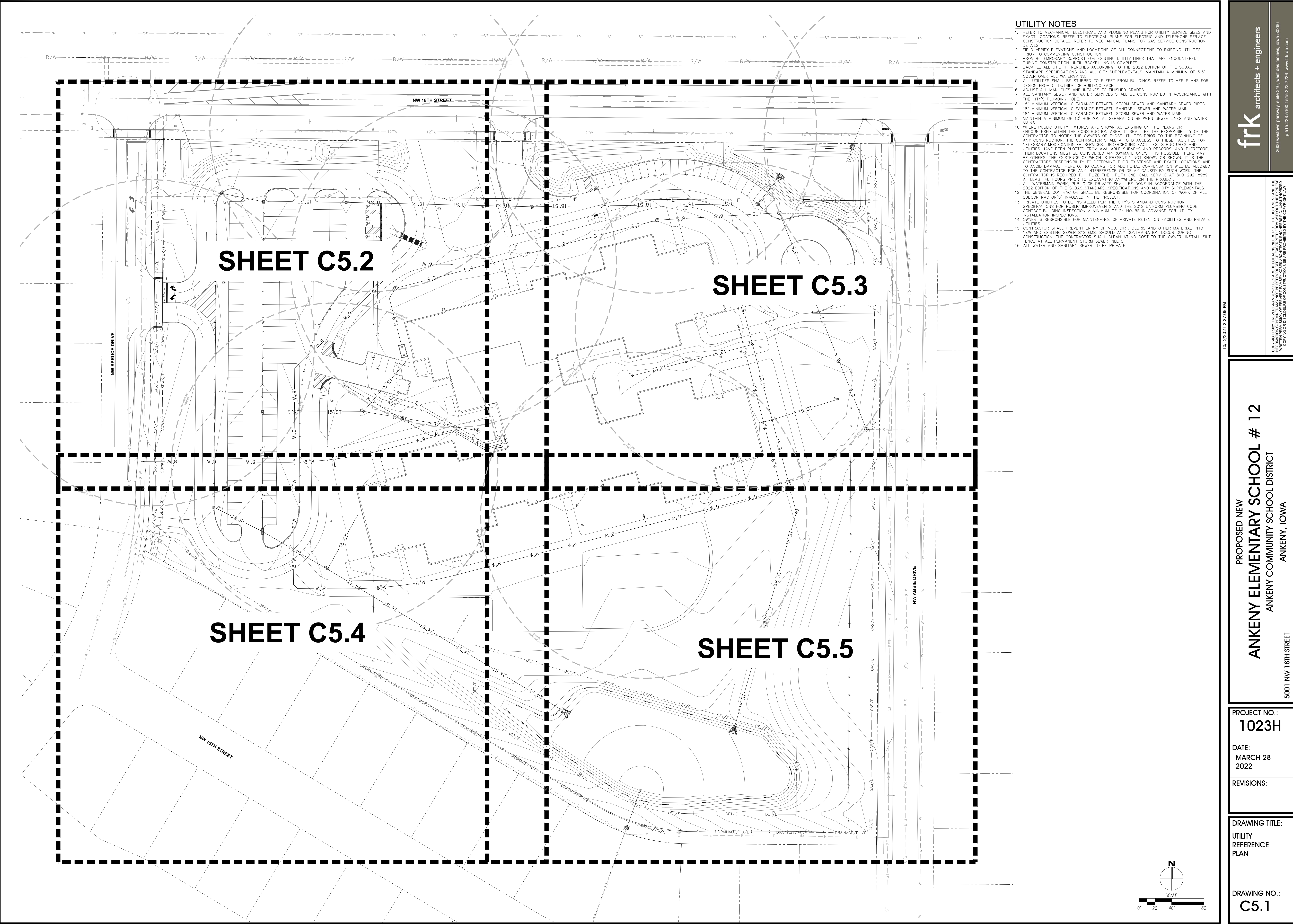
PROJECT NO.:
1023H

DATE:
MARCH 28 2022

REVISIONS:

DRAWING TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWING NO.:
C4.1



- UTILITY NOTES**
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 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
 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. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN.
 9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN 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 CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. 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 2022 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 CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. 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.
 16. ALL WATER AND SANITARY SEWER TO BE PRIVATE.

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PROPOSED NEW
ANKENY ELEMENTARY SCHOOL # 12
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

5001 NW 18TH STREET

PROJECT NO.:
1023H

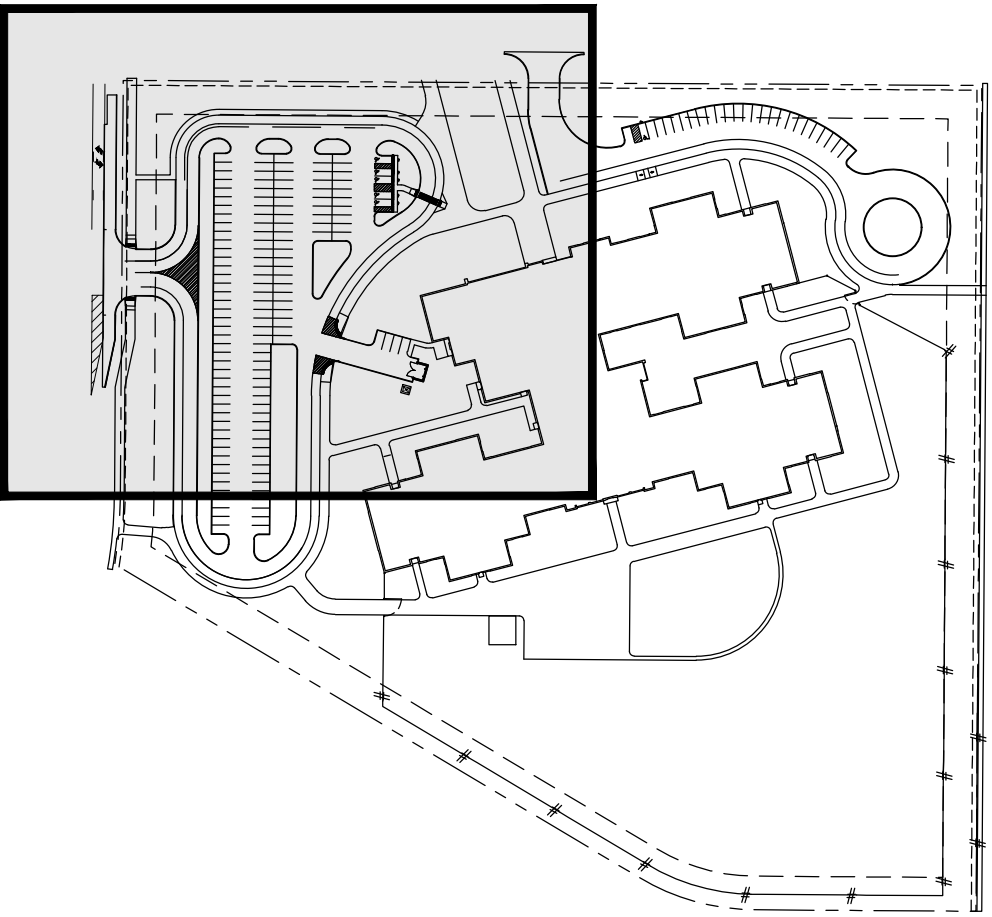
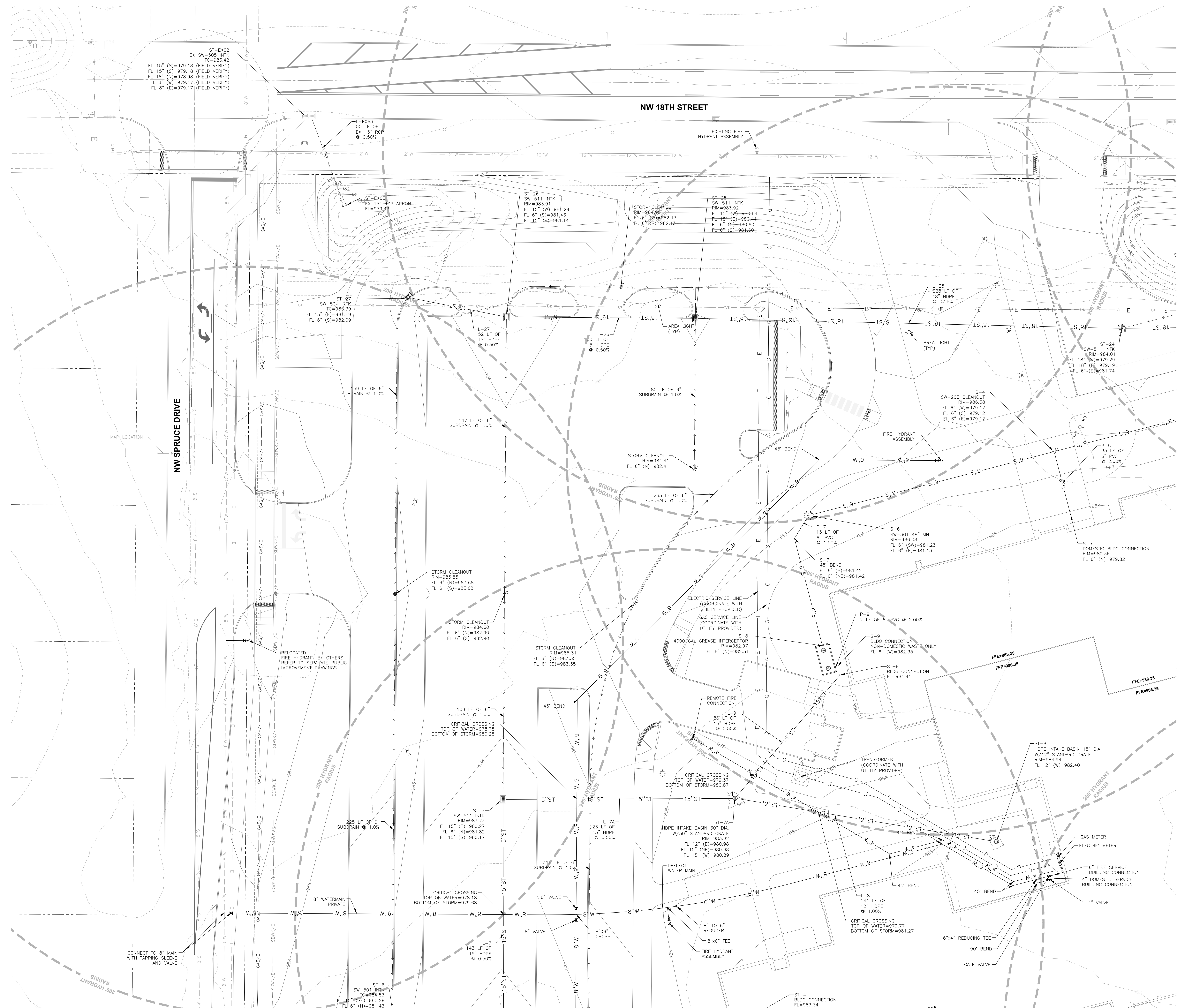
DATE:
MARCH 28
2022

REVISIONS:

DRAWING TITLE:
UTILITY
REFERENCE
PLAN

DRAWING NO.:
C5.1

REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS
FOR NW SPRUCE DRIVE IMPROVEMENTS



SHEET INDEX

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PROPOSED NEW
ANKENY ELEMENTARY SCHOOL # 12

ANKENY, IOWA

5001 NW 18TH STREET

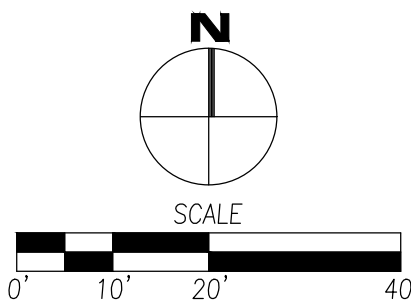
PROJECT NO.:
1023H

DATE:
MARCH 28
2022

REVISIONS:

DRAWING TITLE:
UTILITY PLAN

DRAWING NO.:
C5.2





DRAWING TITLE: UTILITY PLAN
DRAWING NO.: C5.3

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5001 NW 18TH STREET

PROJECT NO.:
1023H

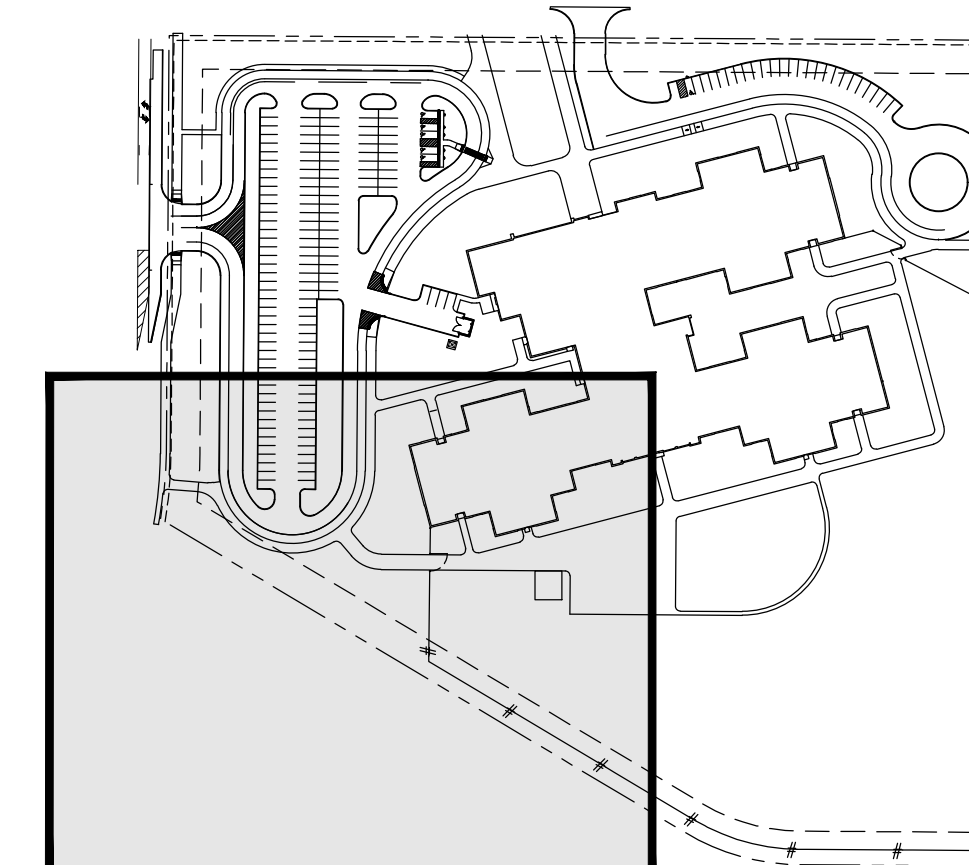
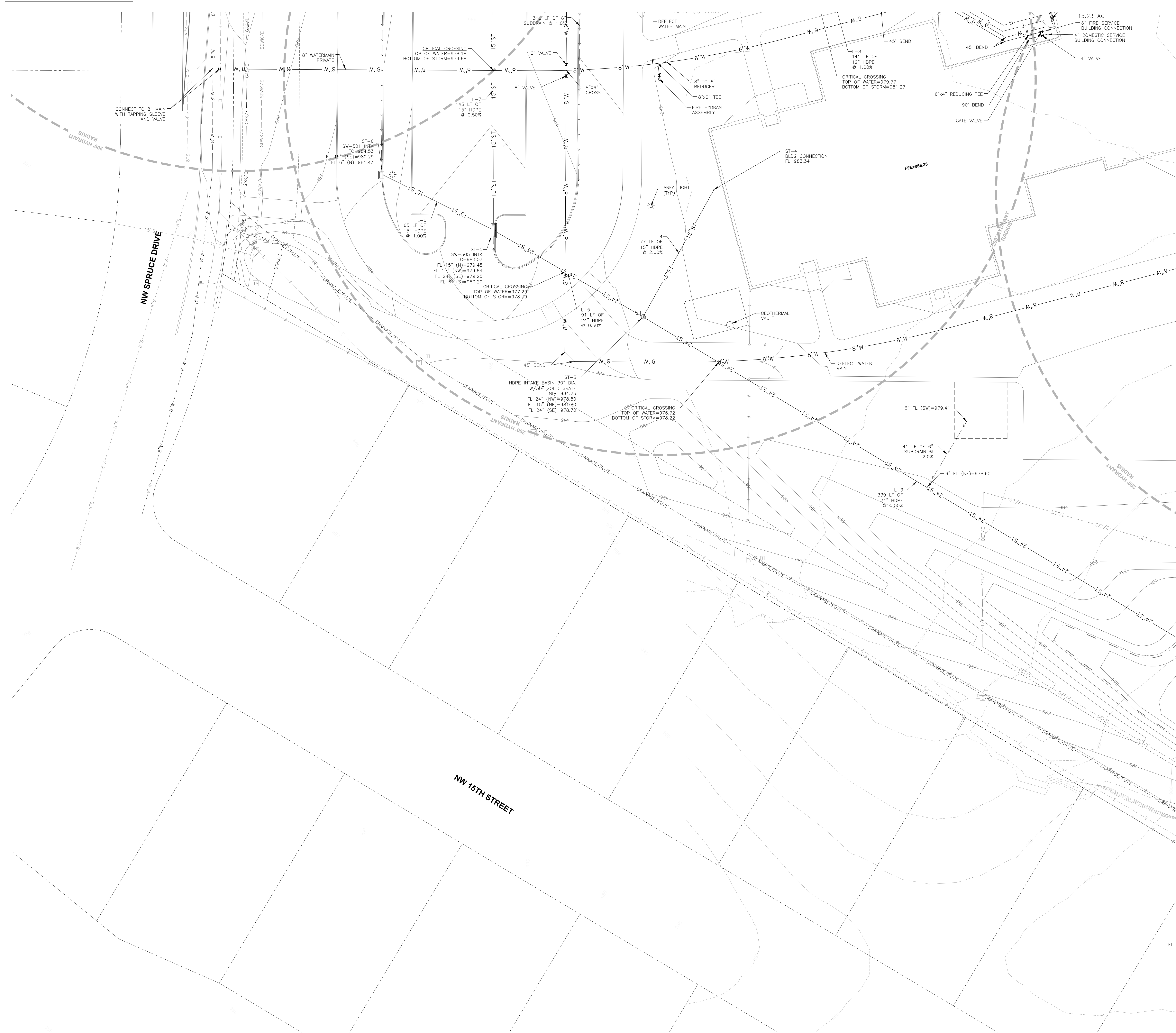
DATE:
MARCH 28
2022

REVISIONS:

DRAWING TITLE:
UTILITY PLAN

DRAWING NO.:
C5.3

REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS
FOR NW SPRUCE DRIVE IMPROVEMENTS



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ANKENY, IOWA

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2022

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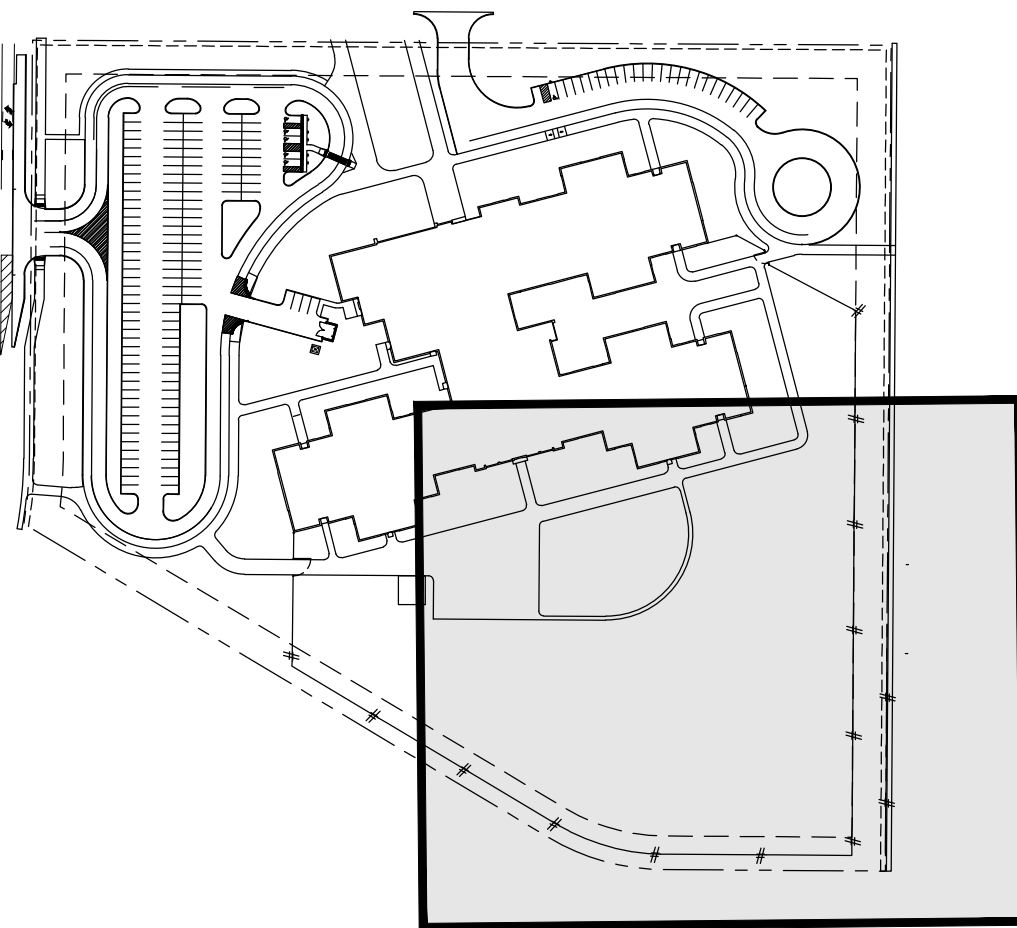
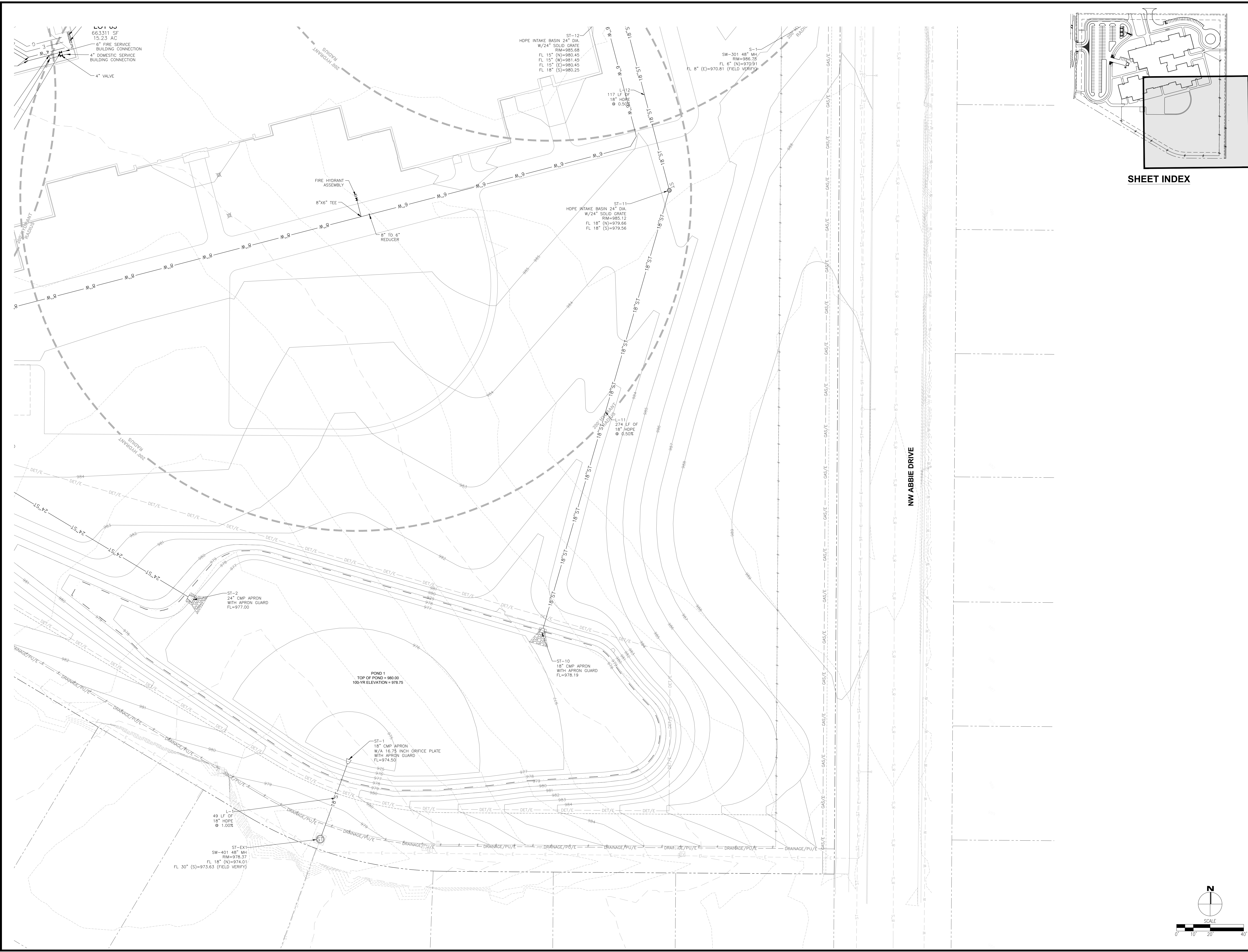
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UTILITY PLAN

DRAWING NO.:
C5.4

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ANKENY COMMUNITY SCHOOL DISTRICT

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MARCH 28 2022

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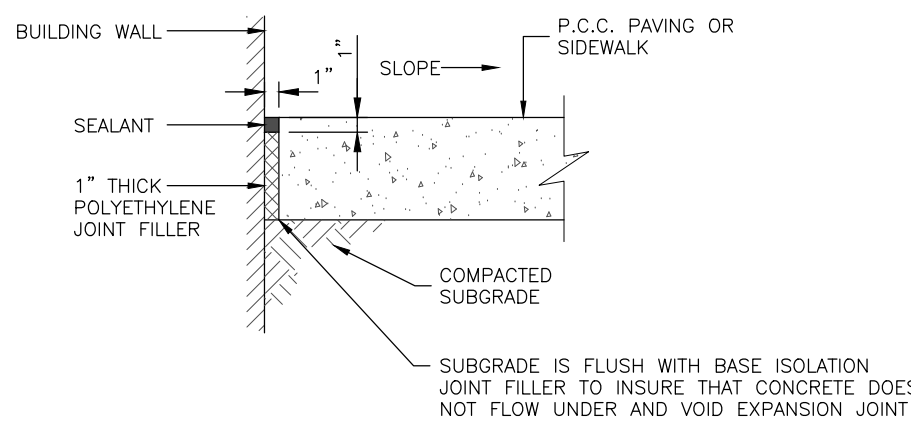
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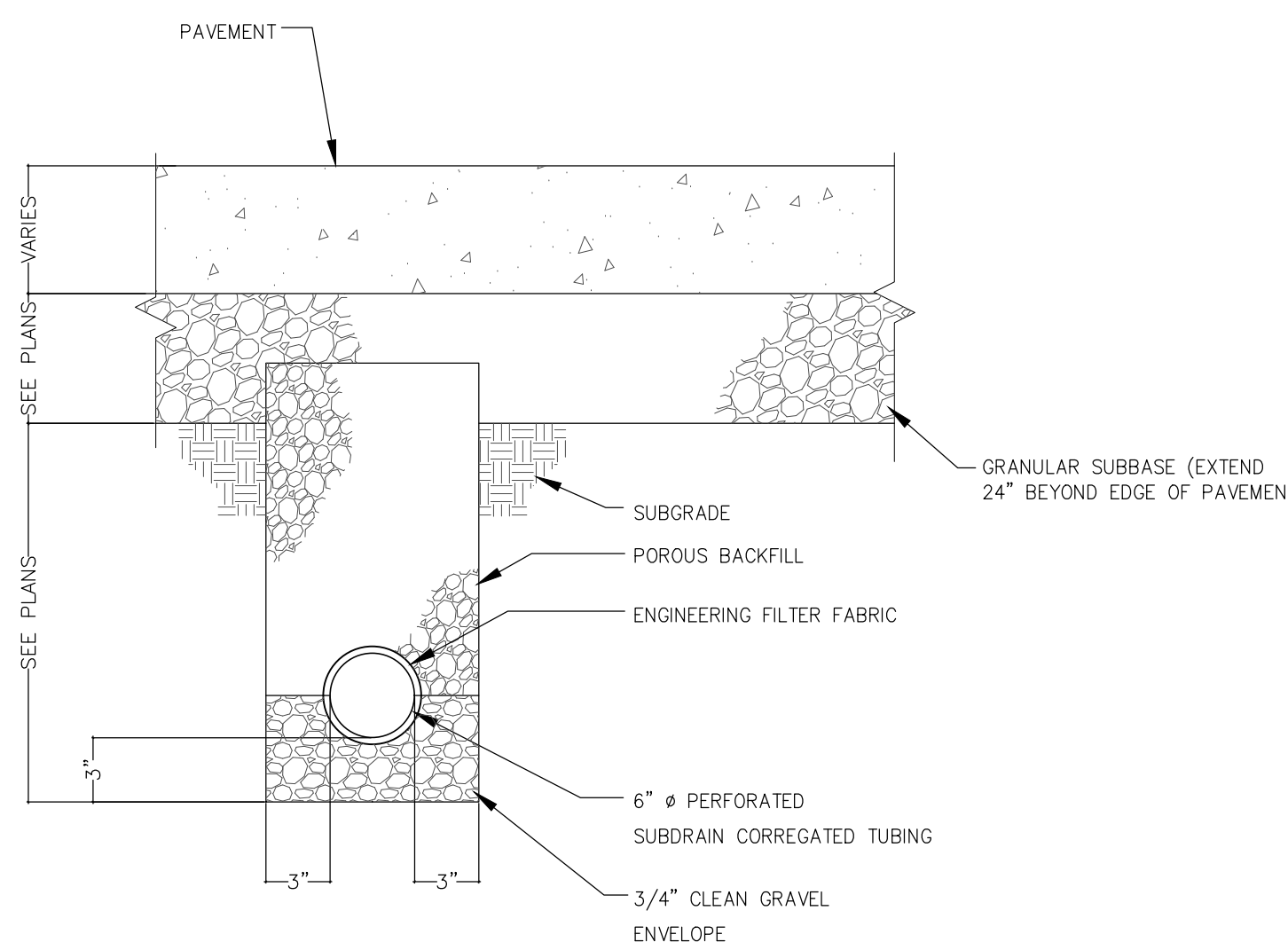
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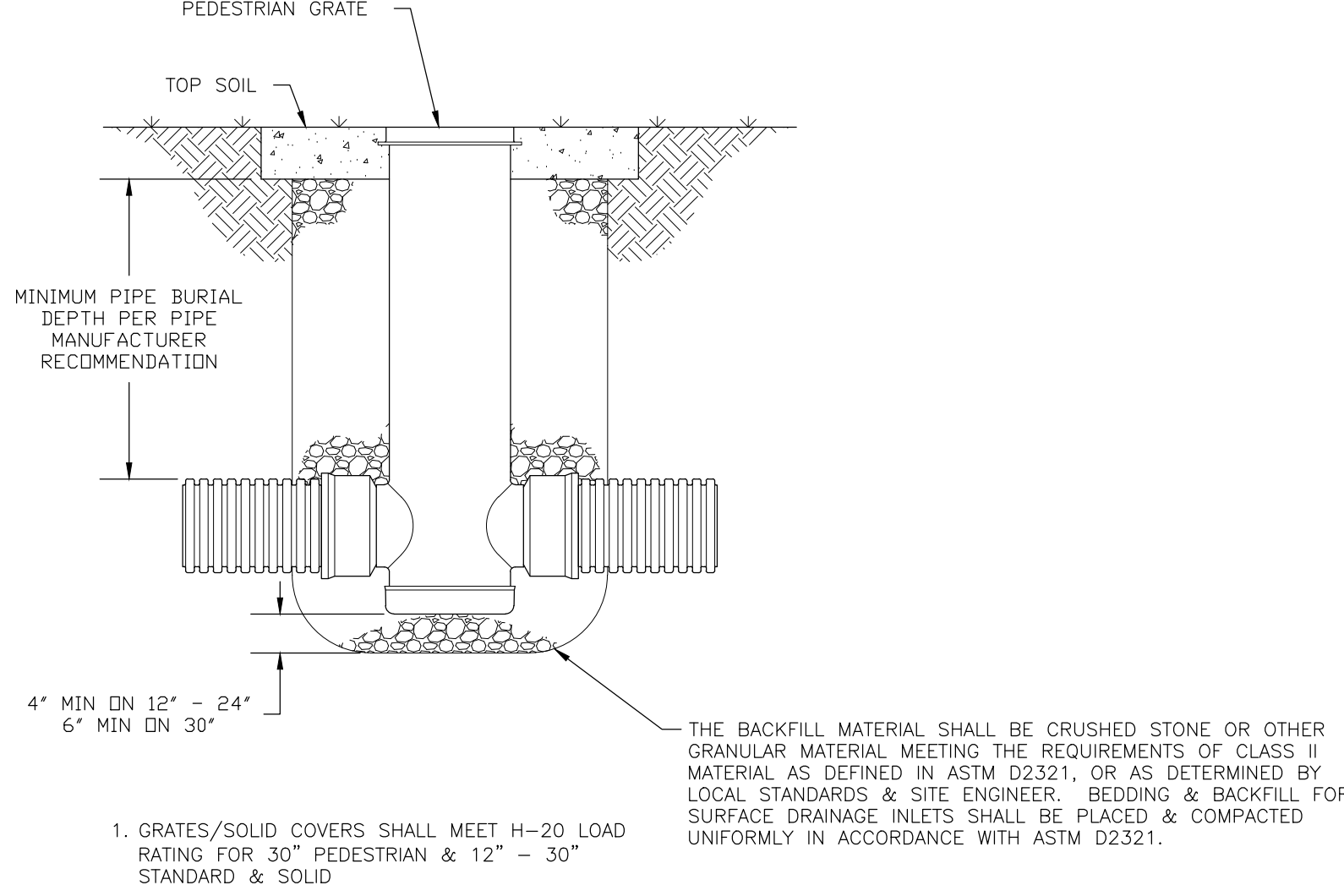
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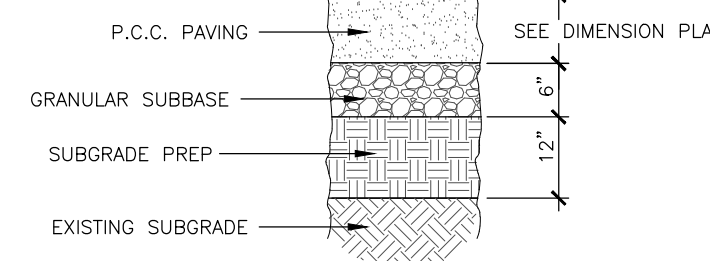
16 ISOLATION JOINT IN PAVING AT BUILDING INTERFACE
NOT TO SCALE



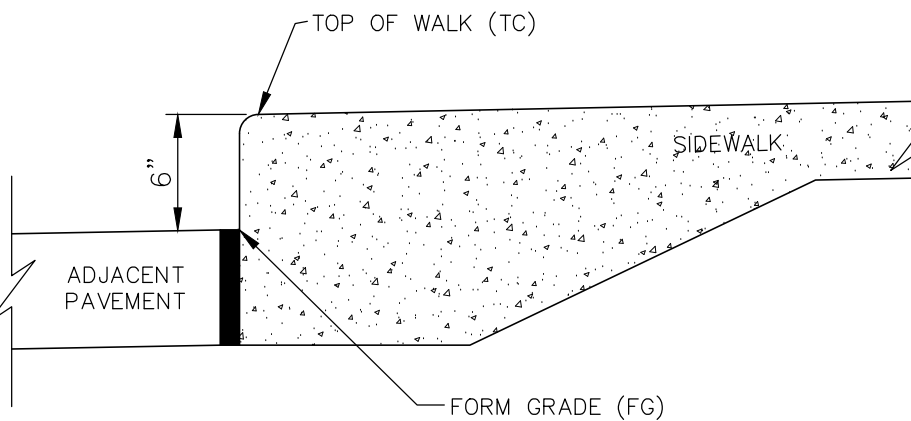
9 PAVEMENT SUBDRAIN
NOT TO SCALE



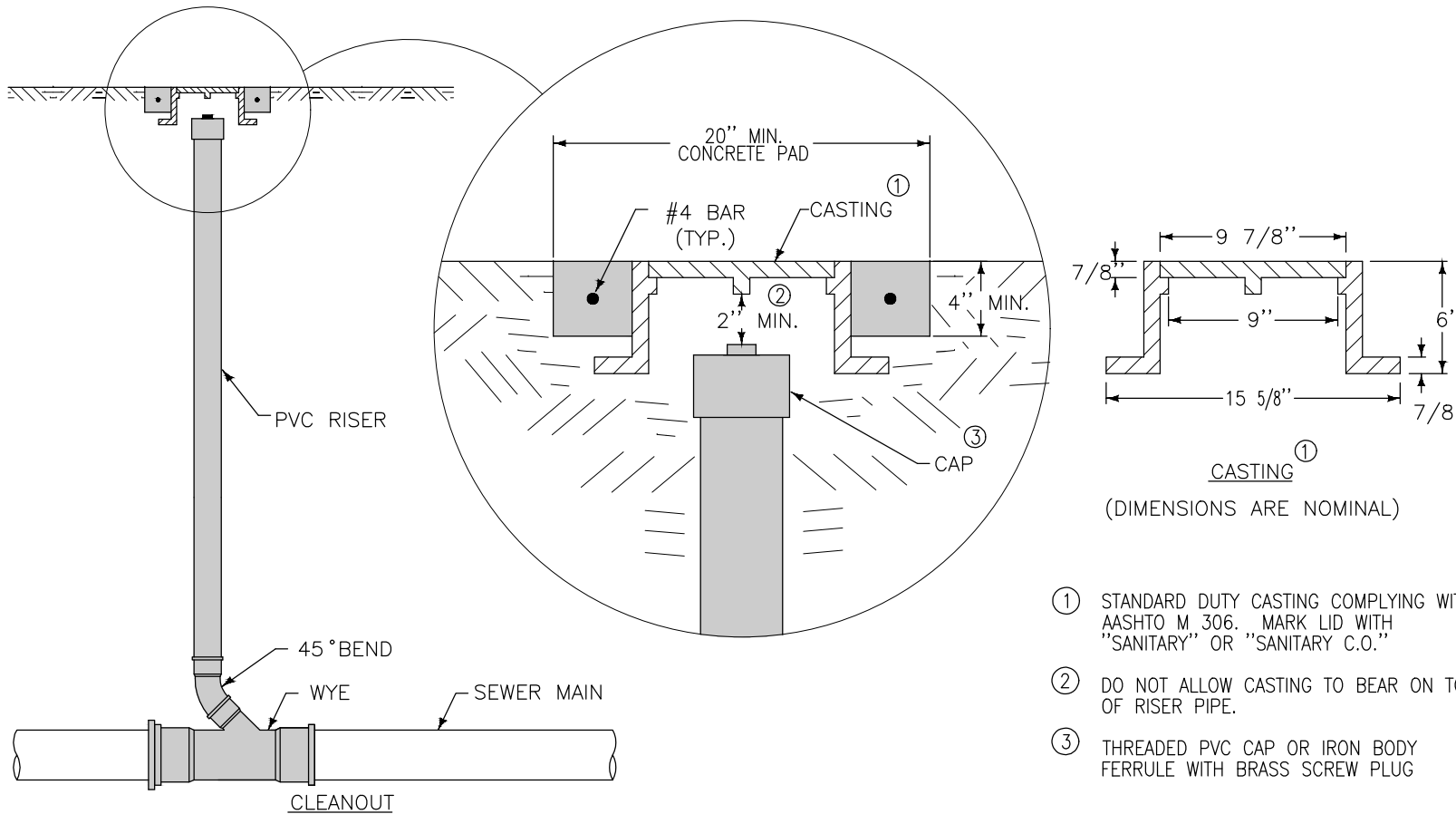
8 NYLOPLAST INTK DRAIN BASIN
NOT TO SCALE



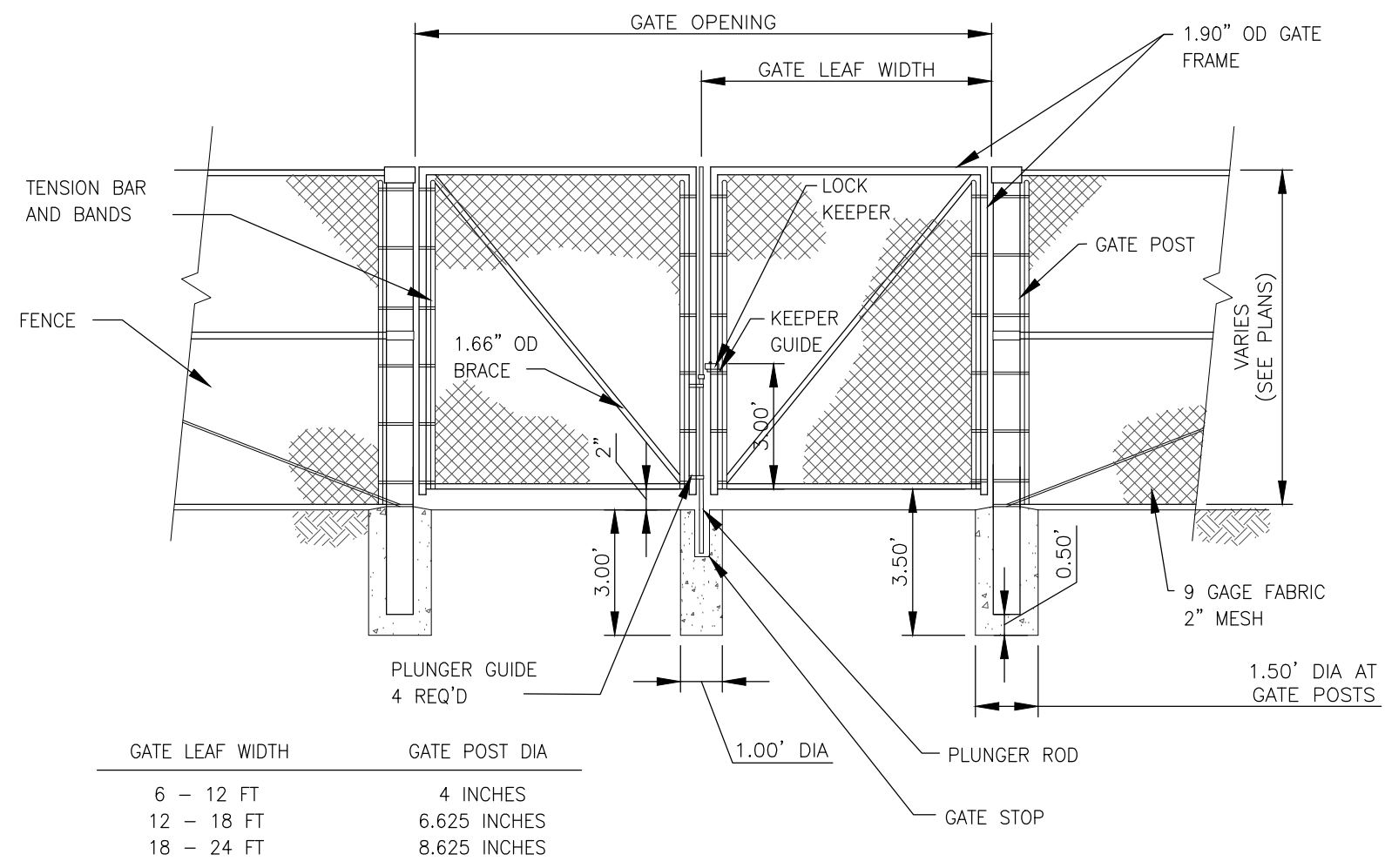
1 LIGHT DUTY PAVEMENT
NOT TO SCALE



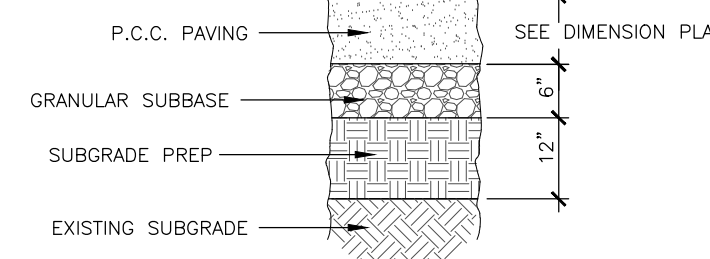
15 CLASS "A" INTEGRAL CURB AND SIDEWALK SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



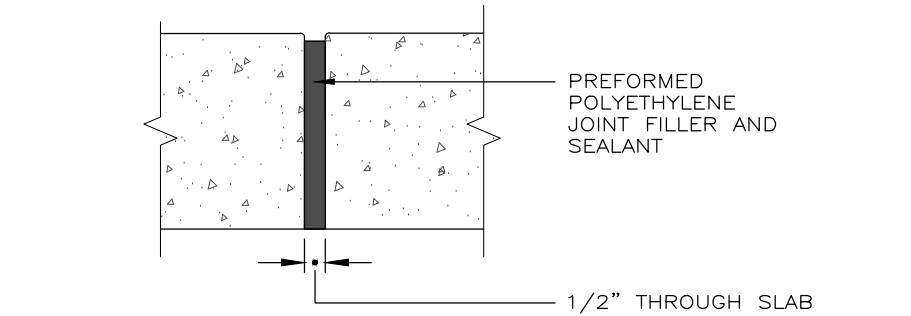
10 SW-203 SANITARY CLEANOUT
NOT TO SCALE



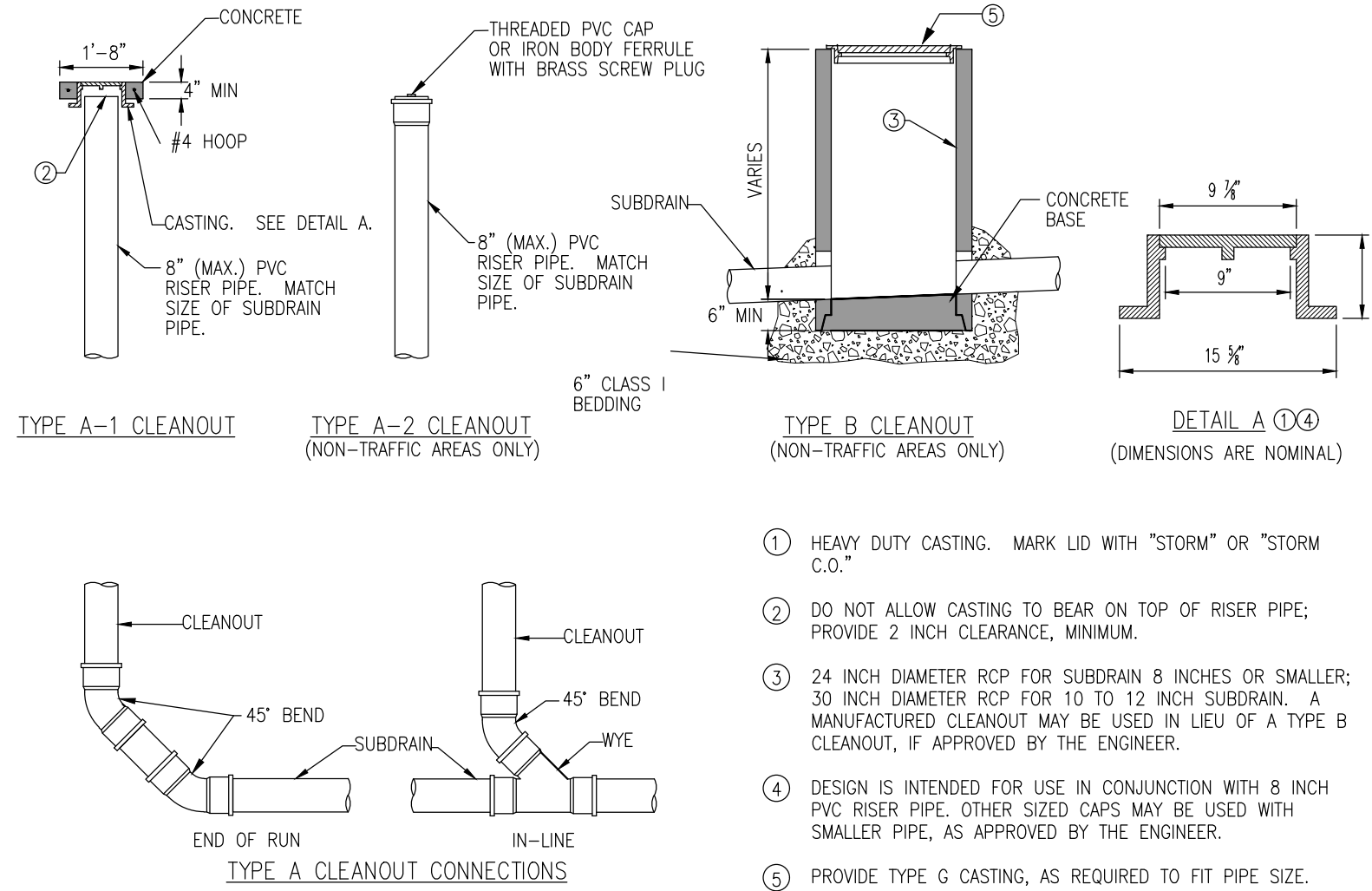
7 DOUBLE LEAF GATE
NOT TO SCALE



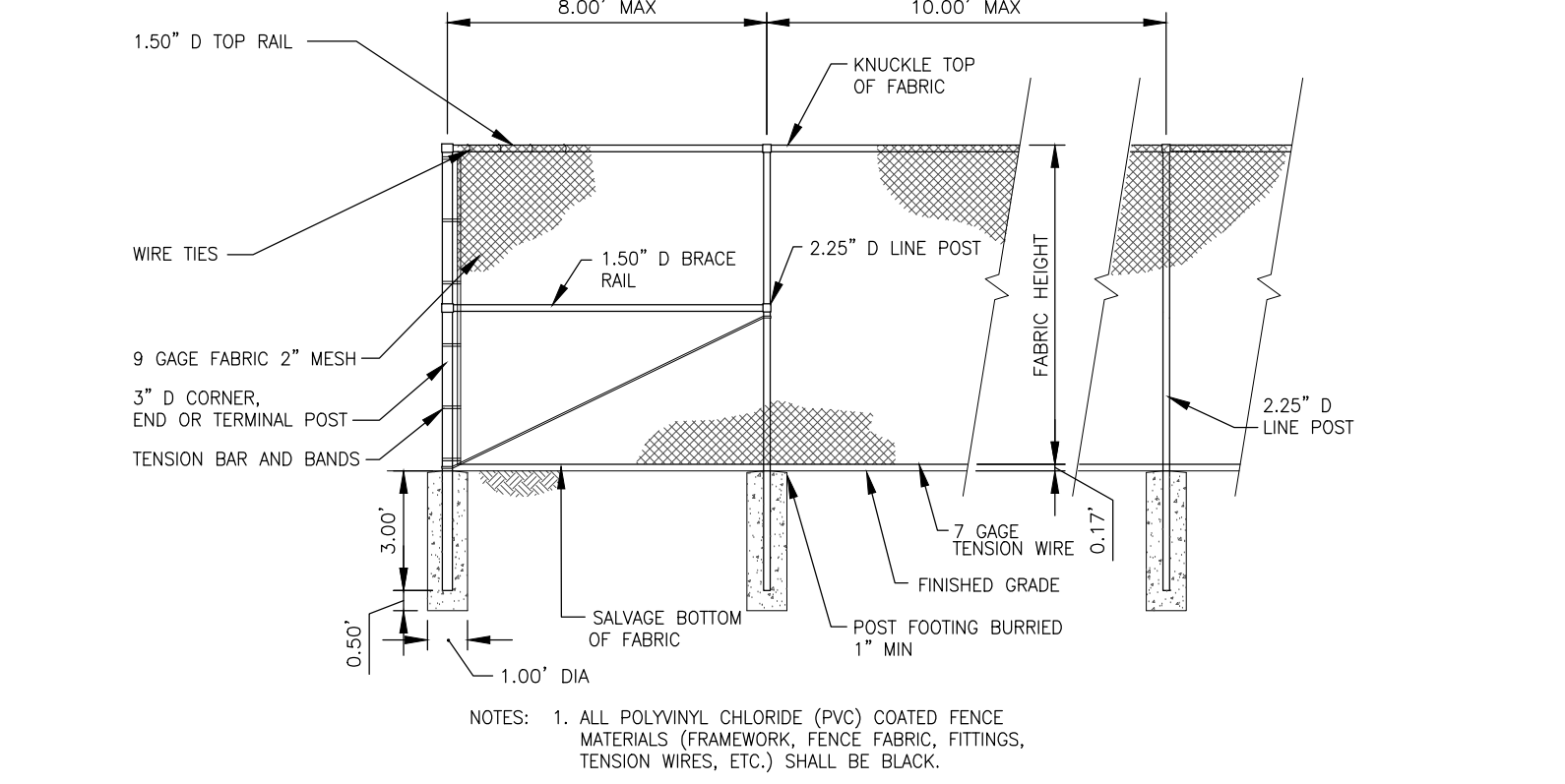
2 MEDIUM DUTY PAVEMENT
NOT TO SCALE



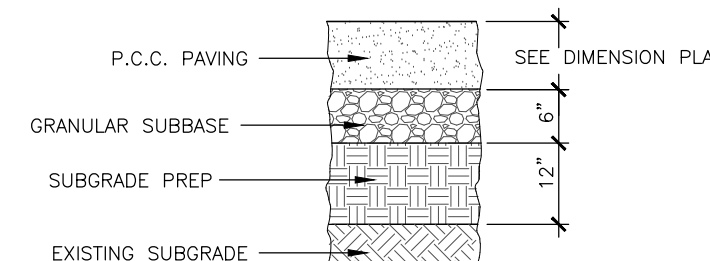
14 P.C.C. PAVING AND SIDEWALK ISOLATION JOINT
NOT TO SCALE



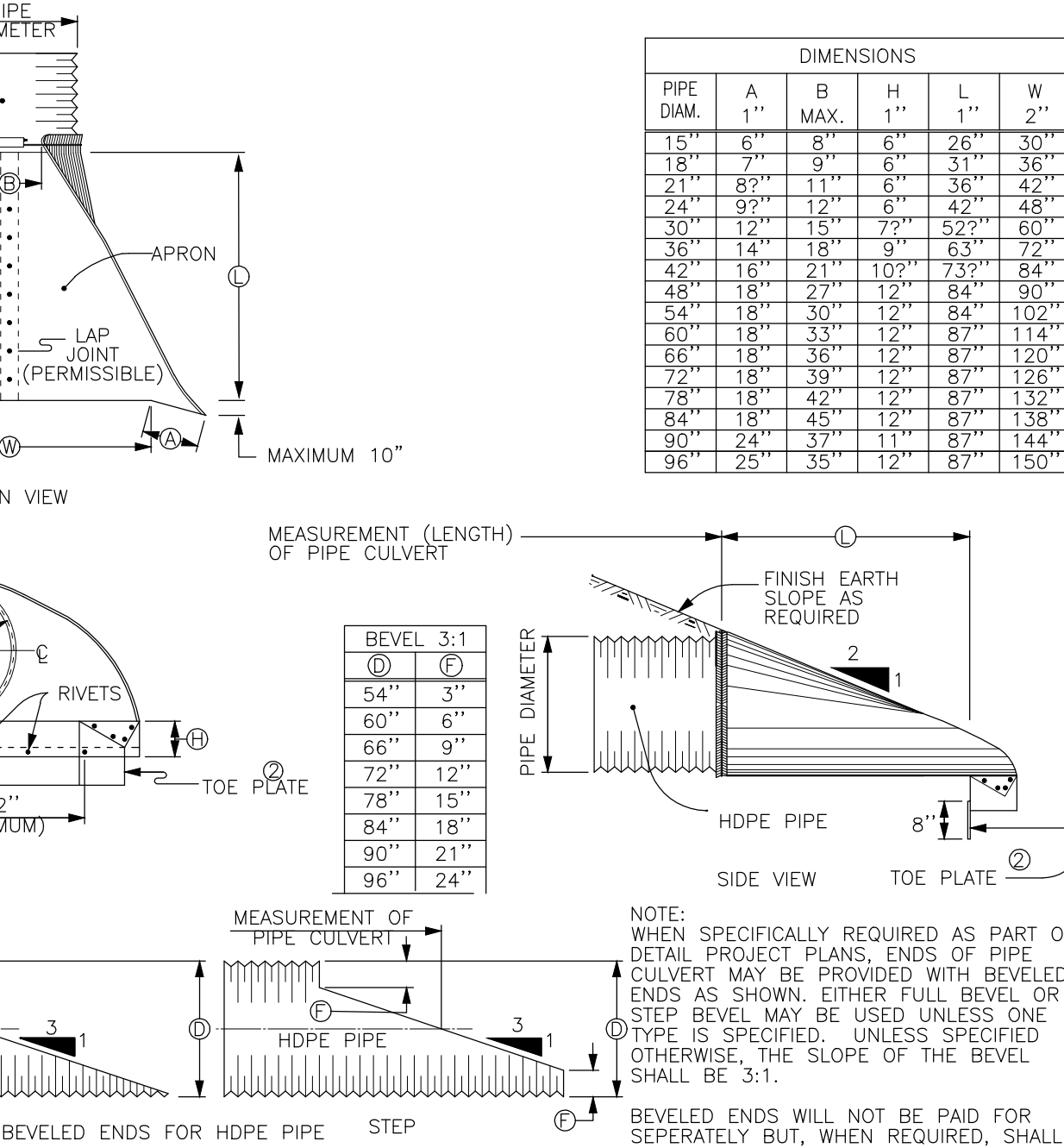
11 SUBDRAIN CLEANOUTS
NOT TO SCALE



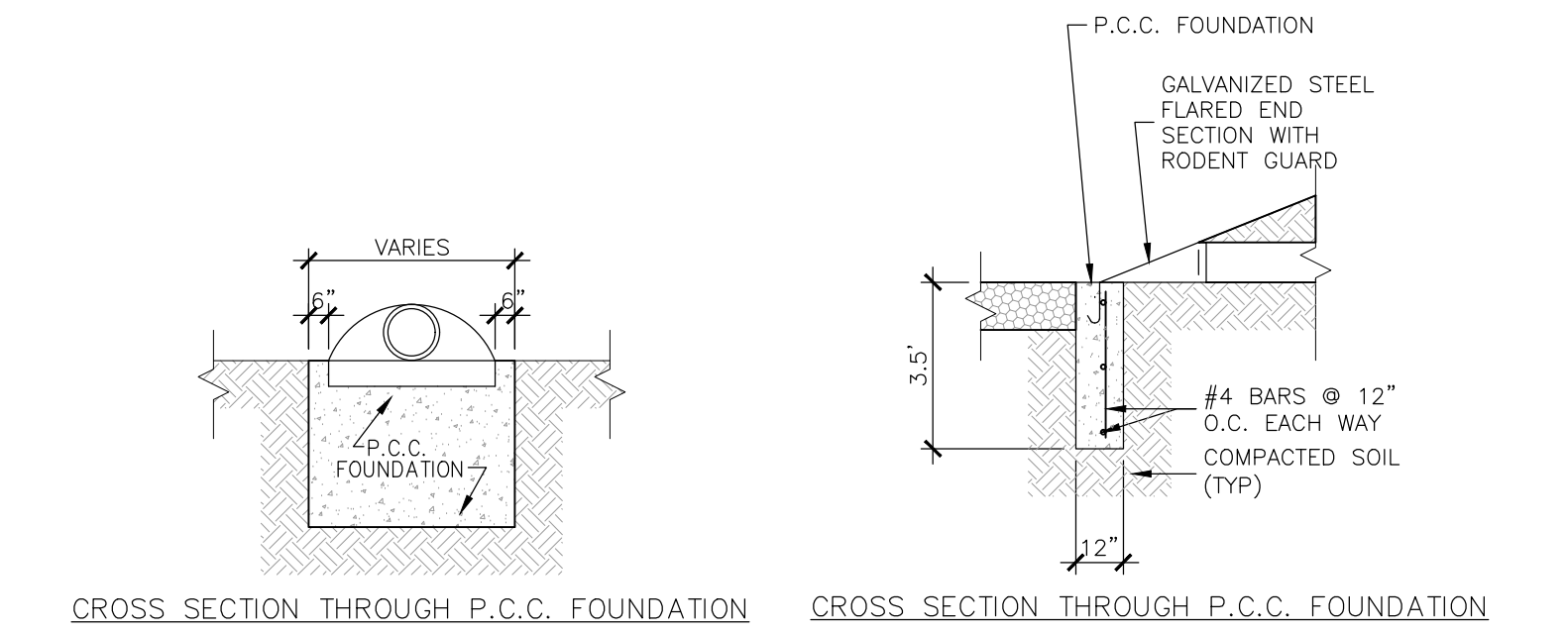
6 CHAINLINK FENCING
NOT TO SCALE



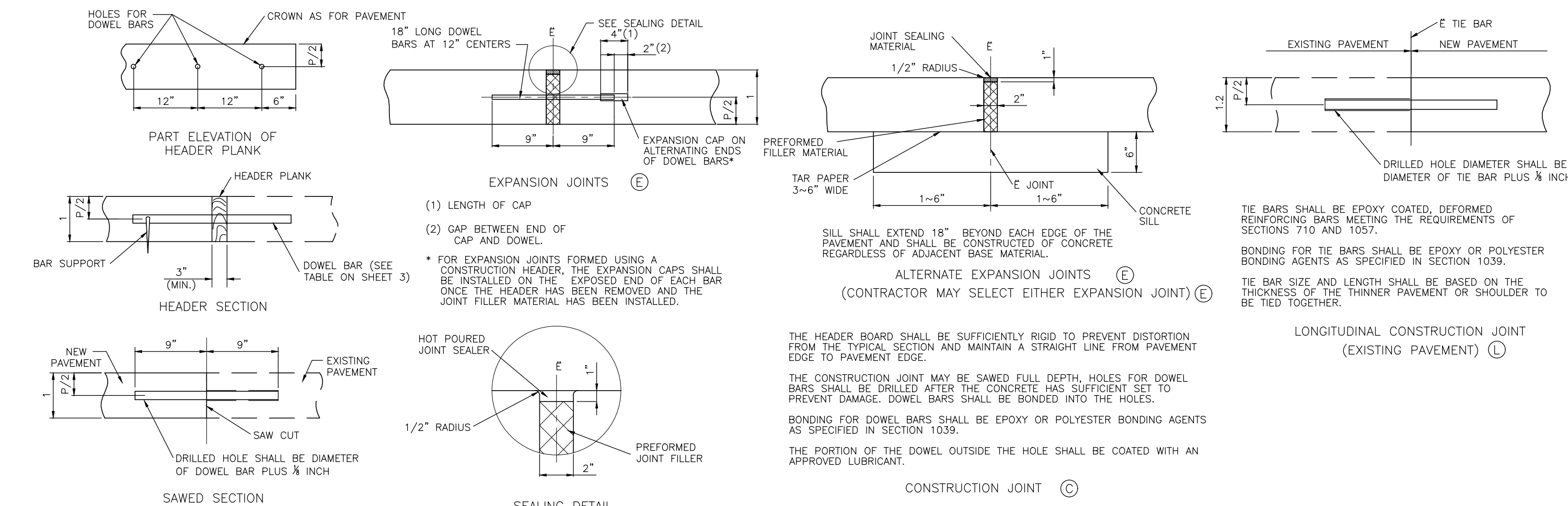
3 HEAVY DUTY PAVEMENT
NOT TO SCALE



13 CORRUGATED METAL PIPE APRON
NOT TO SCALE

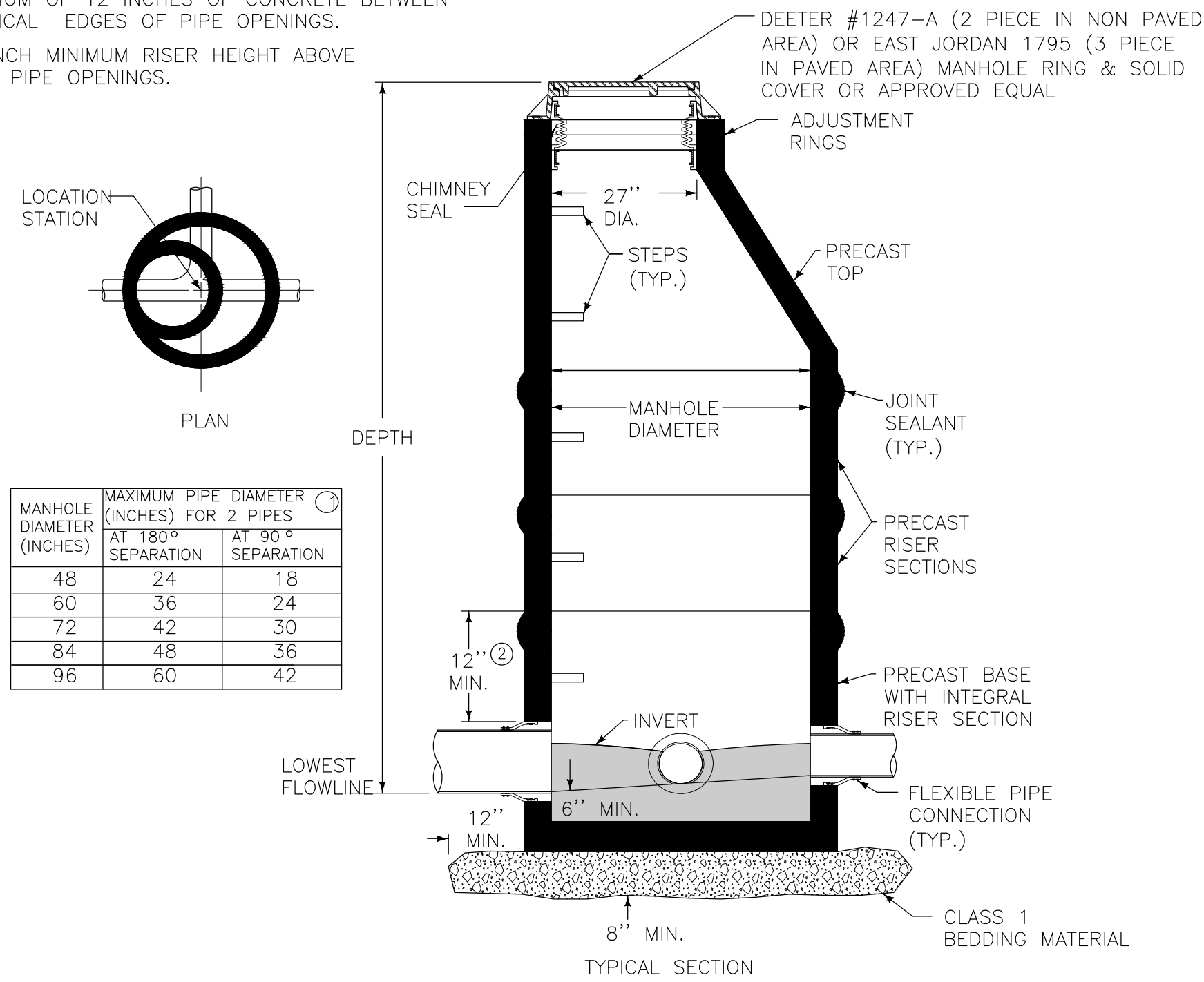


12 METAL FLARED END SECTION FOOTING
NOT TO SCALE

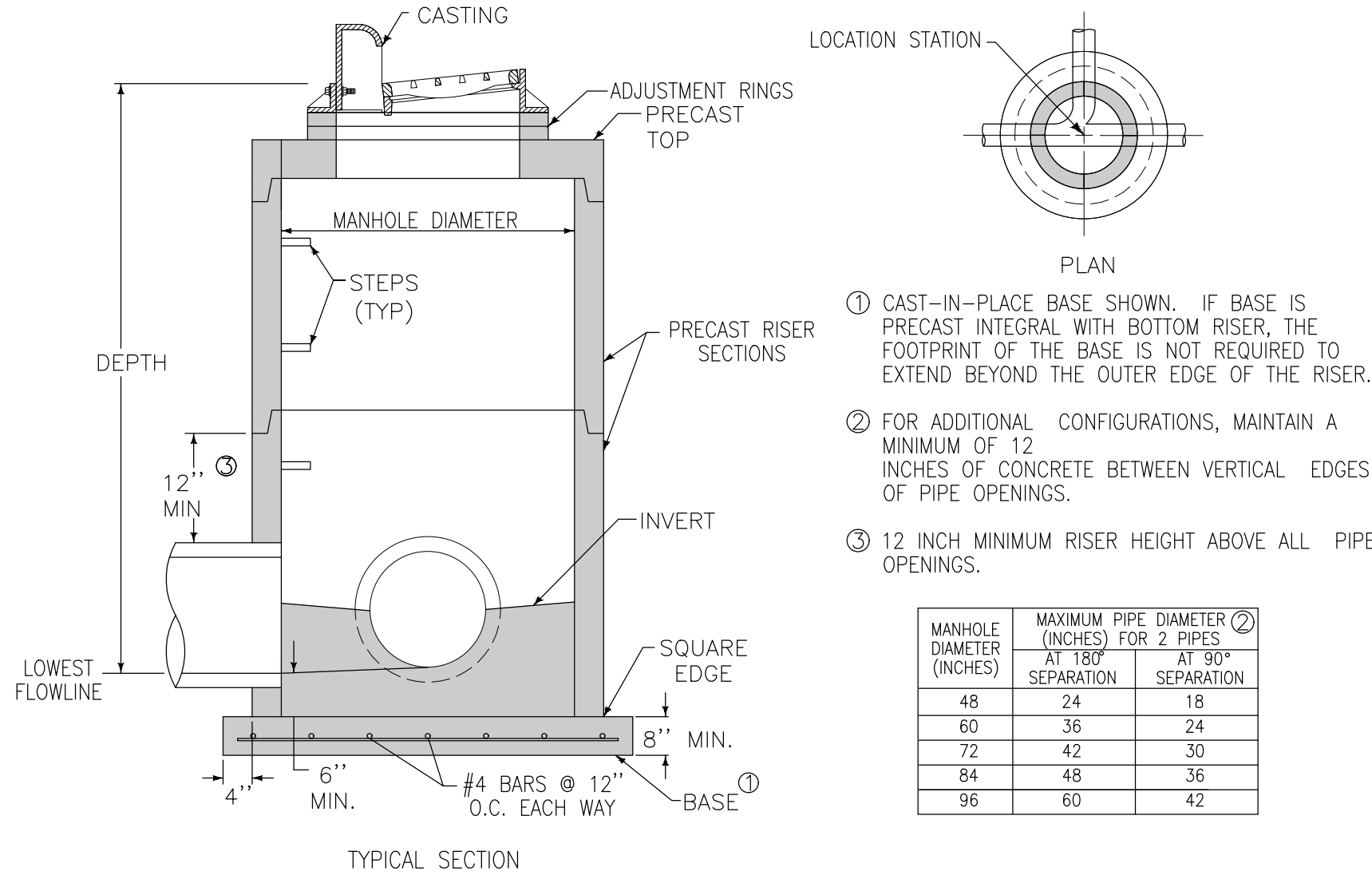


5 PAVING JOINTS
NOT TO SCALE

- ① FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
- ② 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.

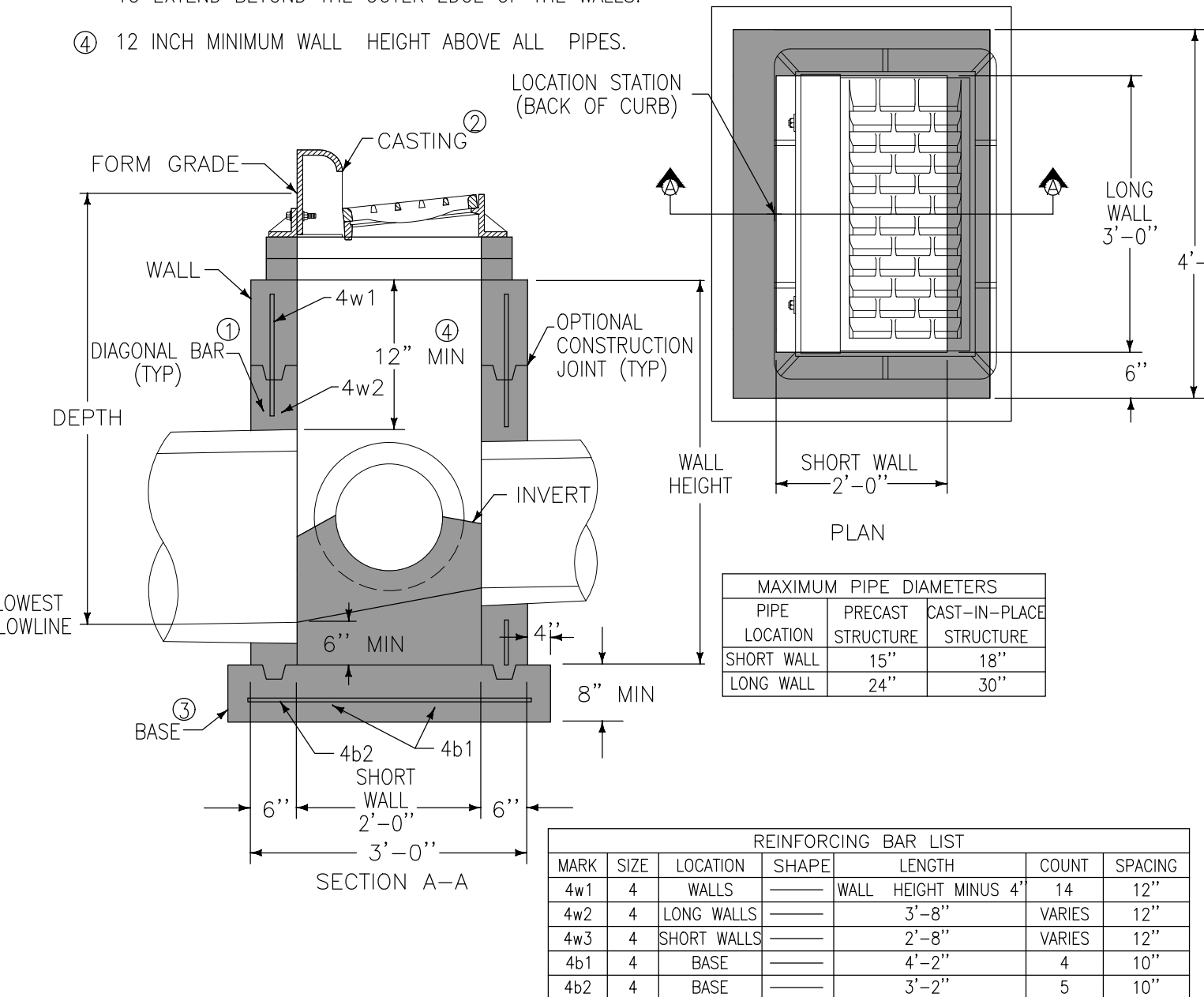


7 SW-301 CIRCULAR SANITARY SEWER MANHOLE
NOT TO SCALE

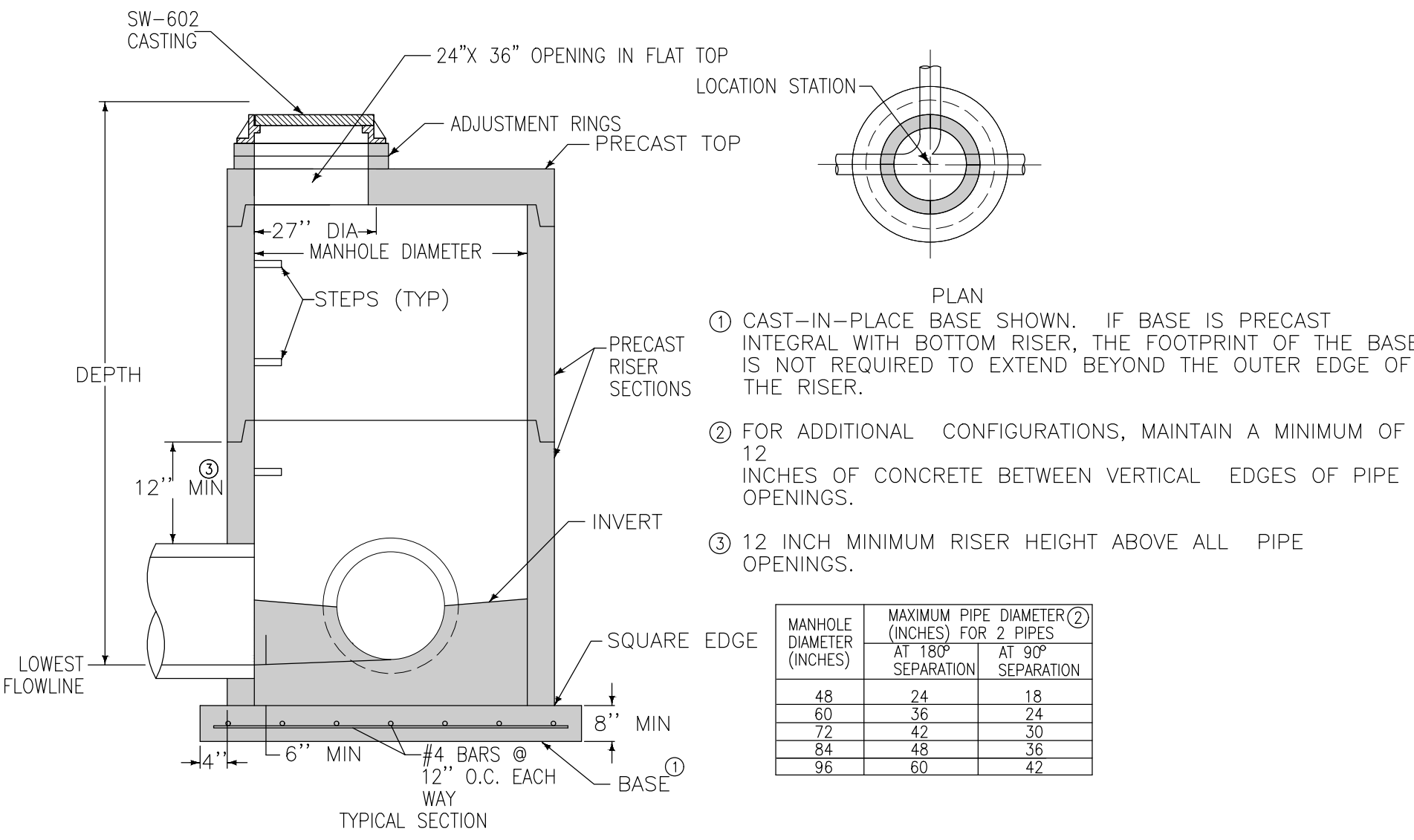


4 SW-502 CIRCULAR STORM SEWER INTAKE
NOT TO SCALE

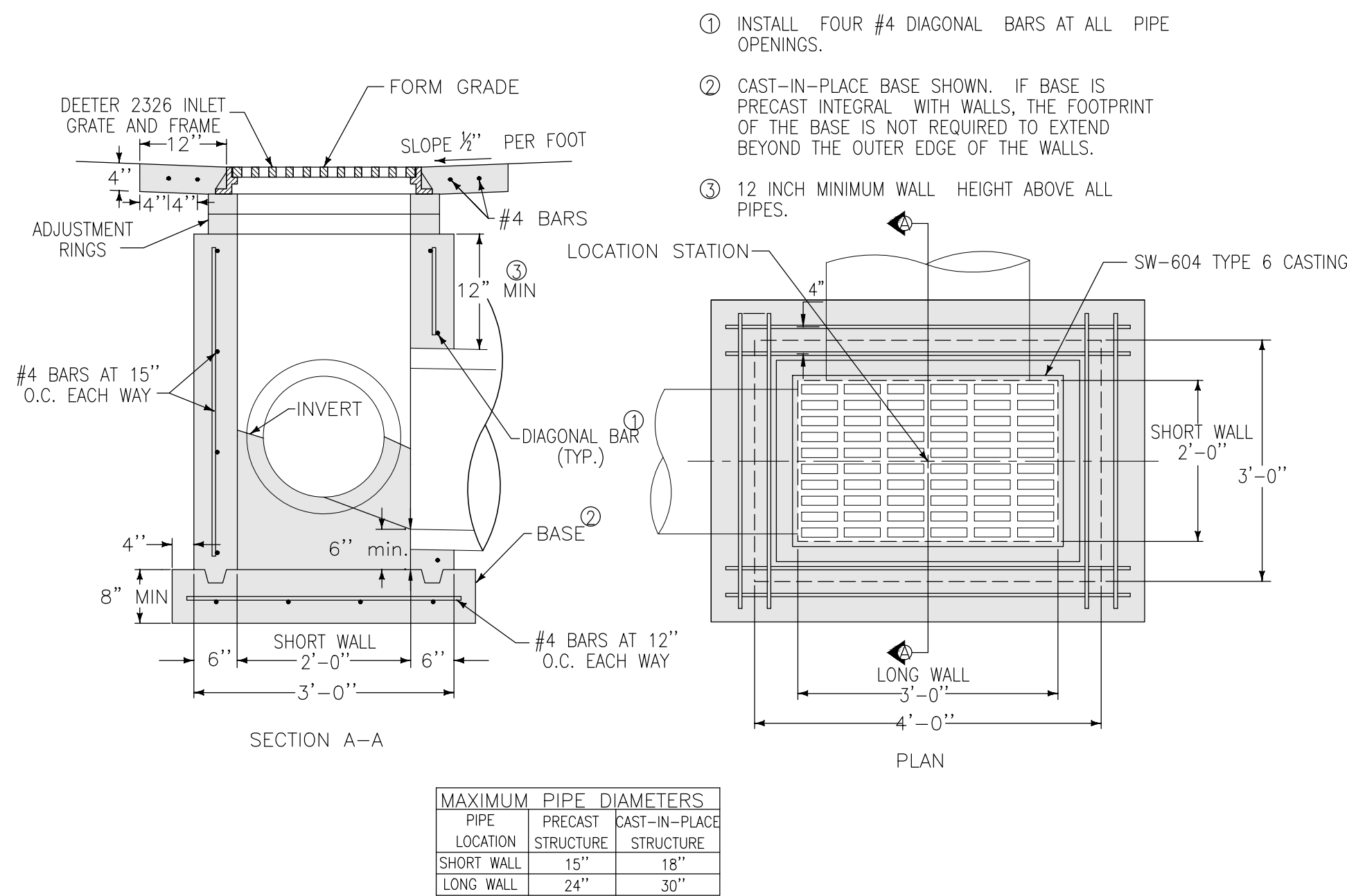
- REFER TO SW-514 FOR BOXOUT DETAILS
- ① INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
- ② SW-603 TYPE R UNLESS TYPE Q IS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ③ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- ④ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.



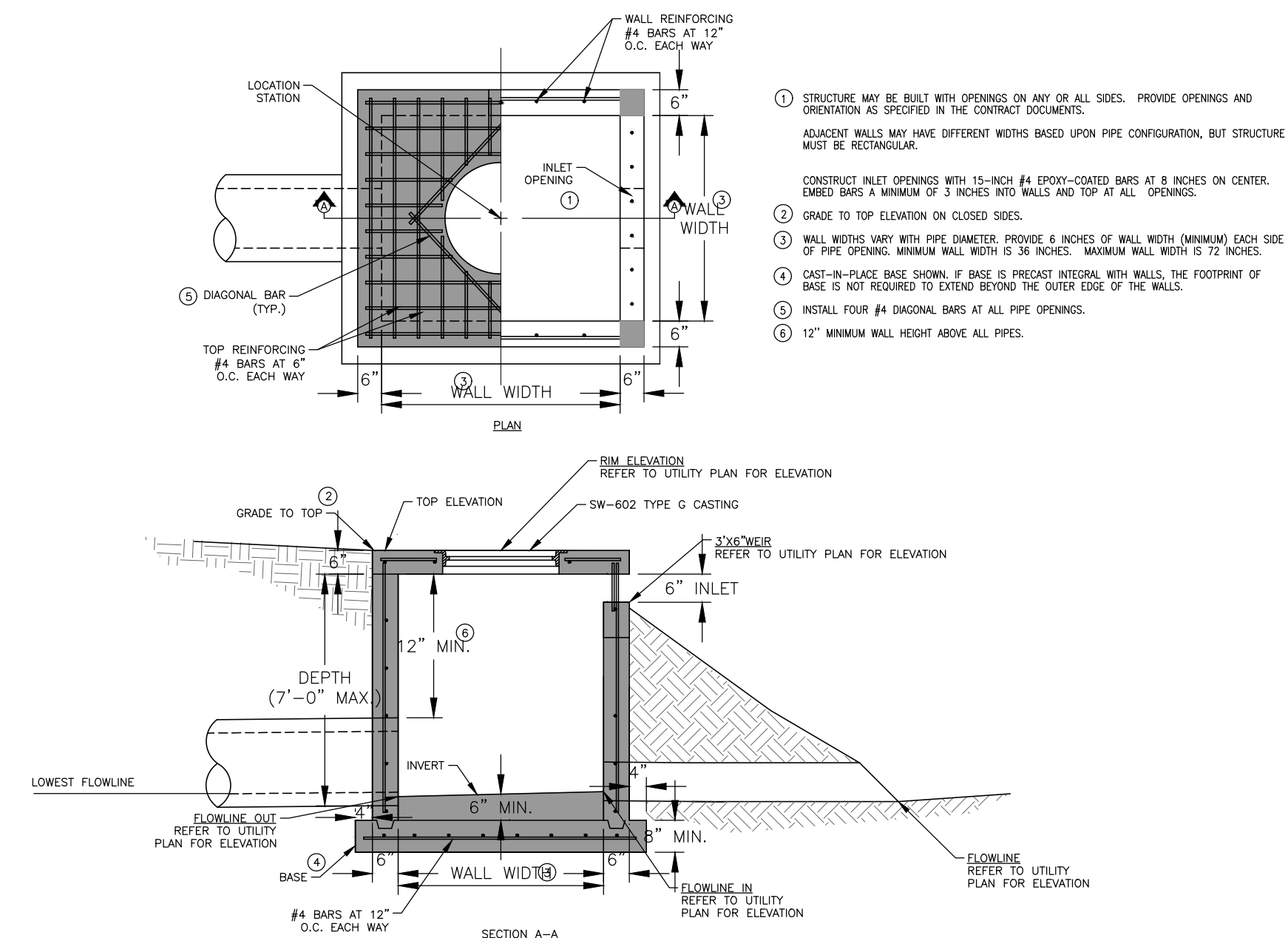
1 SW-501 SINGLE GRATE INTAKE
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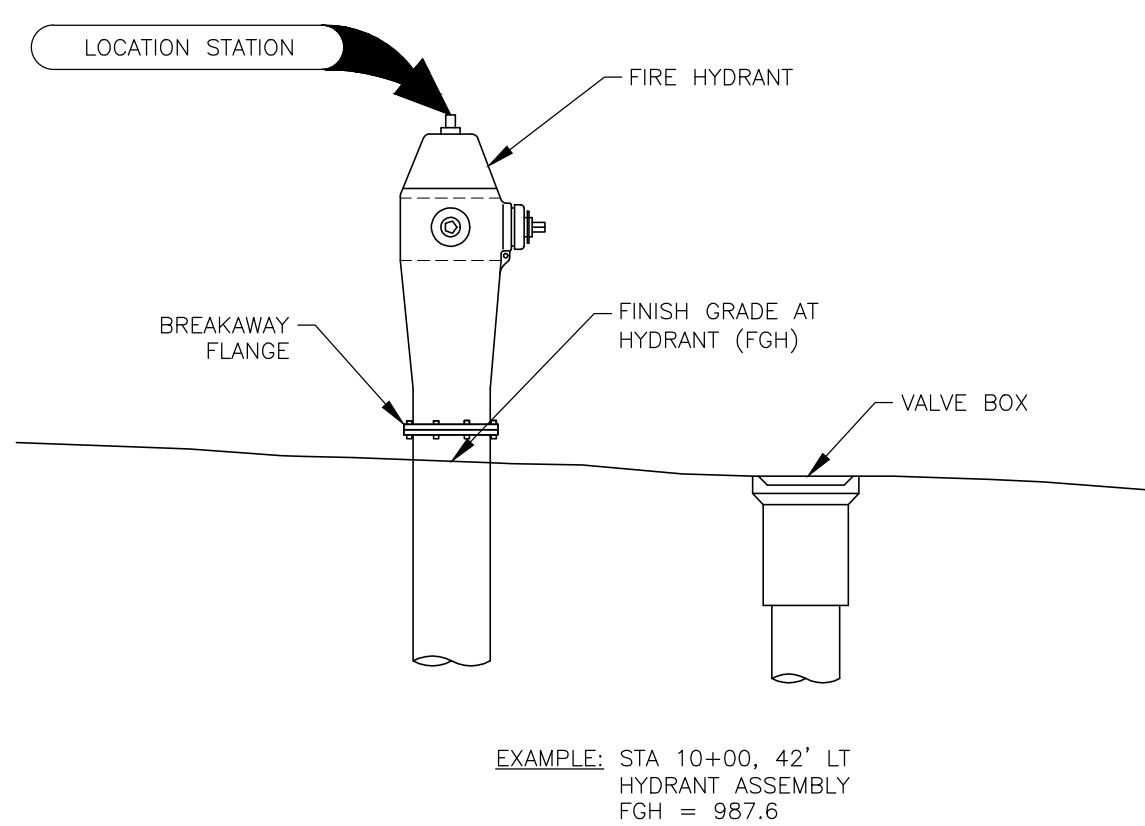
8 SW-401 CIRCULAR STORM SEWER MANHOLE
NOT TO SCALE



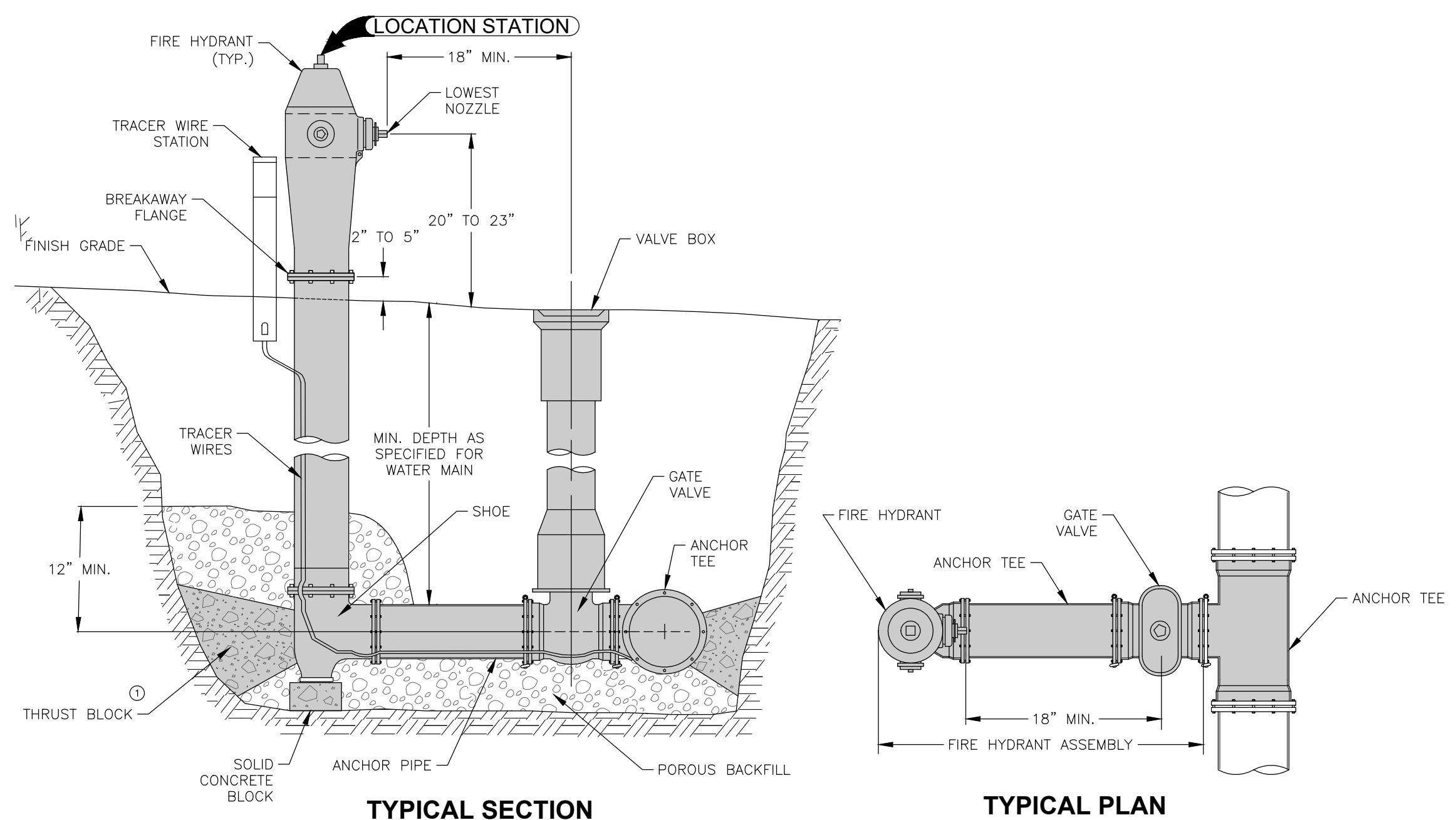
5 SW-511 RECTANGULAR AREA INTAKE
NOT TO SCALE



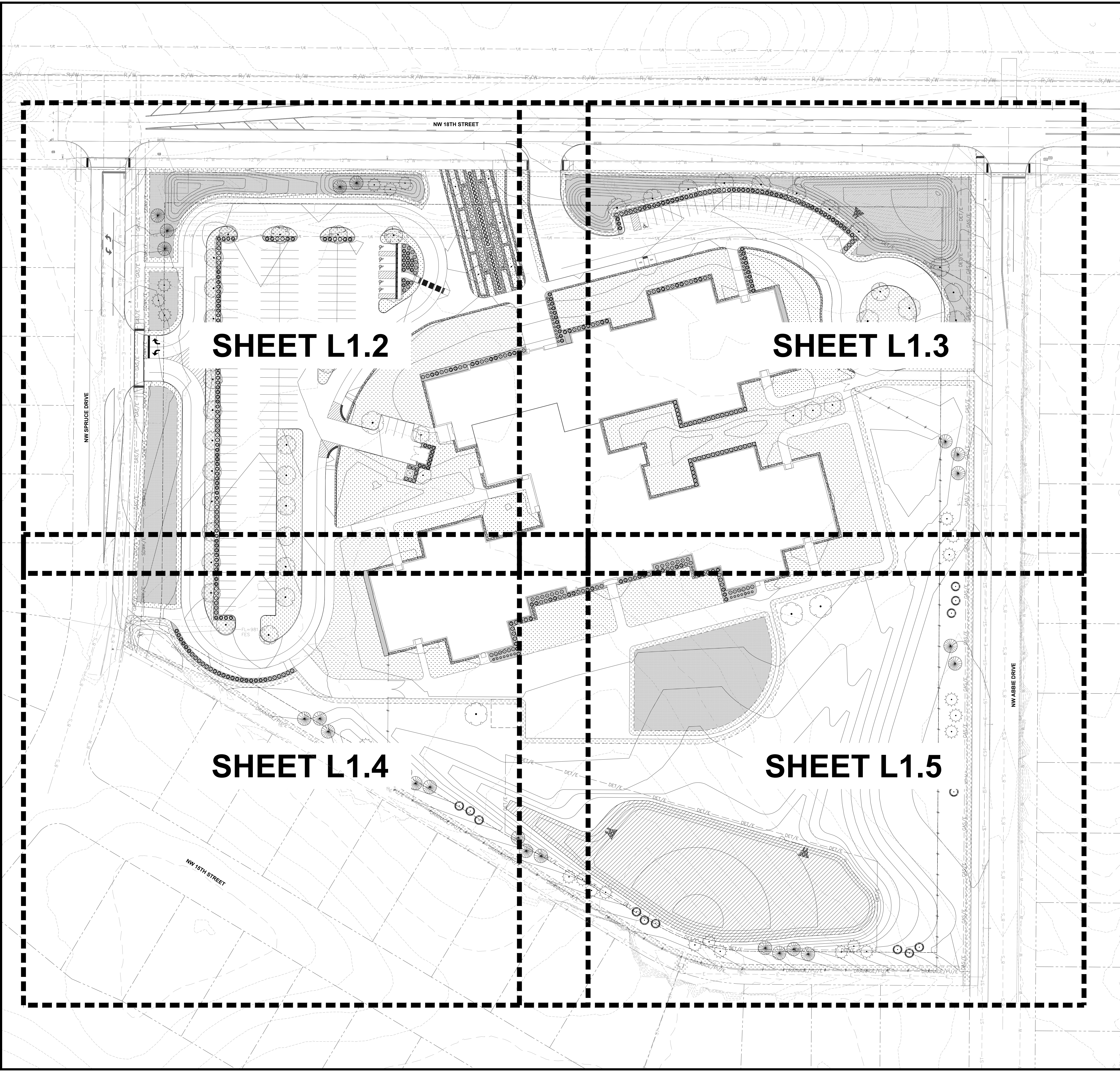
2 SW-513 SINGLE GRATE INTAKE 4'x4' (ST-20)
NOT TO SCALE



6 SUDAS FIRE HYDRANT ASSEMBLY SPOT ELEVATION
NOT TO SCALE



3 SUDAS FIRE HYDRANT ASSEMBLY
NOT TO SCALE



LANDSCAPE NOTES

- 1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- 2. THE 2021 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- 3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND 260.1
- 4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- 5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, IF REQ.)
- 6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING PER MANUFACTURER'S RECOMMENDATIONS.
- 7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
- 8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- 9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- 10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

LANDSCAPE REQUIREMENTS

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

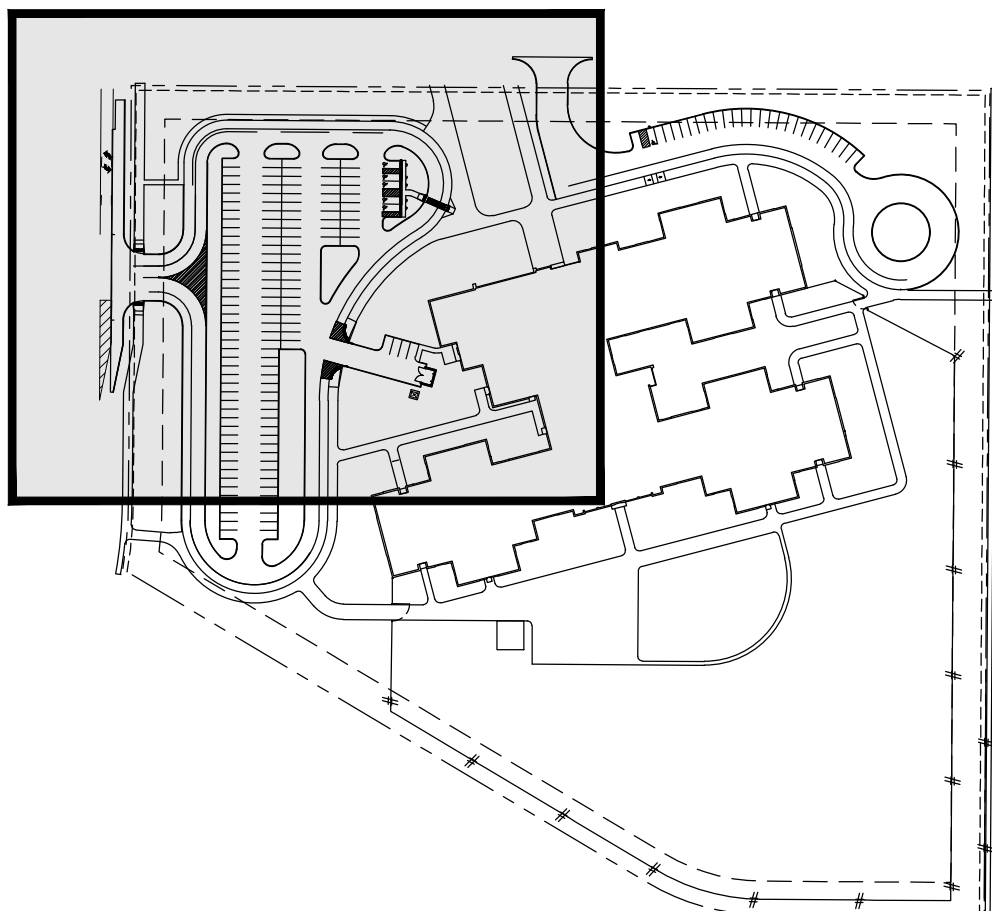
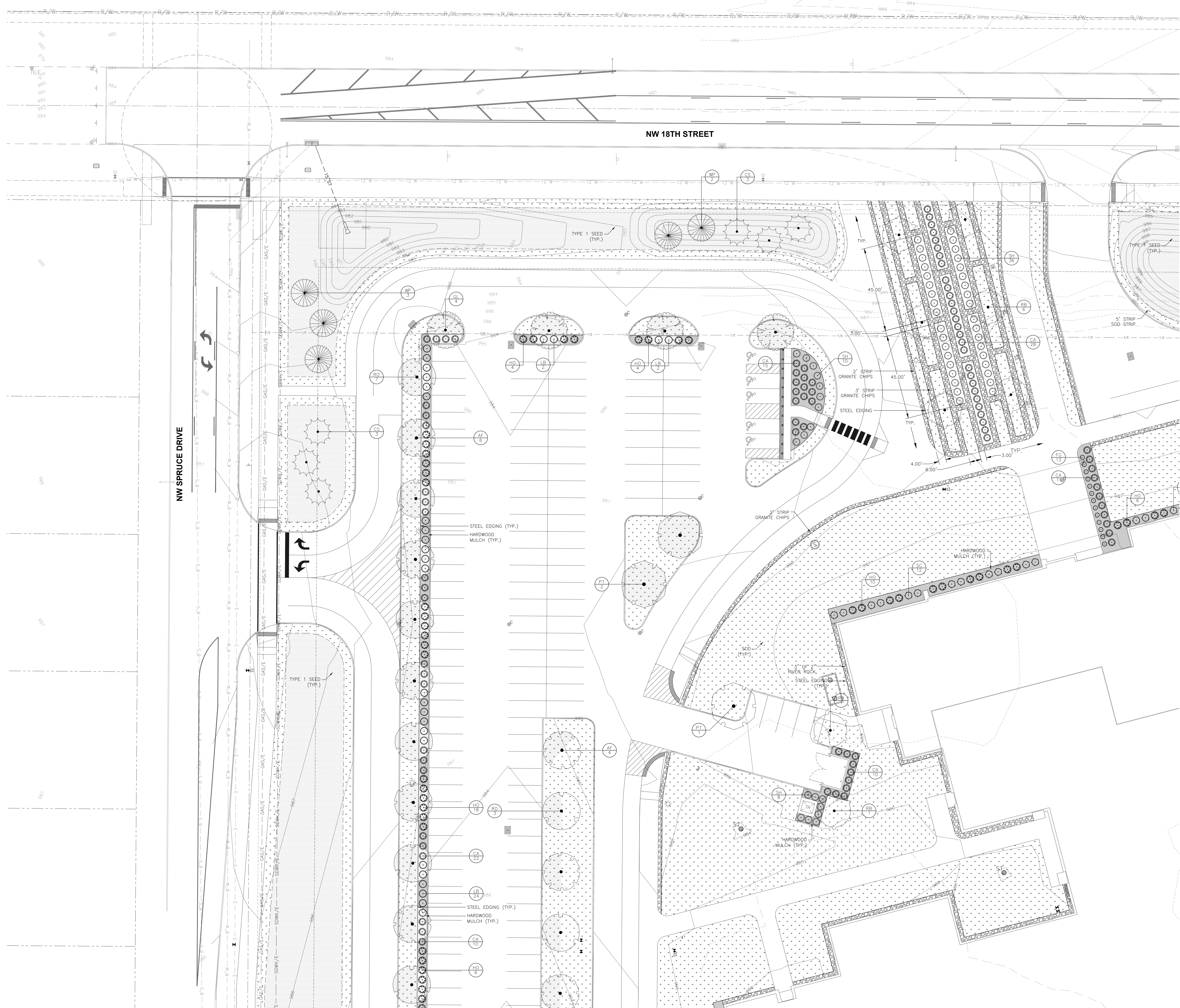
REQUIRED:
663,311 TOTAL SF (15.23 AC)
663,311 SF x 20% = 132,663 SF / 3000 SF = 44.22 LANDSCAPE UNITS = 89 TREES = 266 SHRUBS
PROVIDED: = 89 TREES = 331 SHRUBS

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

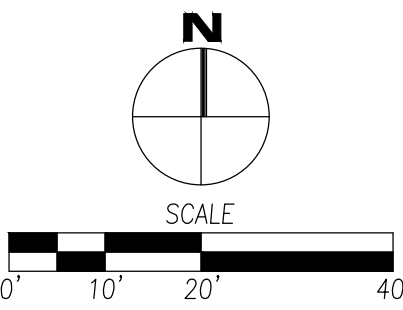
REQUIRED:
107,065 SF PAVEMENT x 20% = 21,413 SHADED AREA SF / π x 15² = 31 SHADE TREES
PROVIDED: = 31 TREES

SCREENING
SITE ZONING: R-3
SURROUNDING PROPERTIES R-3
NO SCREEN REQUIRED

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AF	20	Autumn Flame Red Maple	Acer rubrum 'Autumn Flame'	B&B, 2" CALIPER
BCG	15	Blue Colorado Spruce	Picea pungens 'Glaucu'	B&B, 2" CALIPER
CS	24	Colorado Spruce	Picea pungens	B&B, 8" HEIGHT
GL	6	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER
PT	8	London Plane Tree	Platanus x hispanica	B&B, 2" CALIPER
RB	11	River Birch	Betula nigra	B&B, 2" CALIPER
RO	12	Red Oak	Quercus rubra	B&B, 2" CALIPER
WP	23	White Pine	Pinus strobus	B&B, 8" HEIGHT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CA	139	Feather Reed Grass	Calamagrostis x acutiflora	3 GAL
FG	47	Blue Fescue	Festuca glauca	1 GAL
HO	103	Oakleaf Hydrangea	Hydrangea quercifolia	3 GAL
LB	122	Littleleaf Boxwood	Buxus microphylla	3 GAL
SC	40	Shrubby Cinquefoil	Dasiphora floribunda	3 GAL
SH	80	Prairie Dropseed	Sporobolus heterolepis	3 GAL



SHEET INDEX



PROPOSED NEW
ANKENY ELEMENTARY SCHOOL # 12
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

PROJECT NO.:
1023H

DATE:
**MARCH 28
2022**

REVISIONS:

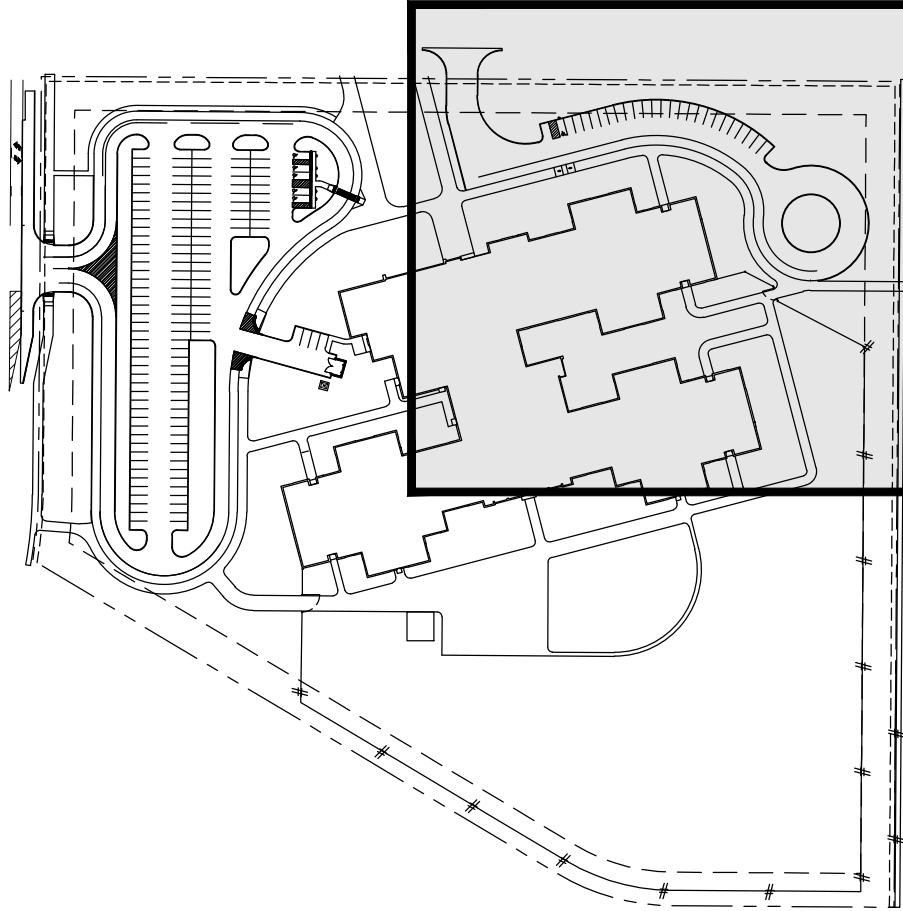
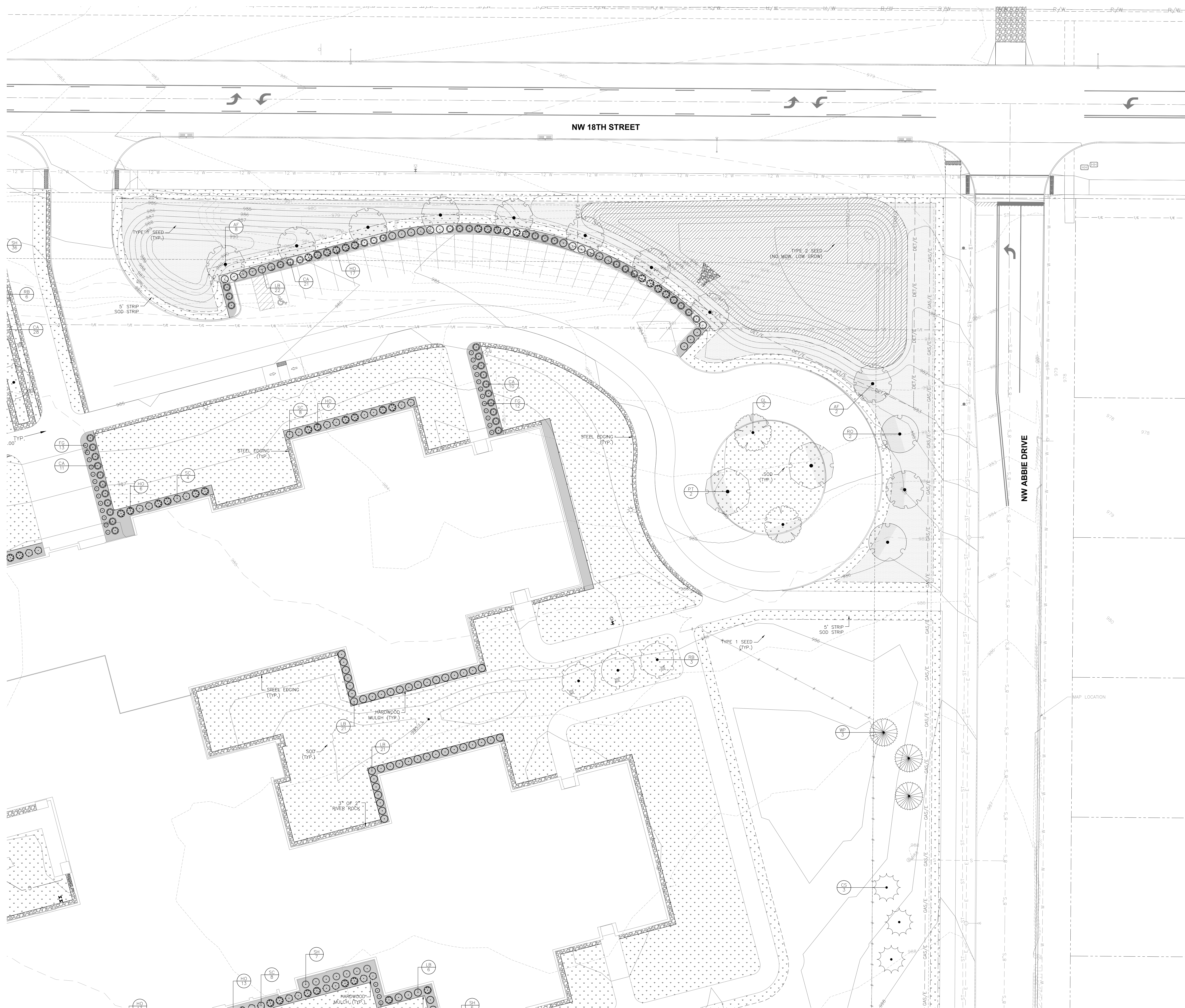
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**LANDSCAPE
PLAN**

DRAWING NO.:
L1.2

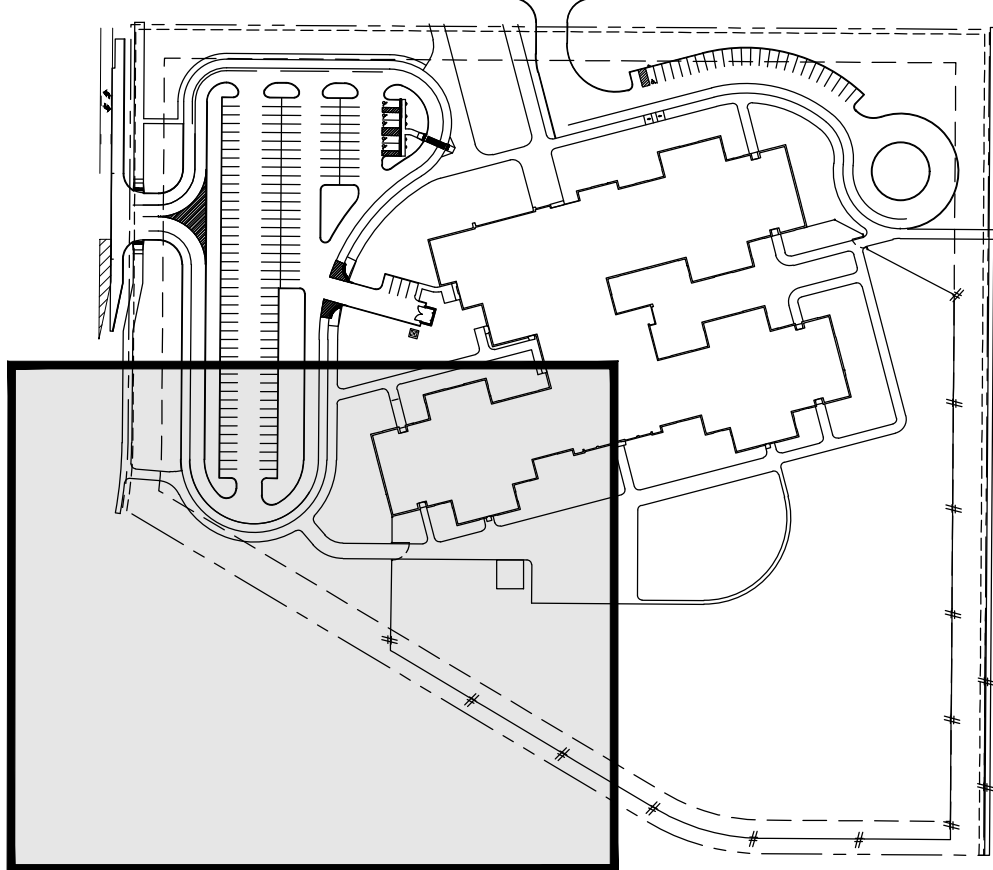
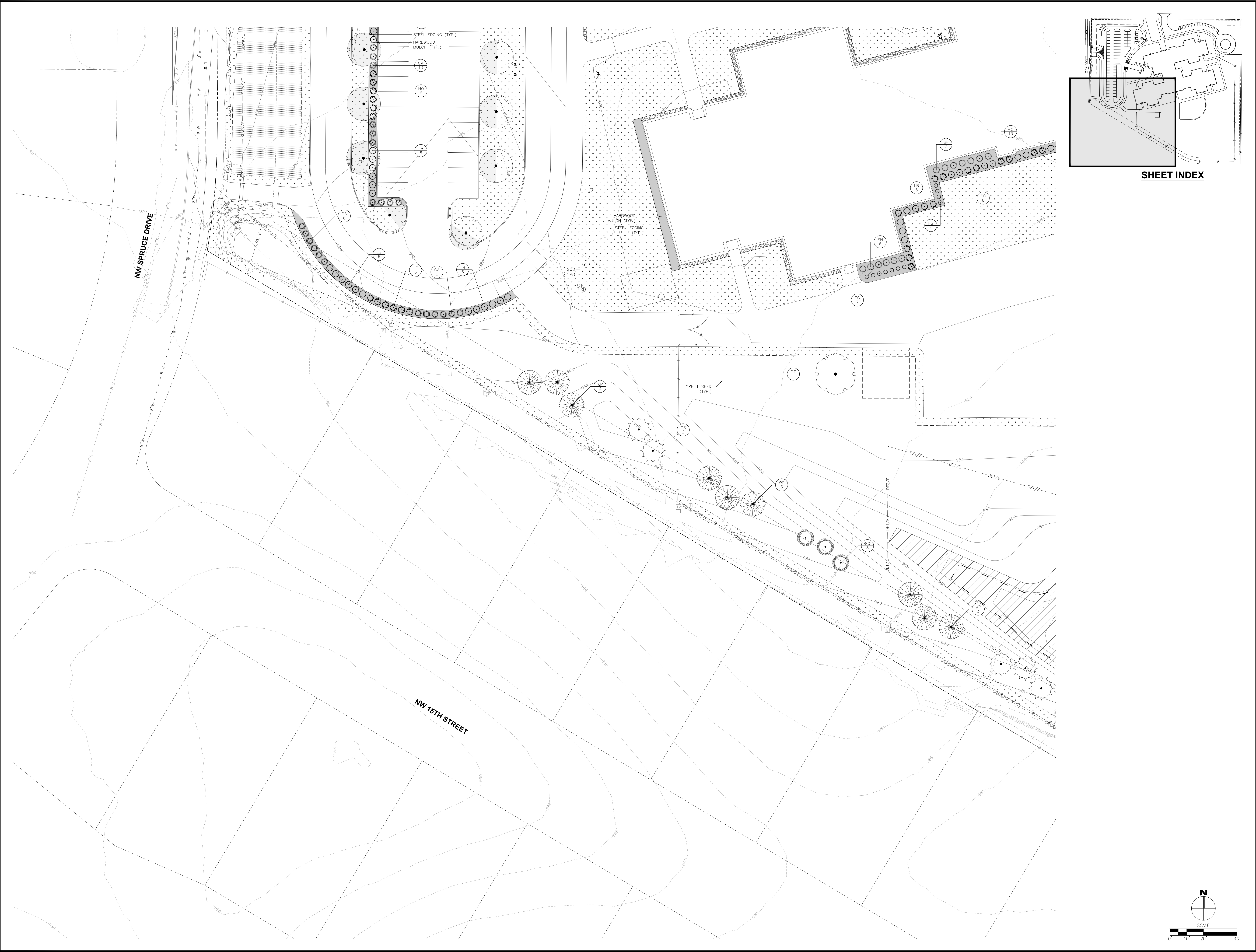
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frk architects + engineers
2800 westown parkway, suite 340, west des moines, iowa 50266
p 515.223.3100 f 515.223.7226 www.frk-a-e.com



SHEET INDEX



SHEET INDEX

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PROPOSED NEW

ANKENY ELEMENTARY SCHOOL # 12

ANKENY COMMUNITY SCHOOL DISTRICT

ANKENY, IOWA

5001 NW 18TH STREET

PROJECT NO.:
1023H

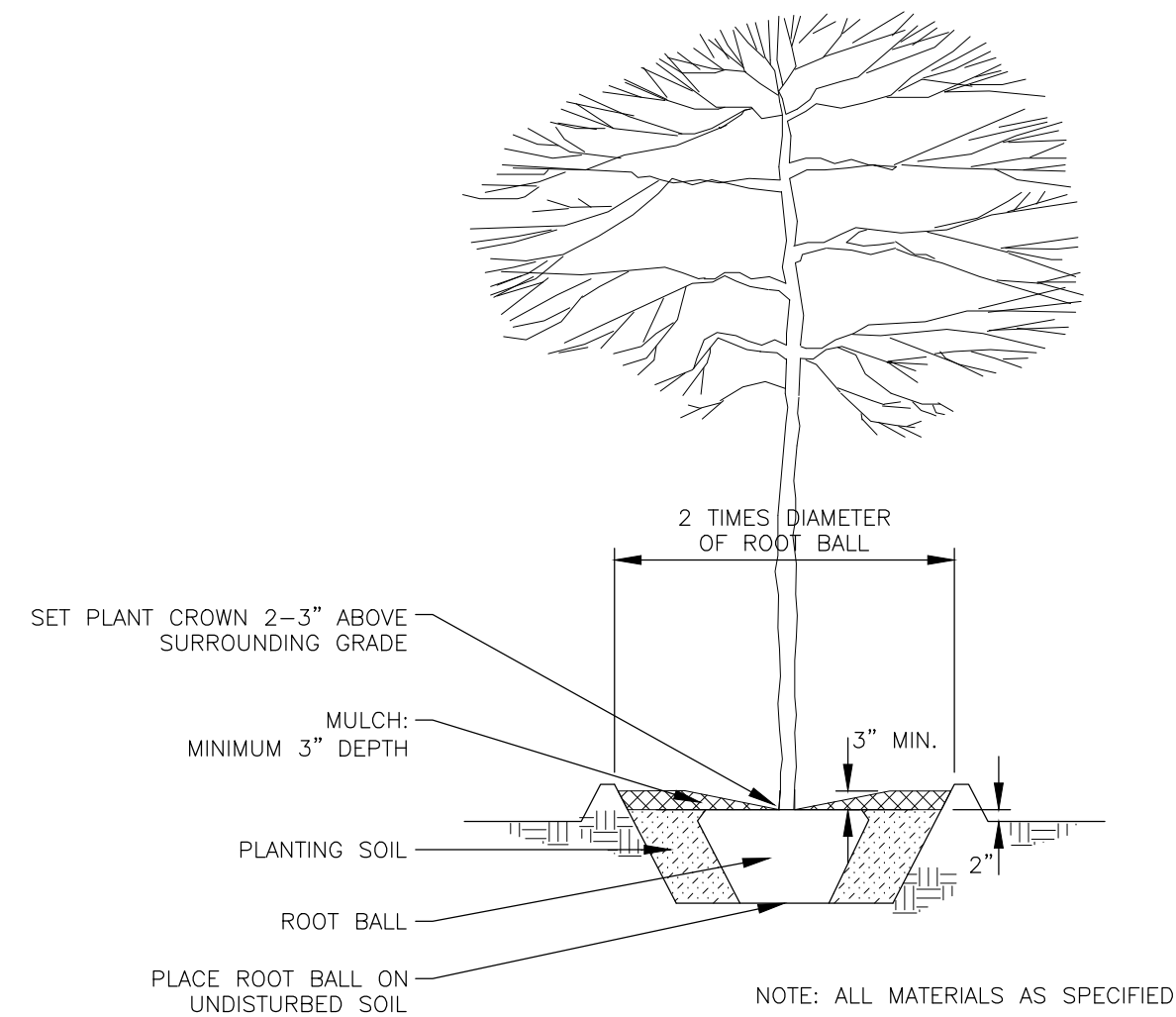
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MARCH 28
2022

REVISIONS:

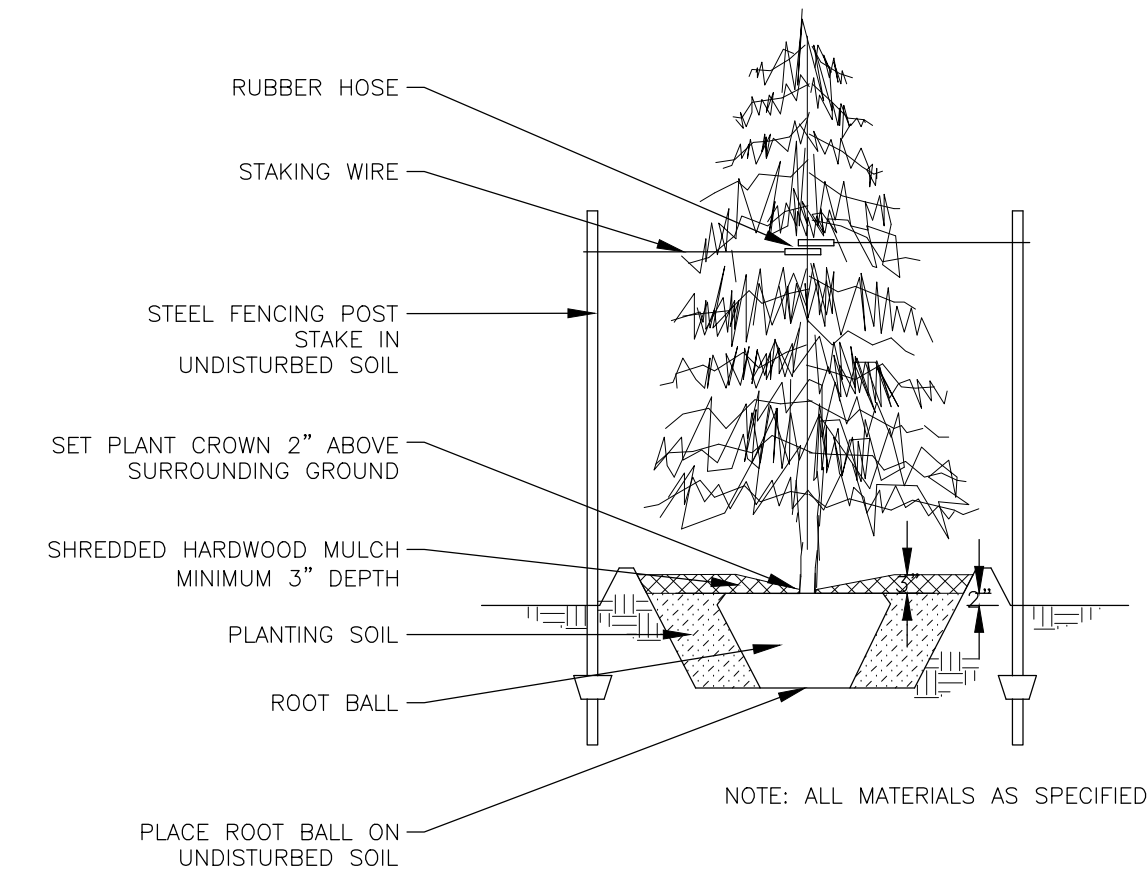
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LANDSCAPE
PLAN

DRAWING NO.:
L1.4

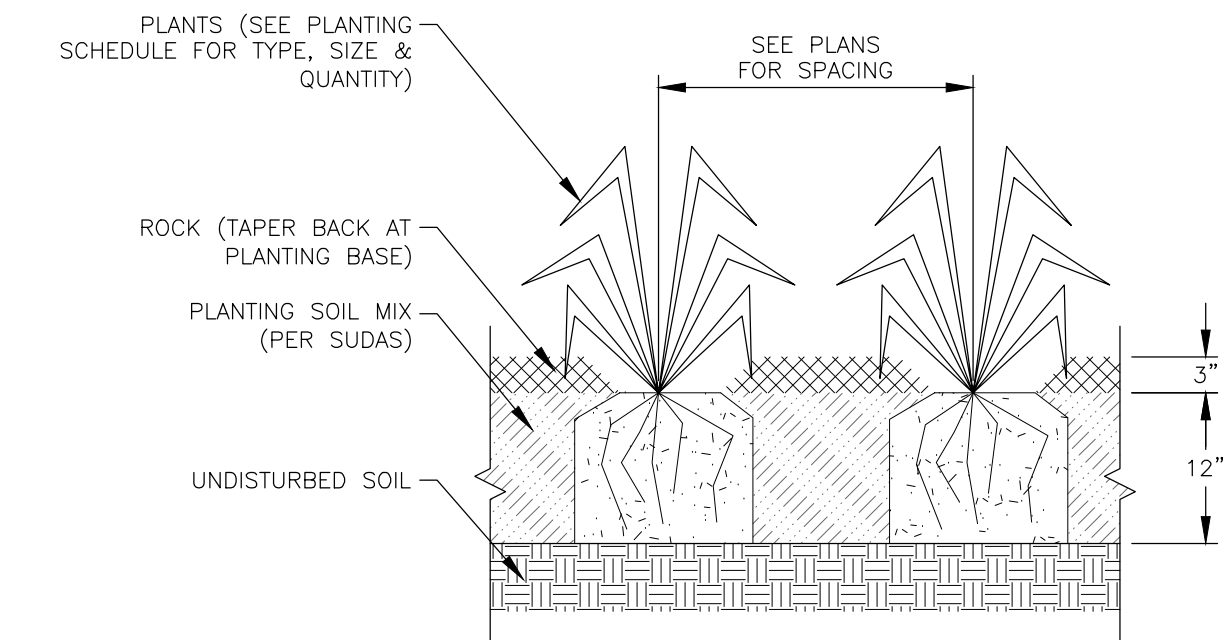
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1 DECIDUOUS TREE PLANTING
NOT TO SCALE

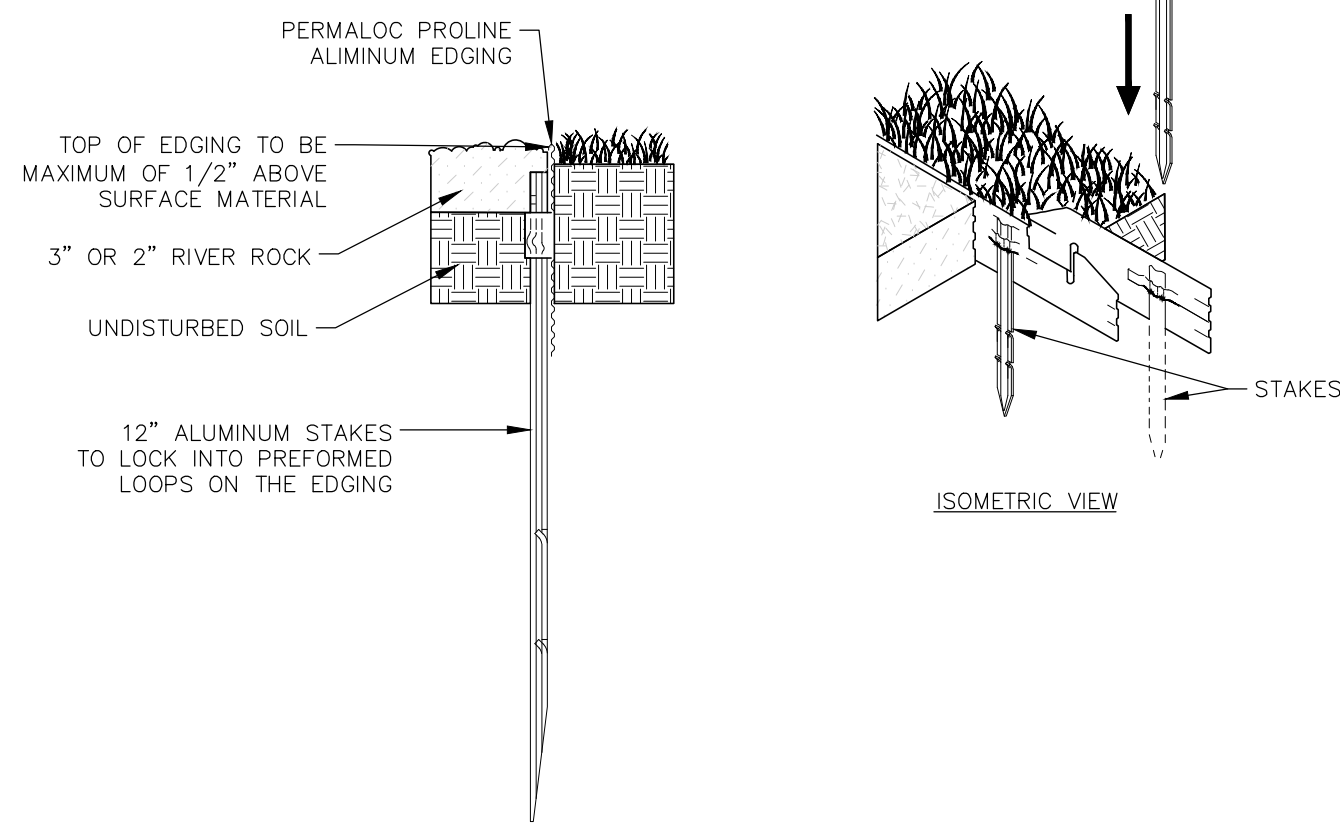


2 CONIFEROUS TREE PLANTING
NOT TO SCALE

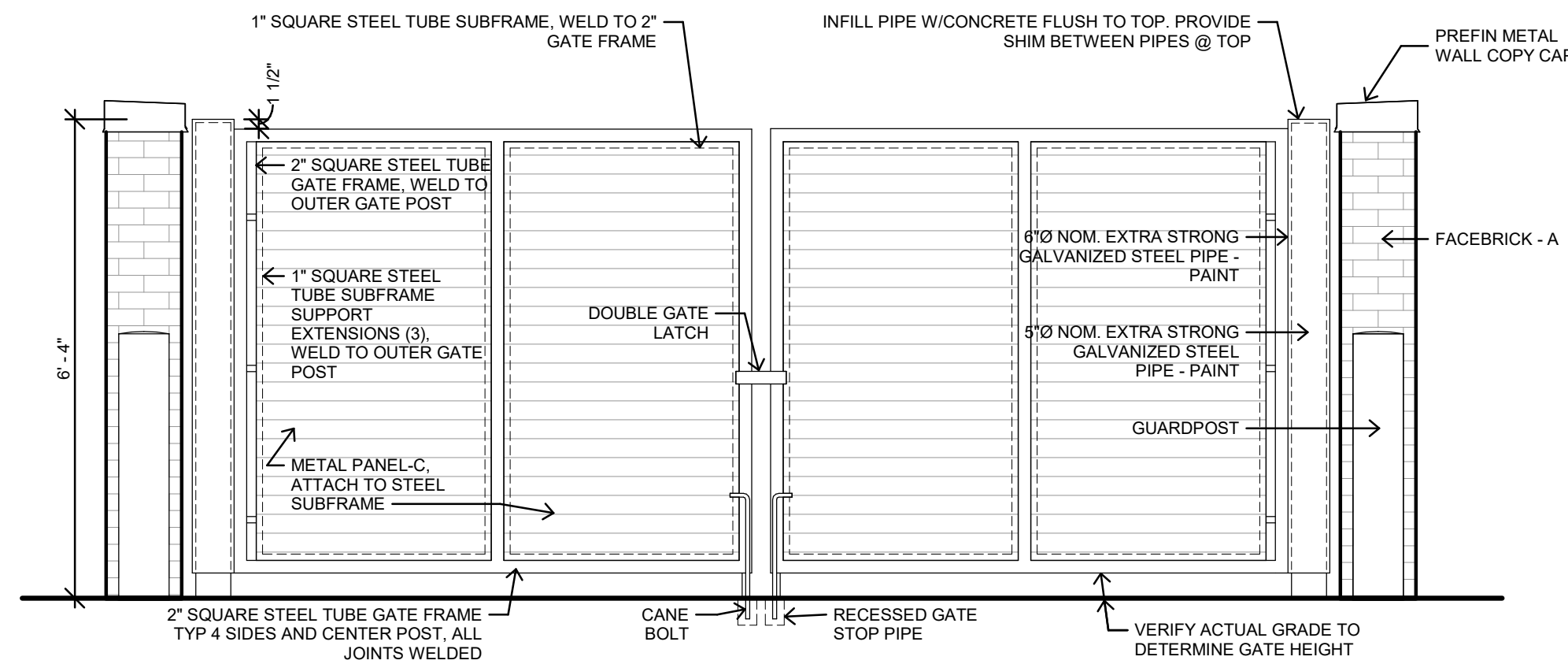


3 SHRUB PLANTING BED
NOT TO SCALE

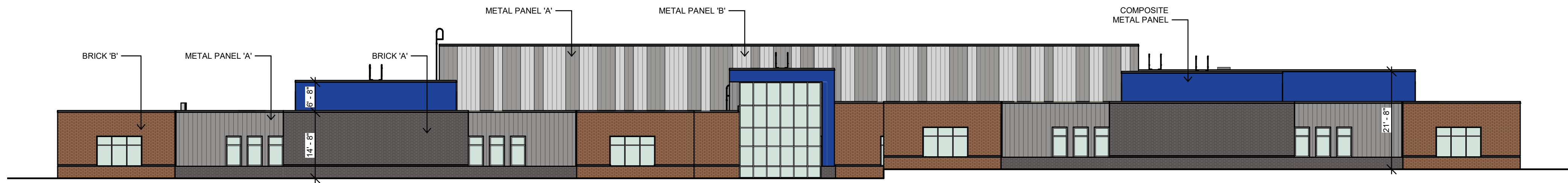
- NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 2. 8'-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES.
 3. 16'-0" SECTIONS TO INCLUDE (5) STAKES. (5) 12" ALUMINUM STAKES.
 4. PERMALOC PROLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 365-9660, (616) 399-9600
 5. NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT: WWW.PERMALOC.COM



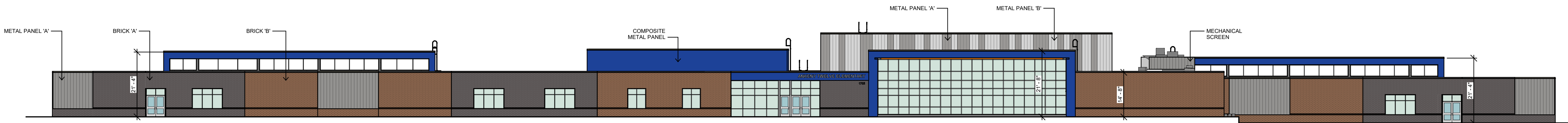
4 METAL EDGING
NOT TO SCALE



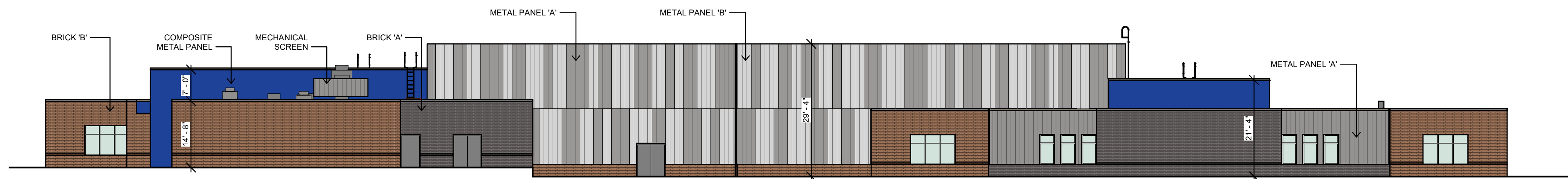
5 TRASH ENCLOSURE ELEVATION
SD1 1/2" = 1'-0"



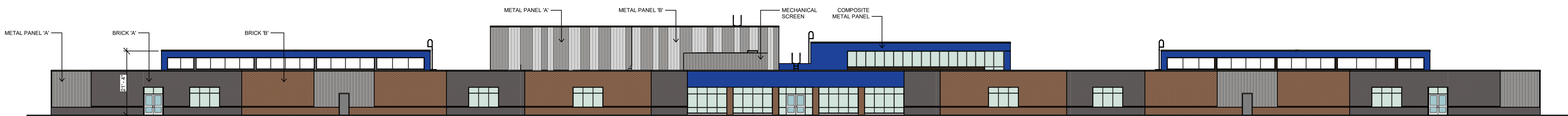
4 EAST ELEVATION
SD1 1/16" = 1'-0"



2 NORTH ELEVATION
SD1 1/16" = 1'-0"



3 WEST ELEVATION
SD1 1/16" = 1'-0"



1 SOUTH ELEVATION
SD1 1/16" = 1'-0"

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PROPOSED NEW
ANKENY ELEMENTARY SCHOOL # 12
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

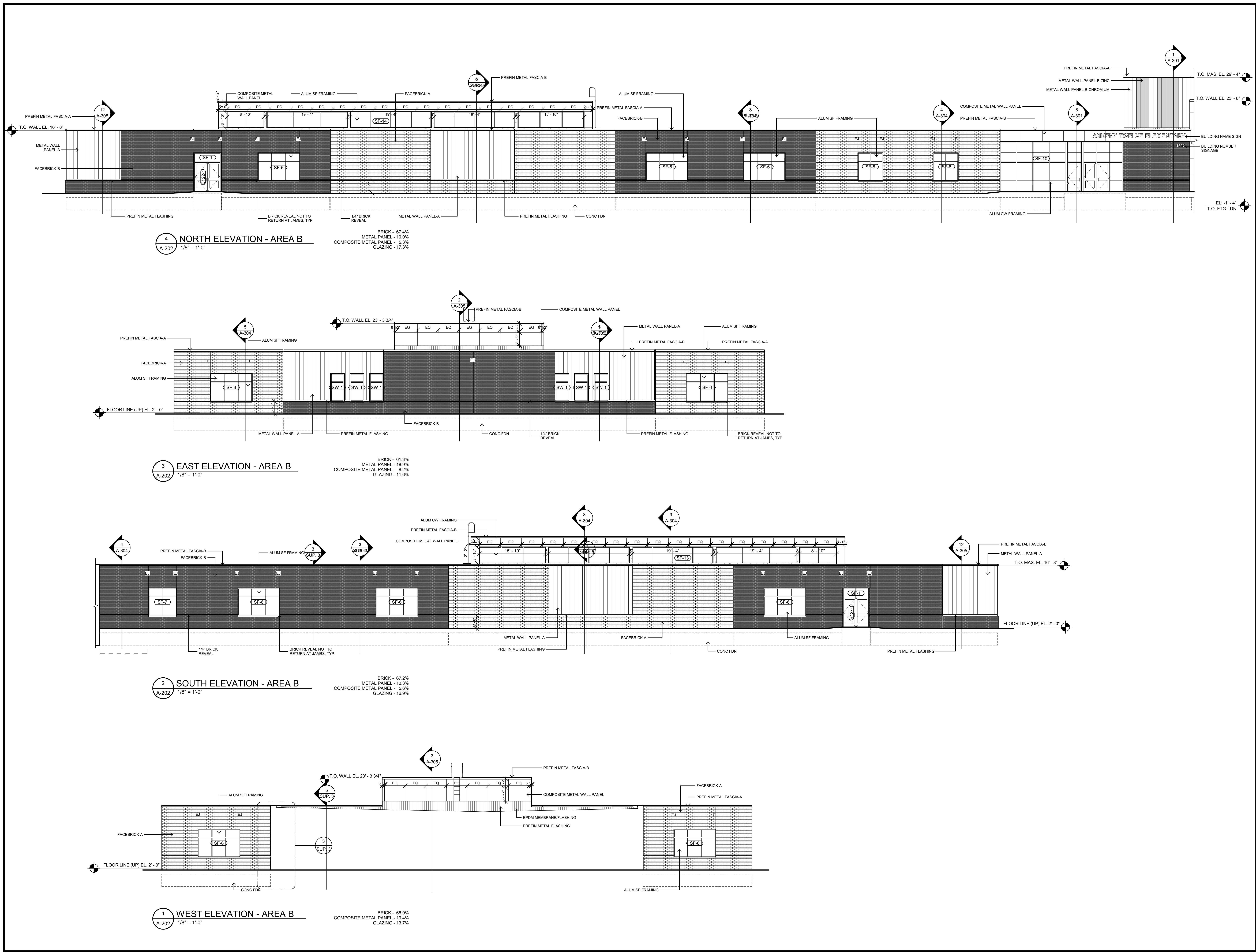
PROJECT NO.:
1023H

DATE:
MAR. 2022

REVISIONS:
ADD #1: 11.30.21
ADD #2: 12.06.21
REV: MAR. 2022

DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWING NO.:
SD1



frk architects + engineers

2000 Westown Parkway, Suite 340, West Des Moines, Iowa 50266
P 515.223.5100 F 515.223.7226 WWW.FRK-IA.COM

PROPOSED NEW

ANKENY ELEMENTARY SCHOOL # 12

ANKENY COMMUNITY SCHOOL DISTRICT

ANKENY, IOWA

PROJECT NO.:

1023H

DATE:

MAR. 2022

REVISIONS:

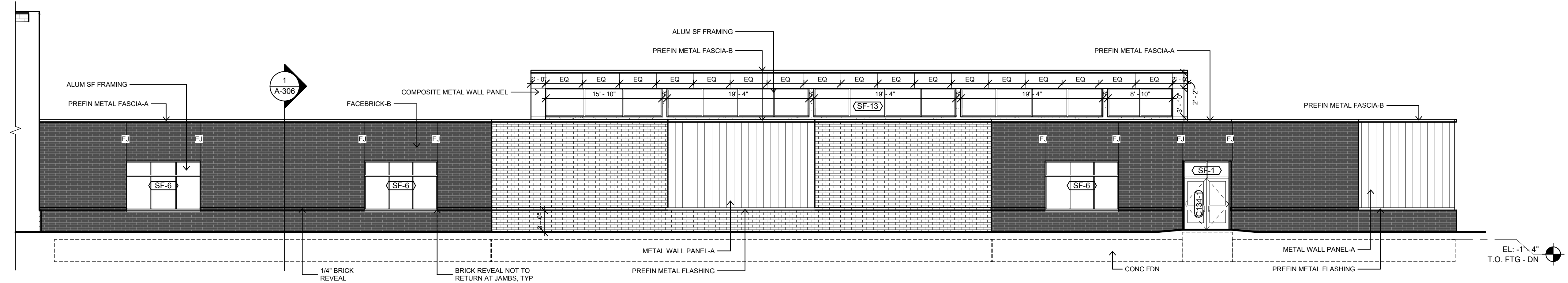
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ADD #2: 12.06.21
REV: MAR. 2022

DRAWING TITLE:

EXTERIOR ELEVATIONS

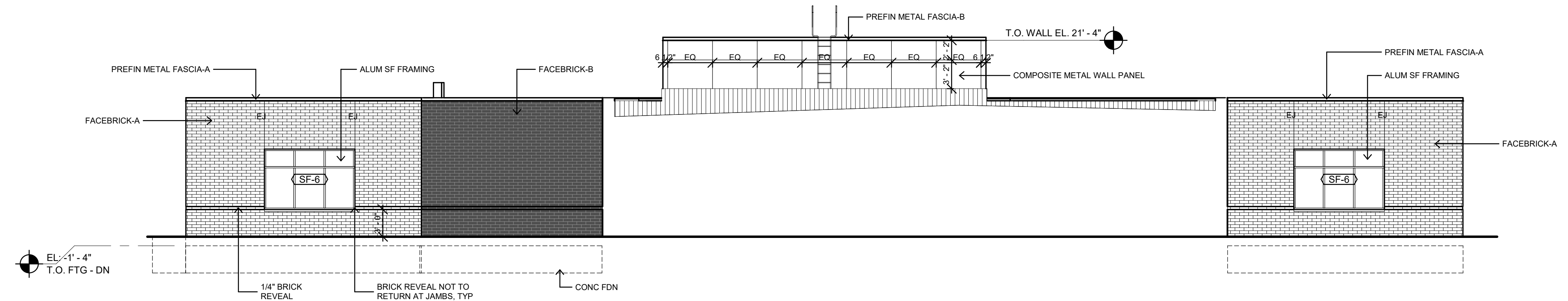
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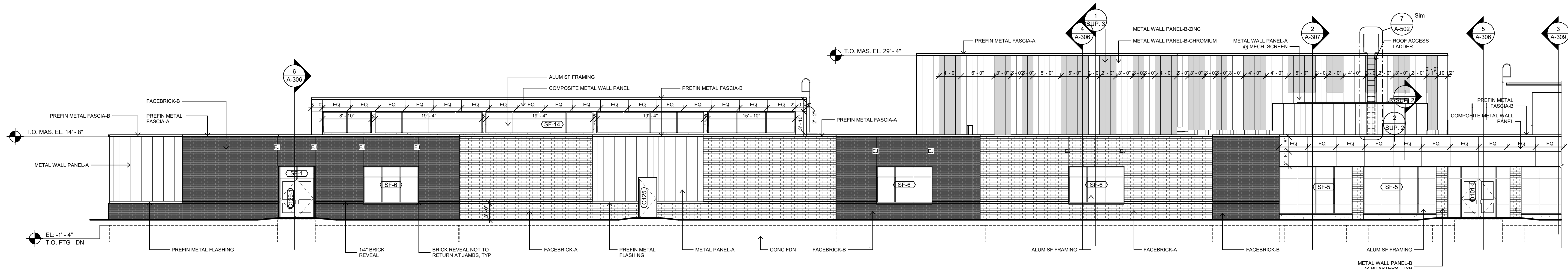
4 NORTH ELEVATION - AREA C
A-203 1/8" = 1'-0"

BRICK - 65.4%
METAL PANEL - 11.3%
COMPOSITE METAL PANEL - 6.1%
GLAZING - 17.2%



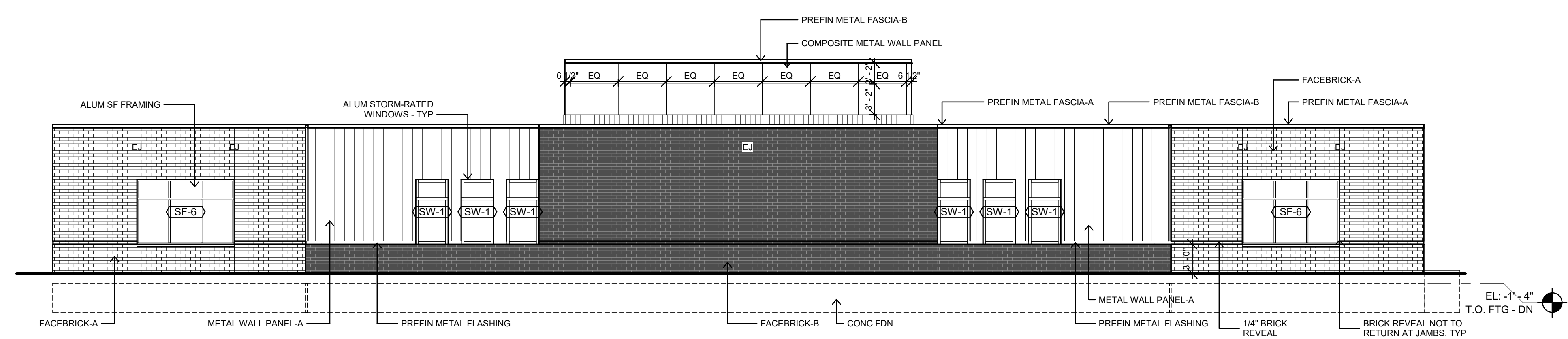
3 EAST ELEVATION - AREA C
A-203 1/8" = 1'-0"

BRICK - 74.6%
COMPOSITE METAL PANEL - 14.9%
GLAZING - 10.5%



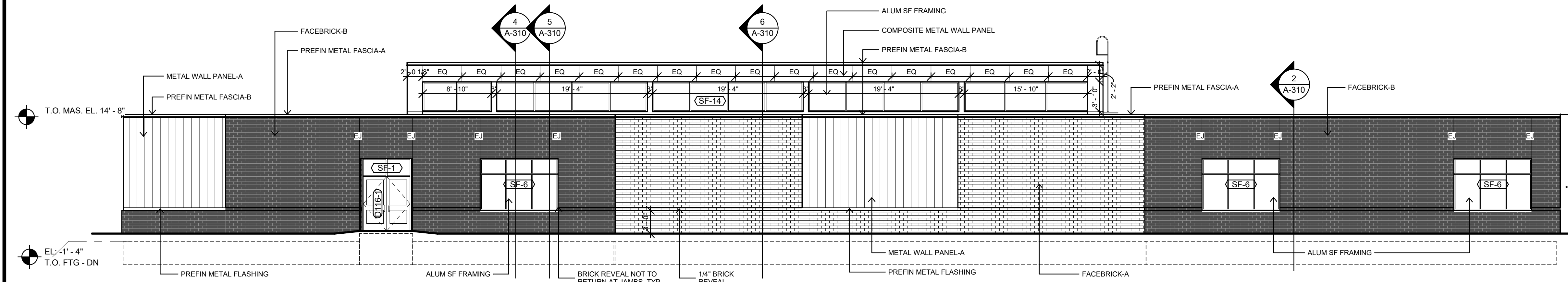
2 SOUTH ELEVATION - AREA C
A-203 1/8" = 1'-0"

BRICK - 52.2%
METAL PANEL - 21.7%
COMPOSITE METAL PANEL - 8.3%
GLAZING - 17.9%



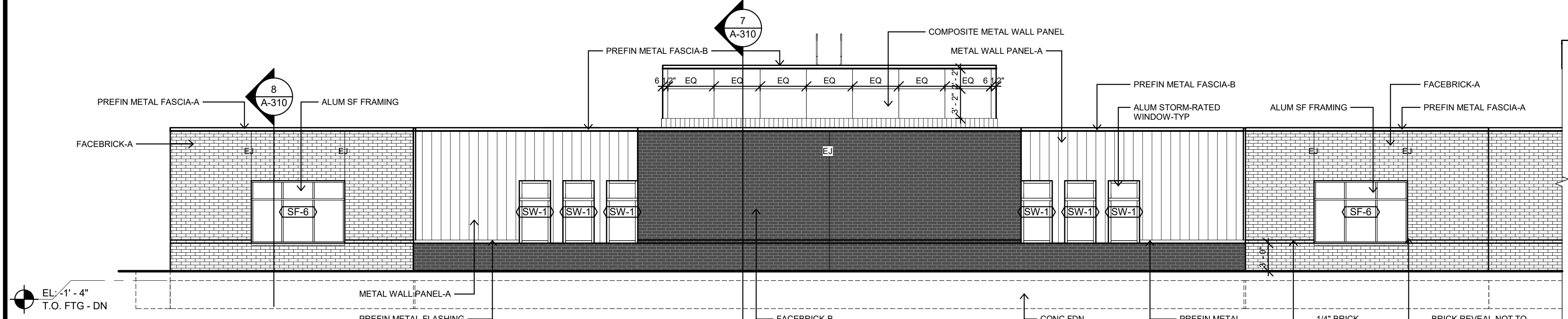
1 WEST ELEVATION - AREA C
A-203 1/8" = 1'-0"

BRICK - 61.3%
METAL PANEL - 18.9%
COMPOSITE METAL PANEL - 8.2%
GLAZING - 11.6%



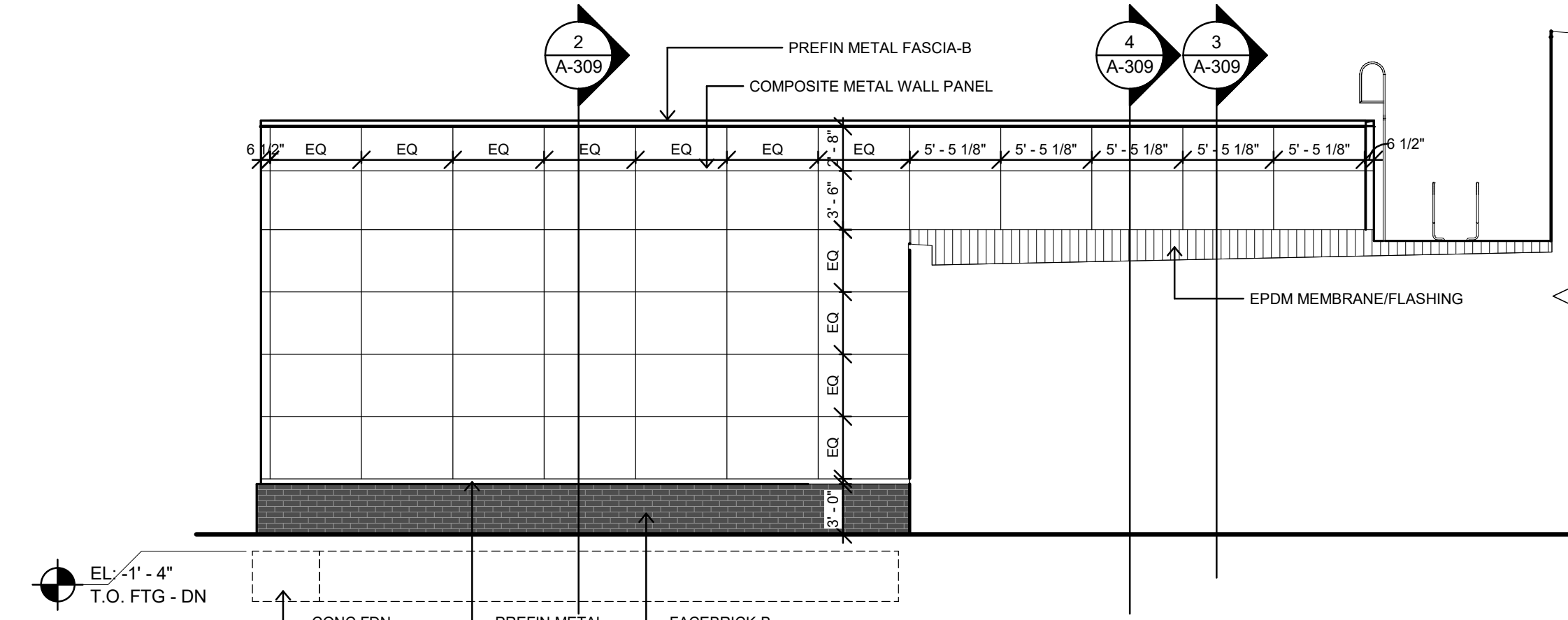
6 NORTH ELEVATION - AREA D
A-204 1/8" = 1'-0"

BRICK - 64.1%
METAL PANEL - 11.6%
COMPOSITE METAL PANEL - 6.3%
GLAZING - 17.8%



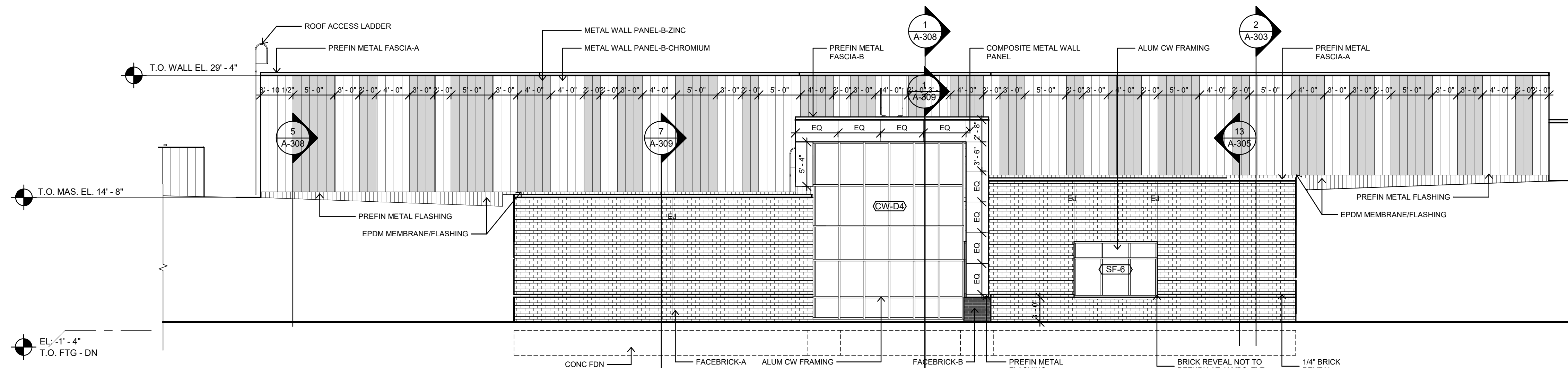
5 EAST ELEVATION - AREA D
A-204 1/8" = 1'-0"

BRICK - 61.3%
METAL PANEL - 18.9%
COMPOSITE METAL PANEL - 8.2%
GLAZING - 11.6%



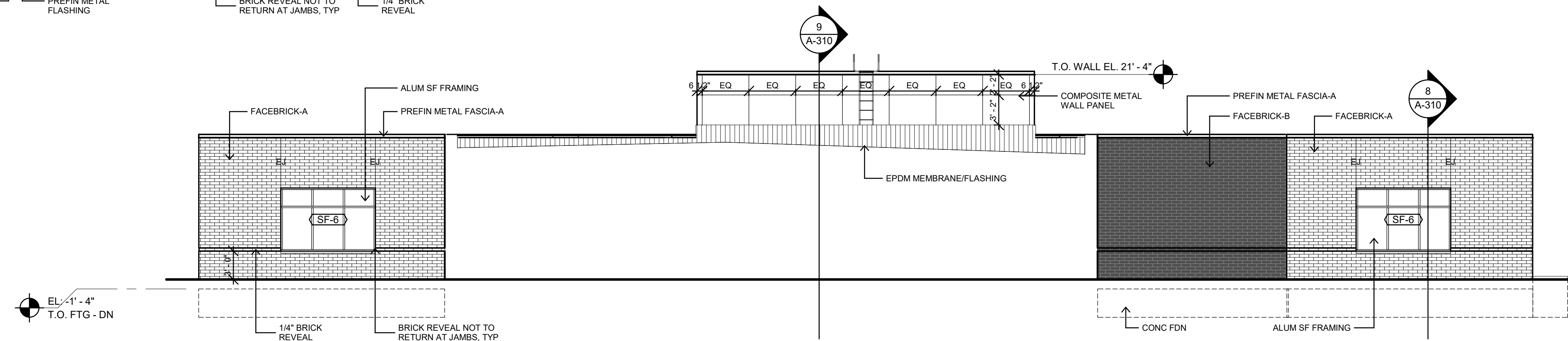
4 NORTH ELEVATION - AREA D (MEDIA)
A-204 1/8" = 1'-0"

BRICK - 10.6%
COMPOSITE METAL PANEL - 89.4%



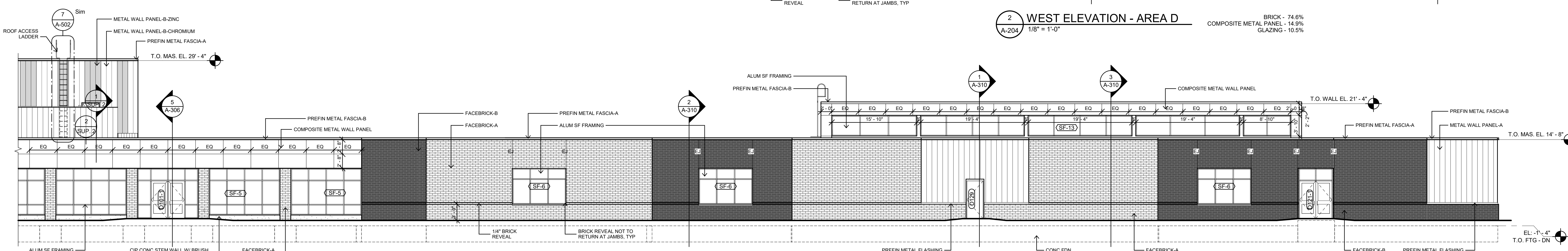
3 EAST ELEVATION - AREA D (COURTYARD)
A-204 1/8" = 1'-0"

BRICK - 31.6%
METAL PANEL - 52.0%
COMPOSITE METAL PANEL - 3.5%
GLAZING - 12.9%



2 WEST ELEVATION - AREA D
A-204 1/8" = 1'-0"

BRICK - 74.6%
COMPOSITE METAL PANEL - 14.9%
GLAZING - 10.5%



1 SOUTH ELEVATION - AREA D
A-204 1/8" = 1'-0"

BRICK - 60.7%
METAL PANEL - 8.9%
COMPOSITE METAL PANEL - 9.6%
GLAZING - 20.8%



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

6550 SE Four Mile Drive - Four Mile Distribution Center North Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

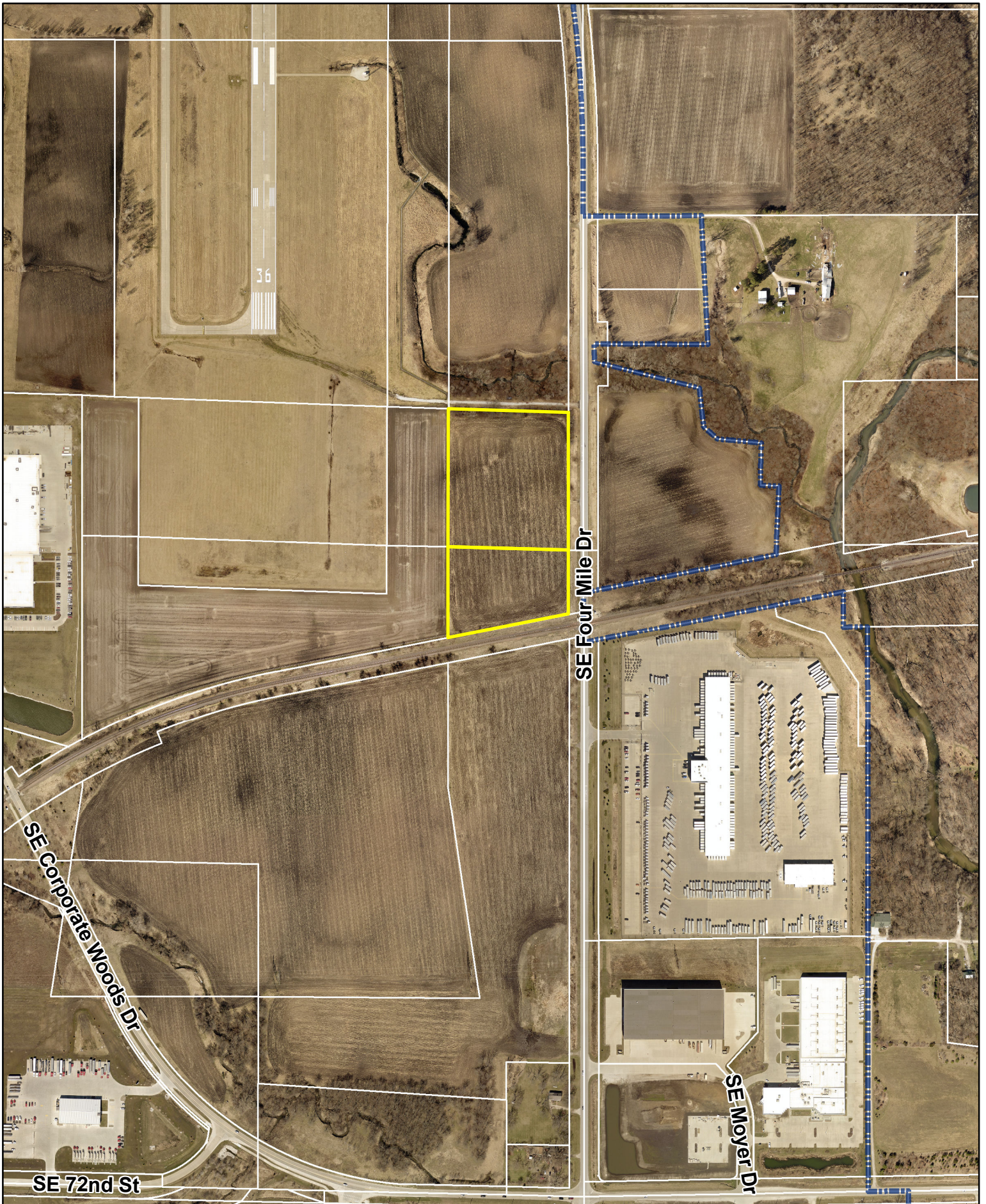
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 6550 SE Four Mile Drive, Four Mile Distribution Center North, subject to staff approval of the associated public improvement plans and City Council approval of the associated contract, bonds, and easement documents.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N
1 inch = 500 feet
Date: 3/30/2022

6550 SE Four Mile Drive Four Mile Distribution North Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 5, 2022

Agenda Item: 6550 SE Four Mile Drive – Four Mile Distribution Center North – Site Plan
Report Date: March 31, 2022 *EJC*
Prepared by: Bryan Morrissey
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 6550 SE Four Mile Drive, Four Mile Distribution Center North, subject to staff approval of the associated public improvement plans and City Council approval of the associated contracts, bonds, and easement documents.

Project Summary:

The subject property is generally located north of SE Corporate Woods Drive and west of SE Four Mile Drive, on Lot 2 of Four Mile Distribution Center Plat 1. The subject property is approximately 9.91 acres in size and is zoned M-1, Light Industrial District with restrictions. The property to the north is zoned R-1, One-Family Residence District while the property to the south is zoned M-1 with restrictions. The land directly west of the subject property is owned by the Polk County Aviation Authority, while a Union Pacific rail line runs directly south of the site. The applicant is proposing to construct an approximate 115,920 square-foot distribution center on the undeveloped parcel, similar to the recently approved Four Mile Distribution Center South building that's being constructed on the parcel directly south of the subject property.

The exterior of the proposed building will be constructed primarily of precast concrete with the peak of the building reaching approximately forty-feet in height. A base of permanent materials at least three-feet in height is present around the entire perimeter of the structure, while the minimum primary material requirements have been met for each wall. Additionally, the elevations show the proposed trash enclosure being constructed primarily of CMU to match the materials shown on the proposed building. Two possible locations for the trash enclosure have been called out on the site plan, but the final determination on which location will be used will be decided at a later date once a tenant has been identified.

The site plan calls for parking to be located on the east and south sides of the proposed building with the option to expand parking to the north should the applicant desire to do so in the future. In total, plans show 140 parking stalls, meeting the 43 stalls that are required for a development of this size and use. 52 future stalls have been outlined on the plans as well, should the applicant decide additional stalls are needed. Trucks associated with the distribution center will dock on the west side towards the rear of the property and away from SE Four Mile Drive. Vehicular access will come exclusively from SE Four Mile Drive where users will enter site from the lone access drive towards the north end of the lot. Public improvement plans are currently under review for the addition of a left turn lane that will be used to enter the subject site. Once the associated public improvement plans have been approved by staff, contracts and bonds for the improvements will need to be accepted and approved by the City Council. Additionally, a sidewalk has not been included as a part of these plans as the City Council has deferred on requiring sidewalk construction along SE Four Mile Drive until conditions are deemed appropriate.

The landscaping and screening requirements for the proposed development have generally been satisfied. A combination of plantings and an elevated change in grade are shown along the east property line adjacent to SE Four Mile Drive to help screen the parking area from public view. The site will be serviced by connecting to the existing water and sanitary lines that run along SE Four Mile Drive, providing eight-inch water and six-inch sanitary services. Storm water on the site will be collected by one of the multiple intakes before being detained in the detention basin on the north end of the site. From there, storm water will move from the detention basin to an existing tributary which will carry the water to Four Mile Creek.

Site Plan Worksheet
6550 SE Four Mile Drive – Four Mile Distribution Center North – 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 south side of Lot 2, Four Mile Distribution Center Plat 1 and runs north to south. The proposed primary building façade faces east towards SE Four Mile Drive with the truck docking stations being located on the rear of the building facing west towards the Ankeny Regional Airport.

- 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. The City's code requires a minimum of 43 parking stalls for this development based on its size and use (21 stalls for office/research & 22 stalls for warehouse/storage). Plans propose a total of 140 parking stalls initially, with the option to expand and add an additional 52 parking stalls should the owner decide to do so. Docking stations for trucks associated with the distribution center will be located on the west side of the property away from SE Four Mile Drive.

- 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 this site was completed earlier this year and warranted public improvements along SE Four Mile Drive. Public improvements related to this site include the addition of a left turn to the lone access drive off SE Four Mile Drive.

- 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 to be located on the east and south sides of the building, with the option to add additional parking stalls along the north side should the owner decide to expand the parking area. Screening has been provided along the east side of the property line adjacent to SE Four Mile Drive via landscaping and an approximate three-foot change in grade.

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 specific location of the trash enclosure will be determined once the future tenant has been identified, although two potential locations have been shown on the plans for reference. The trash enclosure, once it's located, will be constructed with concrete masonry units and painted to match the proposed building. The storm water detention basin on the north end of the site will be screened from public view via a combination of shrubs and trees.

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 on the north end of the site. From there, storm water will discharge north towards an unnamed tributary that leads to Four Mile Creek.

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

The development will be serviced via eight-inch water and six-inch sanitary services. Connections for these services will come from SE Four Mile where existing eight-inch sanitary and twelve-inch water lines run parallel to the proposed development.

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

The proposed plans meet the open space requirements of the code with the majority of the open space being provided on the north and south sides of the proposed building.

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

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

B. Building Design

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

The proposed 115,920 square-foot building is comparable in size and scale to the other 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 building materials 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 at the rear of the property away from SE Four Mile Drive and will be constructed with materials that are similar to the proposed building.

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

There is only one building being proposed on the site.

C. Signs

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

D. Factors for Evaluation

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

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

The plans submitted generally conform to the written regulations of the 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 appropriate. Patrons will access the site from SE Four Mile Drive via the lone access drive on the north end of the site.

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

The proposed 115,920 square-foot building is comparable in scale and style to the existing 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

March 25, 2022

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

RE: Four Mile Distribution Center North

Dear Members of the P&Z Commission:

On behalf of our client, we ask for your approval of the site plan for Four Mile Distribution Center North.

This 9.90 acre site is located at 6550 SE Four Mile Dr. which is approximately 0.6 mi. north of the intersection of SE Four Mile Dr. and SE Corporate Woods Dr. An existing Union Pacific Railroad track borders the site to the south and the Ankeny Regional Airport borders the site to the west. The east side of the site fronts SE Four Mile Dr.

The developer proposes to construct a spec warehouse building at this location. Tenants for this site development have not been determined. Truck docks will be provided on the west face of the building away from SE Four Mile Dr. while stalls for employees will be provided along the south and east faces. 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 and City landscaping requirements.

This site development will connect to the public sanitary sewer main previously approved and to be constructed with Four Mile Distribution Center South and will connect to the existing public water main. The site development also proposes private storm sewer and associated grading. The proposed site development features one entrance onto SE Four Mile Dr. The proposed entrance will be utilized for commuter cars and trucks. The proposed entrance is located approximately 670 Ft. to the north of the intersection of Union Pacific Railroad and SE Four Mile Dr. and satisfies City entrance spacing requirements.

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

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:
CROSSWINDS BUSINESS PARK, LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266
CONTACT: MATT WELLS
PHONE: 515-280-2041

SITE ADDRESS:
6550 SE FOUR MILE DRIVE

USE:
WAREHOUSE

ZONING:
M-1 LIGHT INDUSTRIAL DISTRICT
(WITH RESTRICTIONS)

LEGAL DESCRIPTION:

Lot 2 in Four Mile Distribution Center Plat 1, An Official Plat, Now Included in And Forming A Part Of the City of Ankeny, Polk County, Iowa.

Containing 9.91 Acres, More or Less.

PLAT AREAS

GROSS: 9.90 Ac

NOTES

1. THE LEFT TURN LANE FOR THE LOT 2 ACCESS SHALL BE CONSTRUCTED PRIOR TO THE CITY ISSUING A TEMPORARY CERTIFICATE OF OCCUPANCY.
2. ANY LIGHTING ON THE SITE WILL BE DIRECTED DOWNWARD TO LIMIT ANY IMPACTS ON ADJACENT PROPERTIES.

CONSTRUCTION SCHEDULE:

ITEM	BEGIN	COMPLETED
GRADING/EROSION CONTROL	04/2022	08/2024
BUILDING CONSTRUCTION	04/2022	08/2024
PAVING	04/2022	08/2024
LANDSCAPING	06/2024	08/2024

PARKING:

REQUIRED:
OFFICE, CLERICAL RESEARCH & SERVICES
1/400 SF
8,114/400 = 21 STALLS

WAREHOUSE/STORAGE (1/2 EMPLOYEES
NO LESS THAN 1/5,000 SF)

107,806/5,000 = 22 STALLS MINIMUM

TOTAL REQUIRED = 43 STALLS

TOTAL PROVIDED = 138 STALLS

FUTURE SHOWN = 52 STALLS

OPEN SPACE (NORTH):

PROJECT AREA:
REQUIRED: (431,626 SF) X 0.2 =
PROPOSED OPEN SPACE:
FUTURE OPEN SPACE:

431,626 SF
86,325 SF
147,129 SF
136,670 SF

IMPERVIOUS SURFACE:

EXISTING: 0 SF
PROPOSED: 282,133 SF
FUTURE: 290,571 SF

BUILDING:

BUILDING AREA: 115,920 SF

PROJECT BENCHMARK:

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

FEMA FIRM(S):

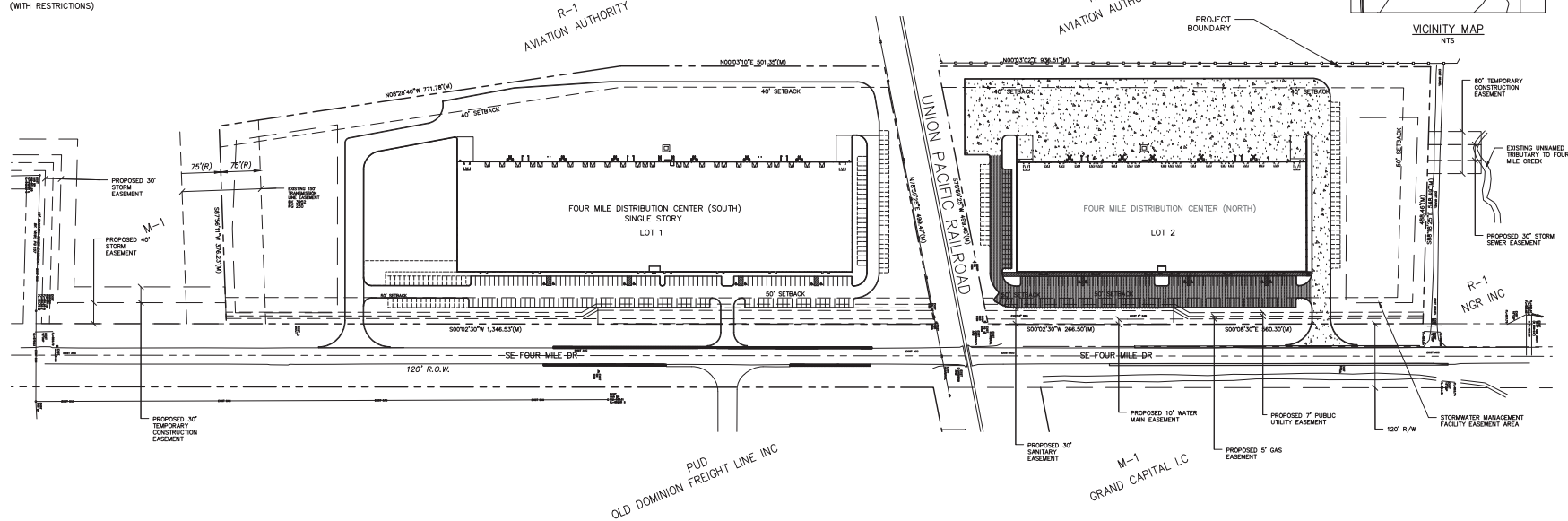
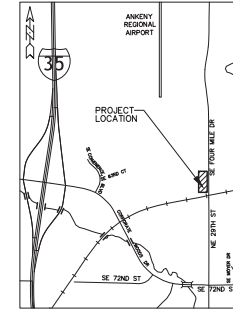
NUMBERS= 19153C0215F/19153C0220F
FEBRUARY 01, 2019

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

ERU=IMPERVIOUS AREA/4000
PROPOSED=282,133 SF/4000
=71*
FUTURE=290,571/4000
=73*
*CURRENT MAXIMUM (ERU=60)

INDEX OF SHEETS

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



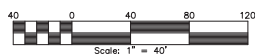
ENGINEERING CERTIFICATION
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DUSTIN D. CREECH, P.E. #P24933 DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2023
PAGES OF SHEETS COVERED BY THIS SEAL

SP-1

FOUR MILE DISTRIBUTION CENTER NORTH - PROJECT MAP

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	AS NOTED	DESIGNED BY	CHECKED BY	SHEET	OF	DATE	FILE NO.
					6550 SE FOUR MILE DRIVE	1"=100'		DUS	DUS	1	8	03/25/2022	21-019

ERG
Engineers and Surveyors
1415 OAK STREET, SUITE 100
DES MOINES, IA 50319
(515) 288-1883

[illegible]

1. ALL SUBGRADE UNDER ROAD TO BE COMPACTED TO 90% STANDARD PROCTOR DENSITY FOR A MAXIMUM 24" DEPTH.
2. POSITIVE SUBGRADE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
4. CONCRETE SURFACES SHALL BE BURLAP FINISH, CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SLOPE TO DRAIN.
5. CONCRETE SHALL BE CURED WITH WET BURLAP OR CONCRETE CURING COMPOUND. WATER BASED WHITE PIGMENTED CURING COMPOUND PER DOT SPEC. 4105 SHALL BE USED.
6. ALL JOINTS SHALL BE PROTECTED WITH 1" WIDE, 1/2" HIGH, 18" LONG RAVELING AND PRIOR TO ANY CRACKING AND SEAL WITH HOT QUOT DOW SEALANT.
7. SAW CUTS TO BE 1/8" TO 1/4" DEEP; LONGITUDINAL 1/3.
8. LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'. TRANSVERSE SPACING SHALL NOT BE GREATER THAN 12'. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER.
9. BARS AT LONGITUDINAL JOINTS TO BE 1/2" X 30" DEFORMED AT 30' C.C. SPACING.
10. THE CONTRACTOR TO BARRICADE SLOPE FOR 14 DAYS AFTER PLACING.
11. SUBMIT DESIGN MAX AS DESIGNED BY INDEPENDENT CIVIL ENGINEER.
12. ALL JOINTS TO BE PROTECTED WITH 1" WIDE, 1/2" HIGH, 18" LONG RAVELING AND PRIOR TO ANY CRACKING AND SEAL WITH HOT QUOT DOW SEALANT.
13. ALL JOINTS SHALL BE PROTECTED WITH 1" WIDE, 1/2" HIGH, 18" LONG RAVELING AND PRIOR TO ANY CRACKING AND SEAL WITH HOT QUOT DOW SEALANT.
14. ALL DEBRIS SPILLED ON THE PAVEMENT OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED CITY OF HOUSTON.

9. 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.
10. BARS AT LONGITUDINAL JOINTS TO BE 1/2" X 30" DEFORMED AT 30" O.C.
11. ALL JOINTS SHALL BE FIELDED.
12. THE CONTRACTOR TO COMPLY WITH A 14 DAY CURE PERIOD AFTER PLACING.
13. SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
14. ALL WORK TO COMPLY WITH CURRENT A.C.I. STANDARDS.
15. THE CONTRACTOR SHALL PAINT PARKING STALLS AND PROVIDE AND INSTALL H.C. PARKING SIGNS.
16. ALL EXISTING SPOTS 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.

FOUR MILE DISTRIBUTION CENTER NORTH - GEOMETRIC PLAN

21-019

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	AS NOTED	DESIGNED BY:	D.S.	DRAWN BY:	BGR
					6550 SE FOUR MILE DRIVE	71-119-N-SEC.44		CHECKED BY:	D.S.	DATE:	03/25/2022
					ANNEKY, IA 50021	71-119-N-SEC.44		CHECKED BY:	D.S.	DATE:	03/25/2022

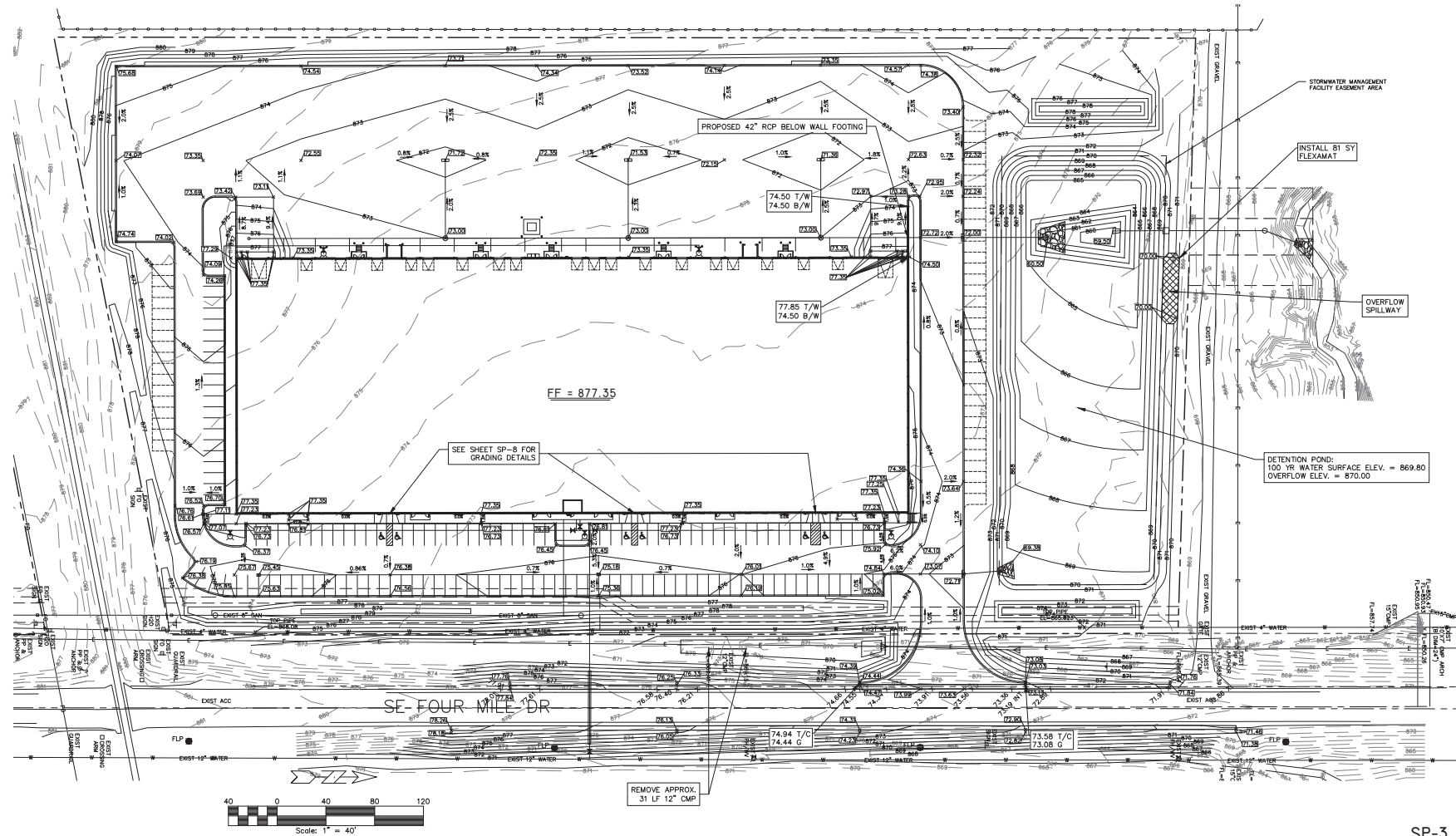
NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN 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 SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, 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 SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE UNDERCUT AND RECOMPACTED.

5. ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12" OF SELECT, COMPACTED MATERIAL OF CL OR ML CLASSIFICATION DIRECTLY BELOW THE BOTTOM OF SLAB IN 6" UNIFORM LIFTS.
6. FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF 6". COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 90% OF STANDARD PROCTOR (ASTM D-998) MAXIMUM DRY 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.
12. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WITHIN THE DITCH AREA.



SP-3

ENGINEER: **ERG**
 ENGINEERS AND SURVEYORS
 1413 OAKS AVE., SUITE 100
 DALLAS, TEXAS 75243
 (214) 288-4883

FOUR MILE DISTRIBUTION CENTER NORTH - GRADING PLAN

NO.	REVISION	DATE	BY	FOR

LOCATION:	SCALE:	AS NOTED	D.S.	DESIGNED BY:	BCH
6550 SE FOUR MILE DR	1" = 40'	DATE:	D.S.	CHECKED BY:	
ANKENY, IA 50021	FIELD BOOK:		OF	SHEET	3
				FILE NO.:	21-019

OFFSITE DRAINAGE AREA TO
DETENTION BASIN = 5.2 AC



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

FOUR MILE DISTRIBUTION CENTER NORTH - GRADING PLAN - 2

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	AS NOTED	DESIGNED BY:	DWG
					6550 SE FOUR MILE DR	DWG21-019-N-GRD-2.mwg		CHECKED BY:	03/25/2022
					ANKENY, IA 50021	FIELD BOOK:		DATE:	
								SHEET	4 OF 6
								FILE NO.:	21-019

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.

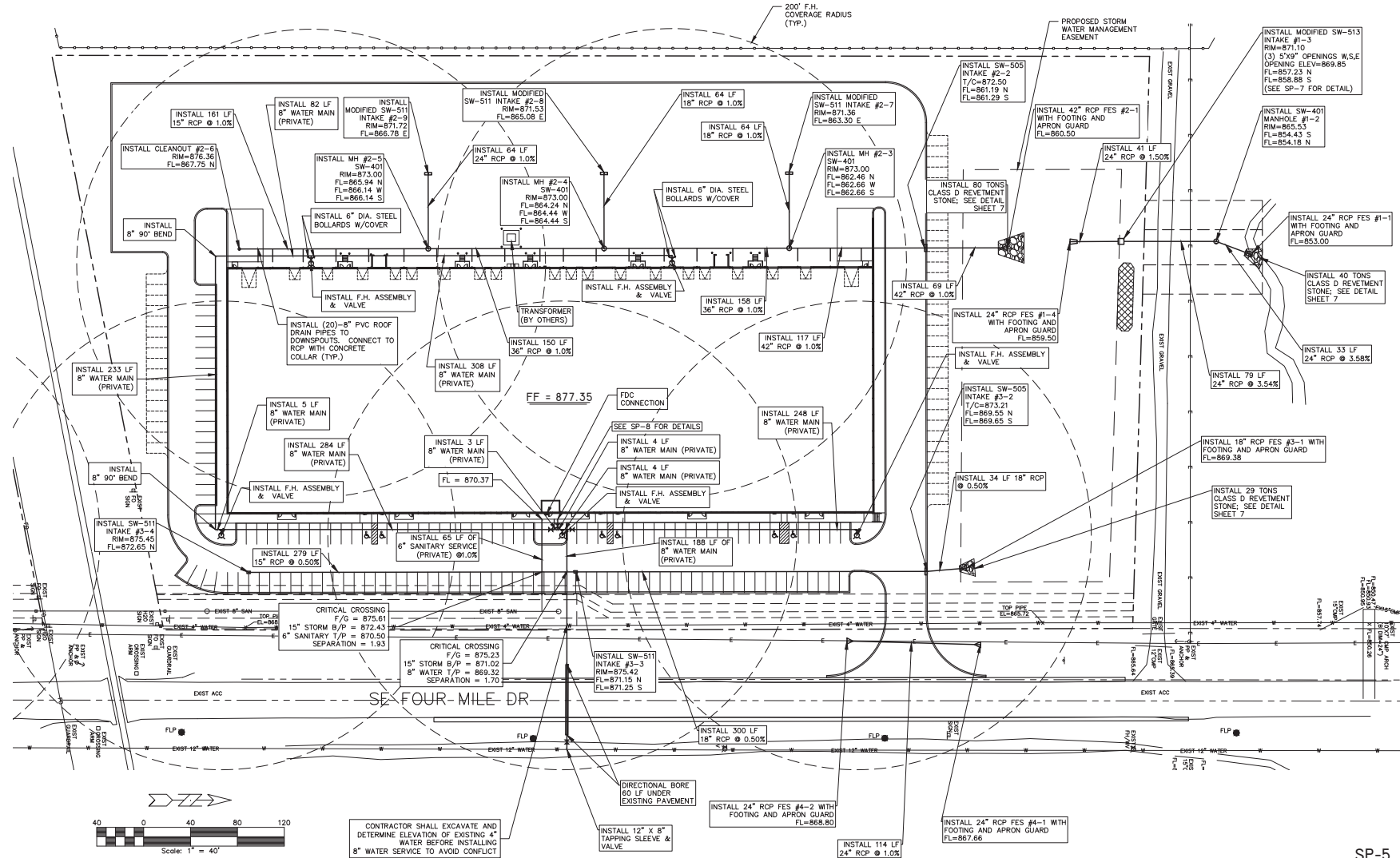
NOTE:
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 SDAS AND ANKENY SUPPLEMENTAL SPECIFICATIONS.
DEVELOPMENT ENGINEERING SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO MAKING CONNECTIONS TO PUBLIC UTILITIES.
ALL STORM SEWER STRUCTURES ARE PRIVATE UNLESS DENOTED OTHERWISE.

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

FOUR MILE DISTRIBUTION CENTER NORTH - UTILITY PLAN

ERC
Engineering and Construction
1415 OAK ST. N.W.
DENVER, CO 80202
(303) 288-4883

21-019

NO.	REVISION	DATE	BY	FOR
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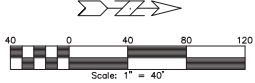
DESIGNED BY: BSH
CHECKED BY: DUS
DATE: 03/25/2022
FILE NO.: 21-019

SCALE: AS NOTED
DIMS: 21'-00" N-TL 40' 0"
FIELD BOOK: 5

LOCATION: 6550 SE FOUR MILE DR
ANKENY, IA 50021

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.

EXISTING TREES
TOTAL EXISTING: 0



LANDSCAPE NOTES

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 ACCEPTANCE, REFER TO WRITTEN SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
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 MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER AND THE CITY.
5. ALL PLANT MATERIAL EXCEPT SEED AND SOO SHALL BE MULCHED WITH AT LEAST FOUR INCHES (4") SHREDED HARDWOOD MULCH. REFER TO PLANTING DETAILS AND WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION. SAMPLE SUBMITTAL REQUIRED.
6. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF OWNER.
7. SEED ALL DISTURBED/TURF AREAS.
8. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE. IF A CONFLICT EXISTS BETWEEN THE LANDSCAPE SCHEDULE AND THE PLAN, THE PLAN QUANTITIES SHALL GOVERN.
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 REMAIN UNWRAPPED.
11. NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL THE INITIAL INSPECTION HAS BEEN COMPLETED BY OWNER.
12. ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS, CONSTRUCTION WITHIN THE CITY R.O.W. OR ANY CONNECTION TO A PUBLIC UTILITY OR STREET SHALL COMPLY WITH THE 2022 SDAS AND ANY SUPPLEMENTAL SPECIFICATIONS.
13. CONTRACTOR SHALL NOTIFY OWNER AT LEAST ONE WEEK IN ADVANCE OF ANY CONSTRUCTION.
14. CONTRACTOR SHALL OBTAIN ALL APPLICABLE CITY PERMITS (LANE CLOSURE PERMITS, ETC.) IN ADVANCE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS OR CONSTRUCTION WITHIN THE CITY R.O.W.
15. TREE STAKING IS NOT REQUIRED. HOWEVER, LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL TREES BEING "STRAIGHT" ONE YEAR AFTER PLANTING. IF CONTRACTOR ELECTS TO STAKE TREES, CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL STAKING MATERIALS ONE YEAR AFTER PLANTING.

PLANT SCHEDULE:

Code	Common Name	Botanical Name	Quantity	Min. Planting Size
AG	Yellow Buckeye	Aesculus flava	17	1.5" cal. 10x11
GB	Ginkgo	Ginkgo biloba	17	1.5" cal. 10x11
GT	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skele'	18	1.5" cal. 10x11
PO	American Sycamore	Platanus occidentalis L.	17	1.5" cal. 10x11
MP	Prairie Fire Crabapple	Malus x 'Praefire'	20	1.5" cal. 10x11
VP	Blackhaw Viburnum	Viburnum prunifolium	5	1.5" cal. 10x11
SR	Japanese Tree Lilac	Syringa reticulata	6	1.5" cal. 10x11
CC	Cockspur Hawthorn	Crataegus cuneata var. inermis	5	1.5" cal. 10x11
RSJ	Double Play Red Spirea	Spiraea japonica	38	3 gallon
EA	Compact Burning Bush	Euonymus alatus 'Compact'	36	3 gallon
CS	Astetic Fire Red Osier Dogwood	Cornus solanifera	36	3 gallon
JC	Sea Green Juniper	Juniperus chinensis 'Sea Green'	58	3 gallon
FS	Show Off Forsythia	Forsythia x Sugar Baby	31	3 gallon

SITE LANDSCAPING (M-1)

GROSS LAND AREA = 431,627 SF

OPEN SPACE:
GROSS LAND AREA X 0.20 = MINIMUM OPEN SPACE
431,627 SF X 0.20 = 86,326 SF MINIMUM OPEN SPACE

MINIMUM OPEN SPACE/3000 SF = OPEN SPACE PLANT UNITS
86,326 SF/3000 SF = 29 OPEN SPACE PLANT UNITS

OPEN SPACE PLANT UNITS X 2 = OPEN SPACE TREES REQUIRED
29 X 2 = 58 TREES REQUIRED

OPEN SPACE PLANT UNITS X 6 = OPEN SPACE SHRUBS REQUIRED
29 X 6 = 174 SHRUBS REQUIRED

SHADE TREE CALCULATION:
*GROSS PAVED AREA = 166,213 SF
*GROSS PAVED AREA X 0.20 = REQUIRED SHADE AREA
166,213 X 0.20 = 33,243

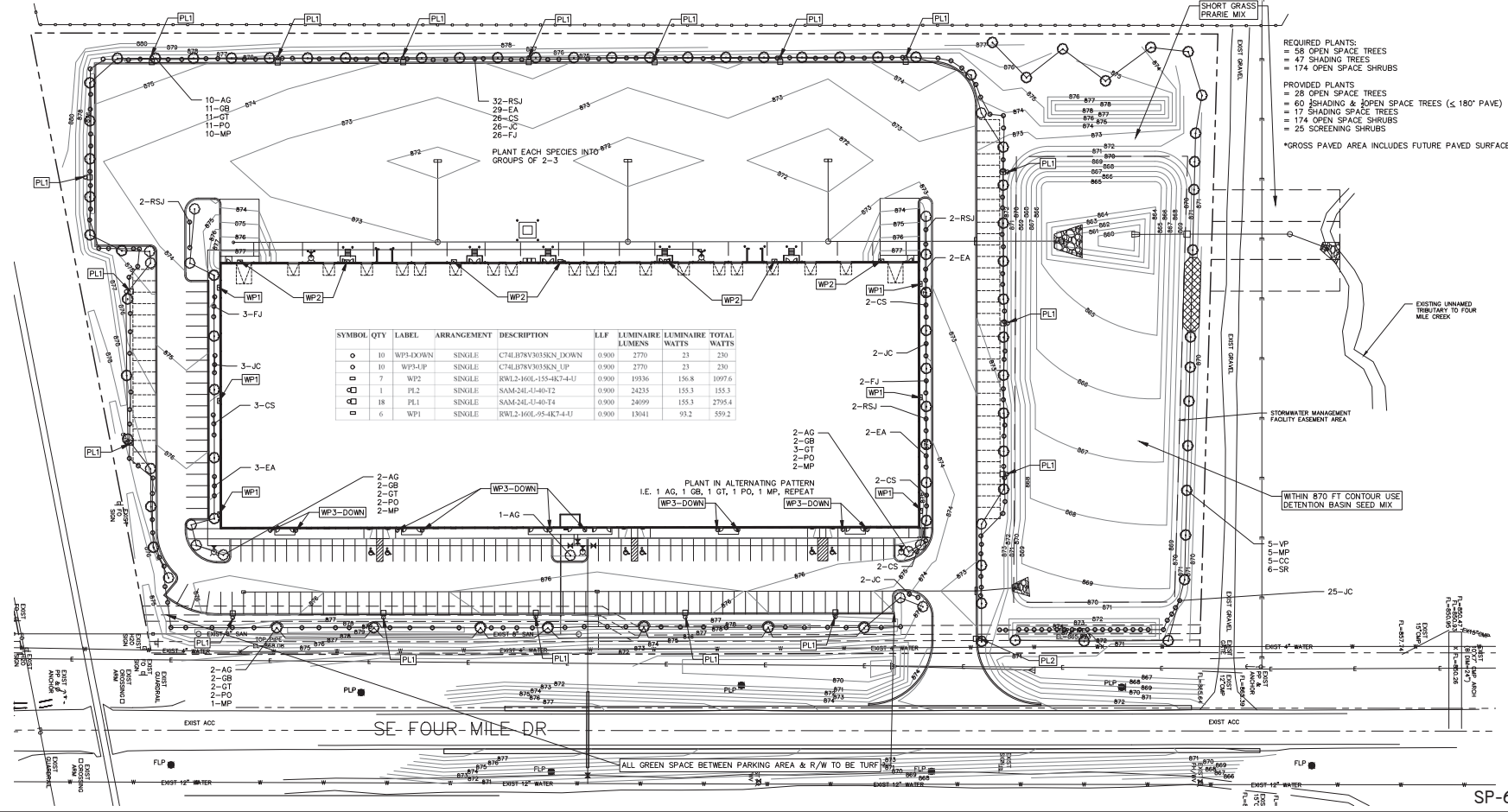
REQUIRED SHADE AREA/706 SF = SHADING TREES REQUIRED
33,243/706 = 47 SHADING TREES REQUIRED

PROVIDED TREES ALONG 180' OF PAVEMENT
(COUNT AS 1/2 SHADE & 1/2 OPEN SPACE):
60 TREES TOTAL (30 SHADE, 30 OPEN SPACE)

REQUIRED PLANTS:
= 58 OPEN SPACE TREES
= 47 SHADING TREES
= 174 OPEN SPACE SHRUBS

PROVIDED PLANTS:
= 28 OPEN SPACE TREES
= 60 SHADING & OPEN SPACE TREES (< 180" PAVE)
= 17 SHADING SPACE TREES
= 174 OPEN SPACE SHRUBS
= 25 SCREENING SHRUBS

*GROSS PAVED AREA INCLUDES FUTURE PAVED SURFACE

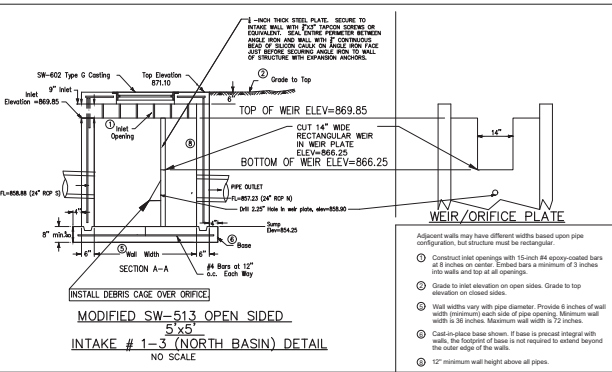
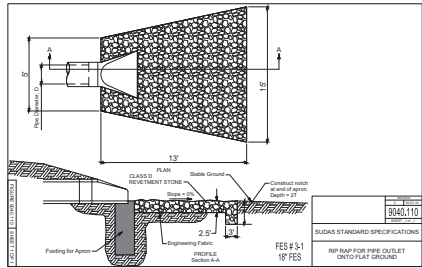
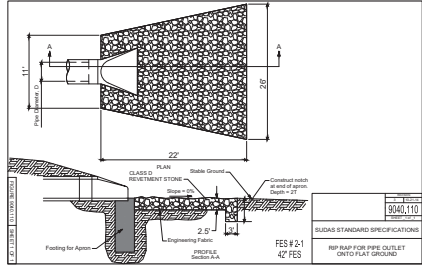
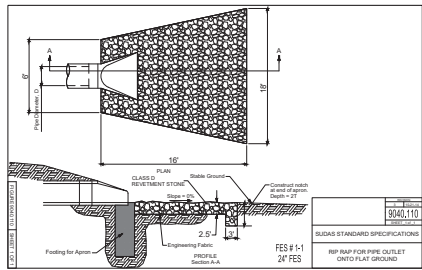


SP-6

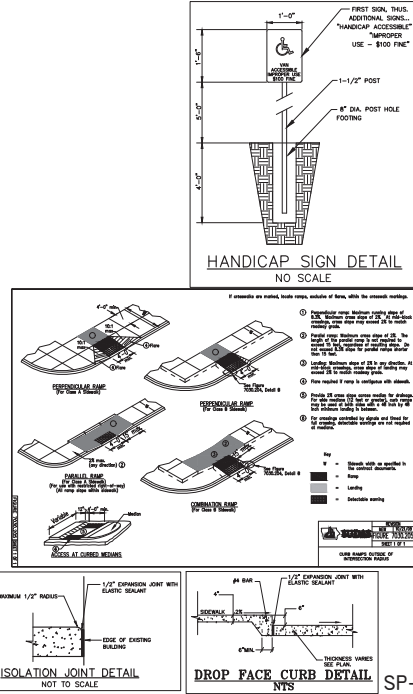
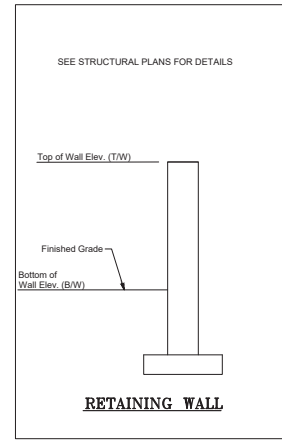
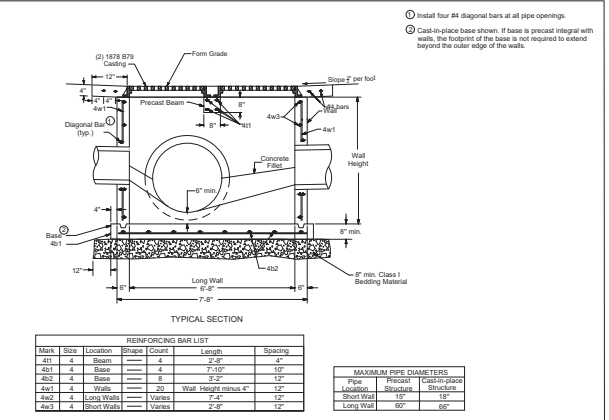
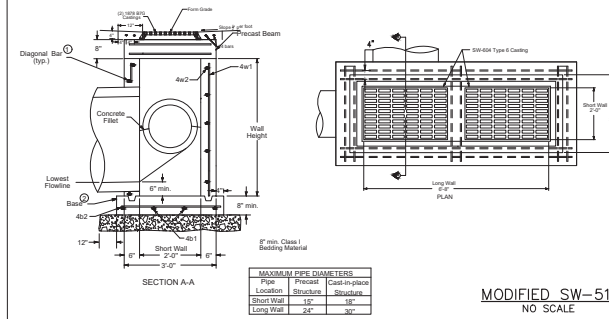
FOUR MILE DISTRIBUTION CENTER NORTH - LANDSCAPING PLAN

ERC
Engineers and Surveyors
1313 GESS
DURHAM, NC 27603
(919) 288-4883

21-019

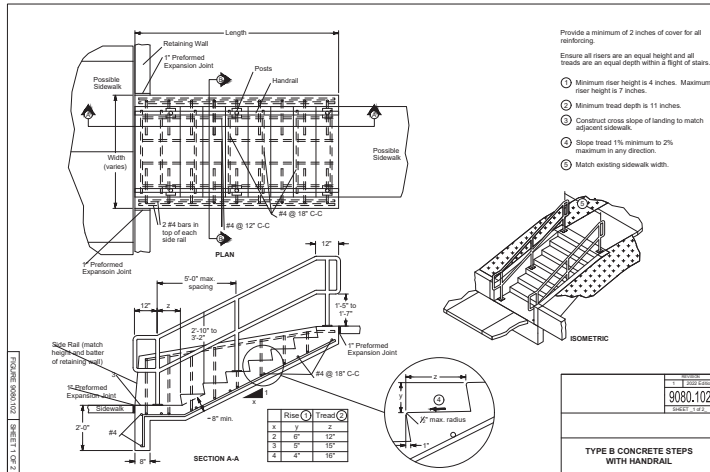
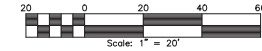
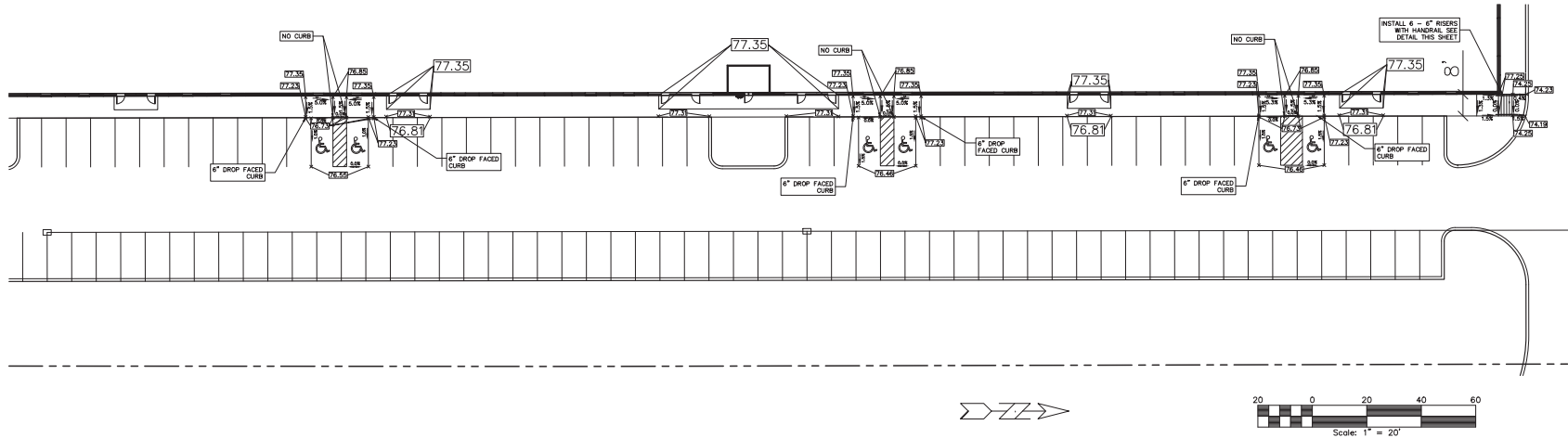


INTAKE #s 2-7, 2-8, 2-9

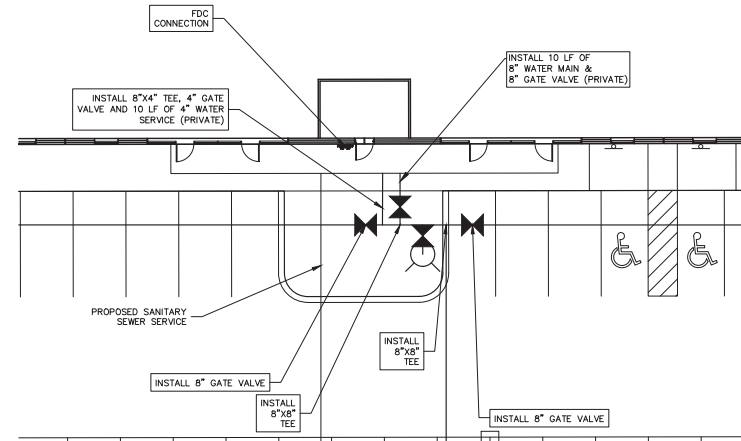


NOTE:
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EAST PARKING



WATER SERVICE



SP-8

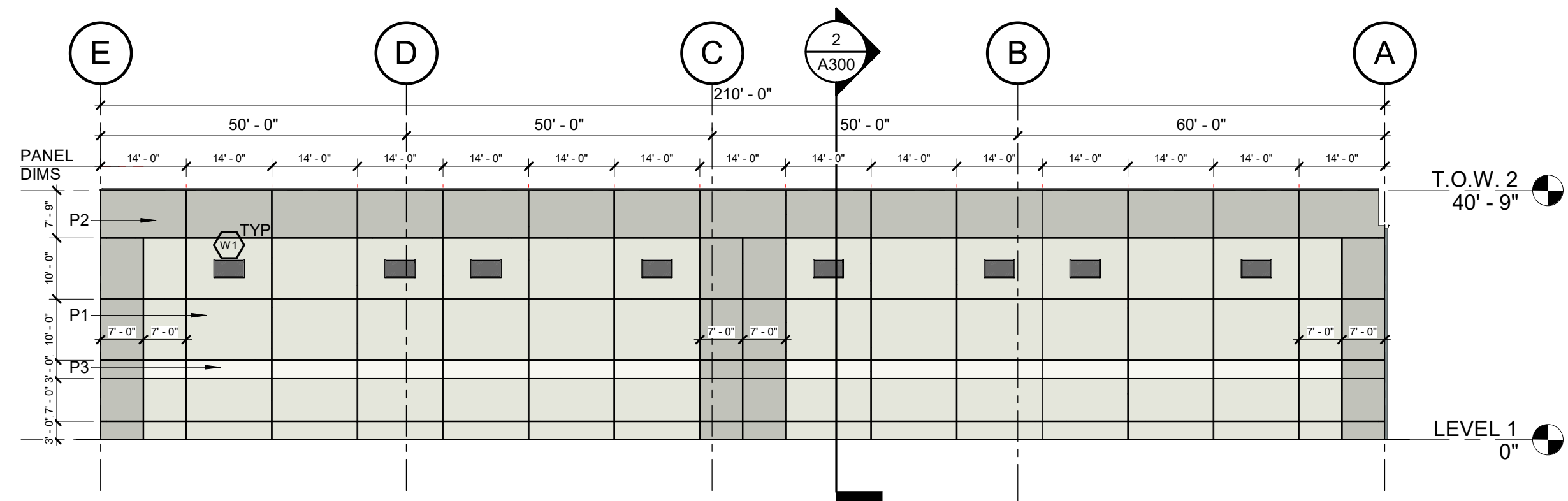
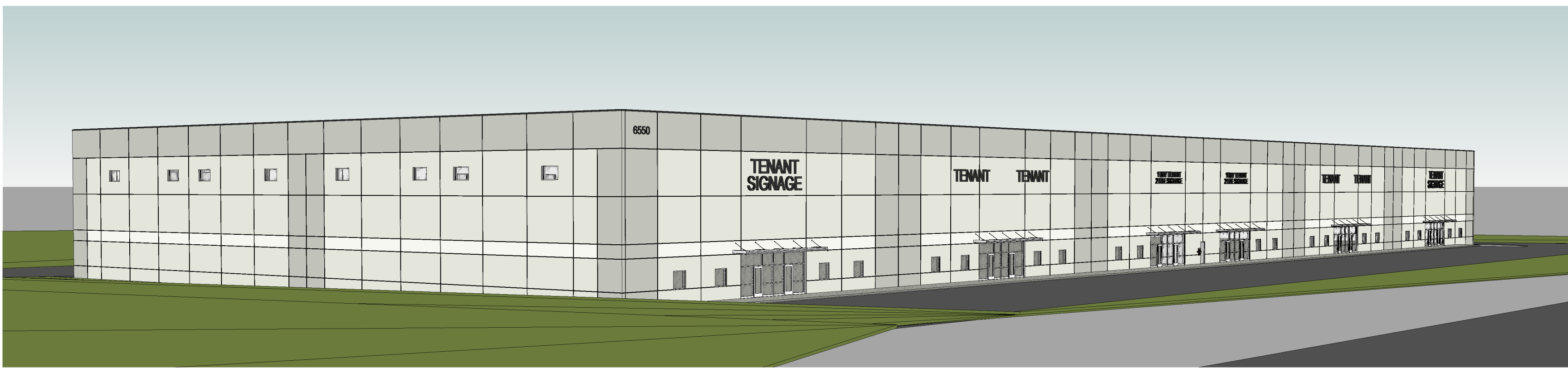
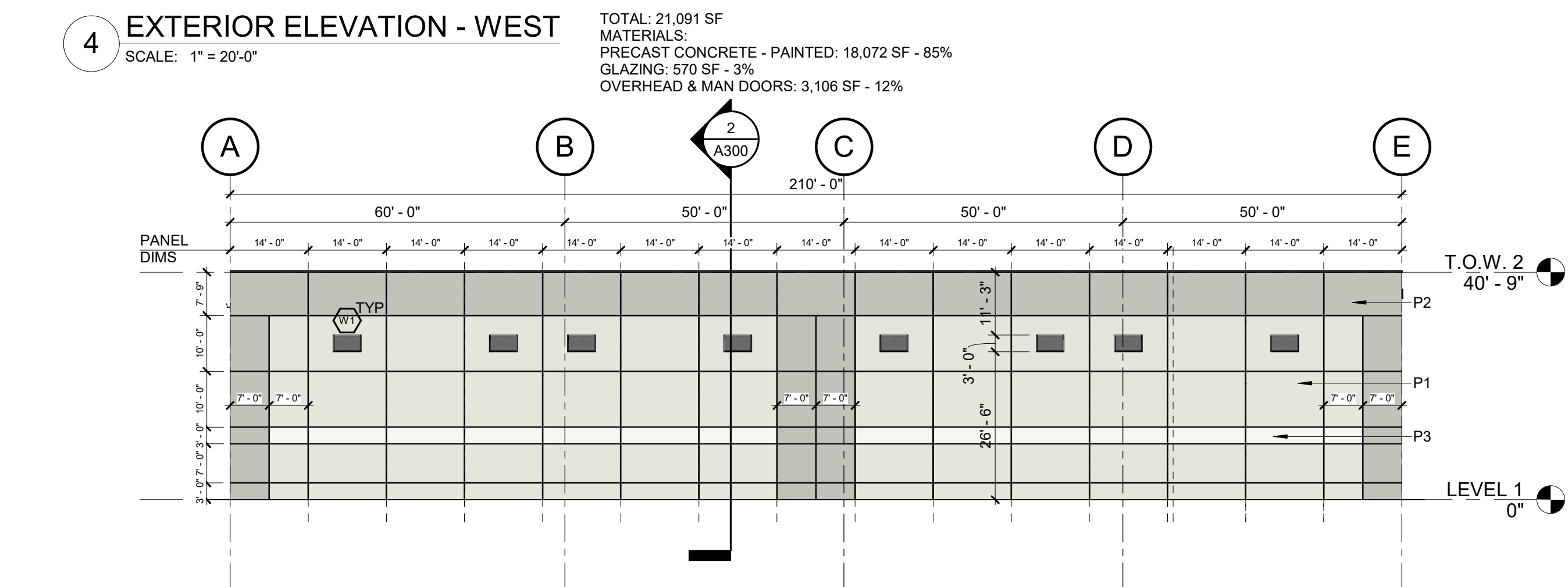
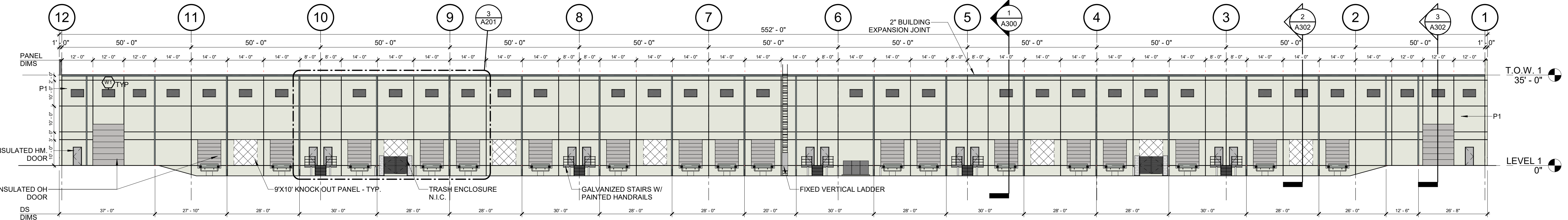
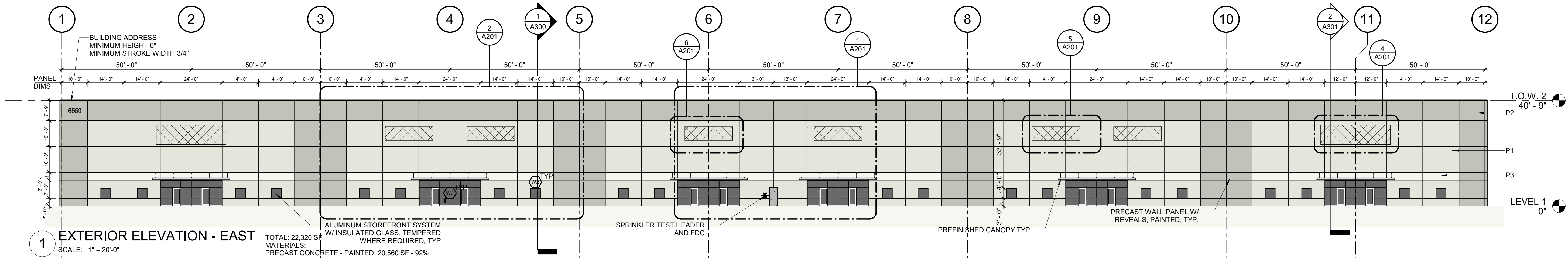
FOUR MILE DISTRIBUTION CENTER NORTH - DETAIL SHEET - 2

FRG
Engineering Resource Group, Inc.
Engineers and Surveyors
1000 13th Street, NW
DES MOINES, IOWA 50315
(515) 281-4663

NO.	REVISION	DATE	BY	FOR

LOCATION:	AS NOTED	DESIGNED BY:	DGC	DRAWN BY:	BOH
SCALE:	AS NOTED	CHECKED BY:	D.S.	DATE:	03/25/2022
PROJECT:	40021	FIELD BOOK:	8	SHEET:	8 OF 8
FILE NO.:	21-019				

2/18/2022 3:28:15 PM
BIM 360//21074_Hubbell Four Mile Distribution Center/21074_Hubbell_Four Mile_North_Building_R21.rvt



PRECAST COLOR LEGEND

	P1 - SW 6203 - SPARE WHITE
	P2 - SW 0055 - LIGHT FRENCH GRAY
	P3 - SW 7757 - HIGH REFLECTIVE WHITE

**Four Mile
Distribution Center
North Building**

6550 SE FOUR MILE DR.
ANKENY, IA 50001

ISSUANCE

100% CONSTRUCTION DOCUMENTS
02/18/2022

REVISIONS

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.

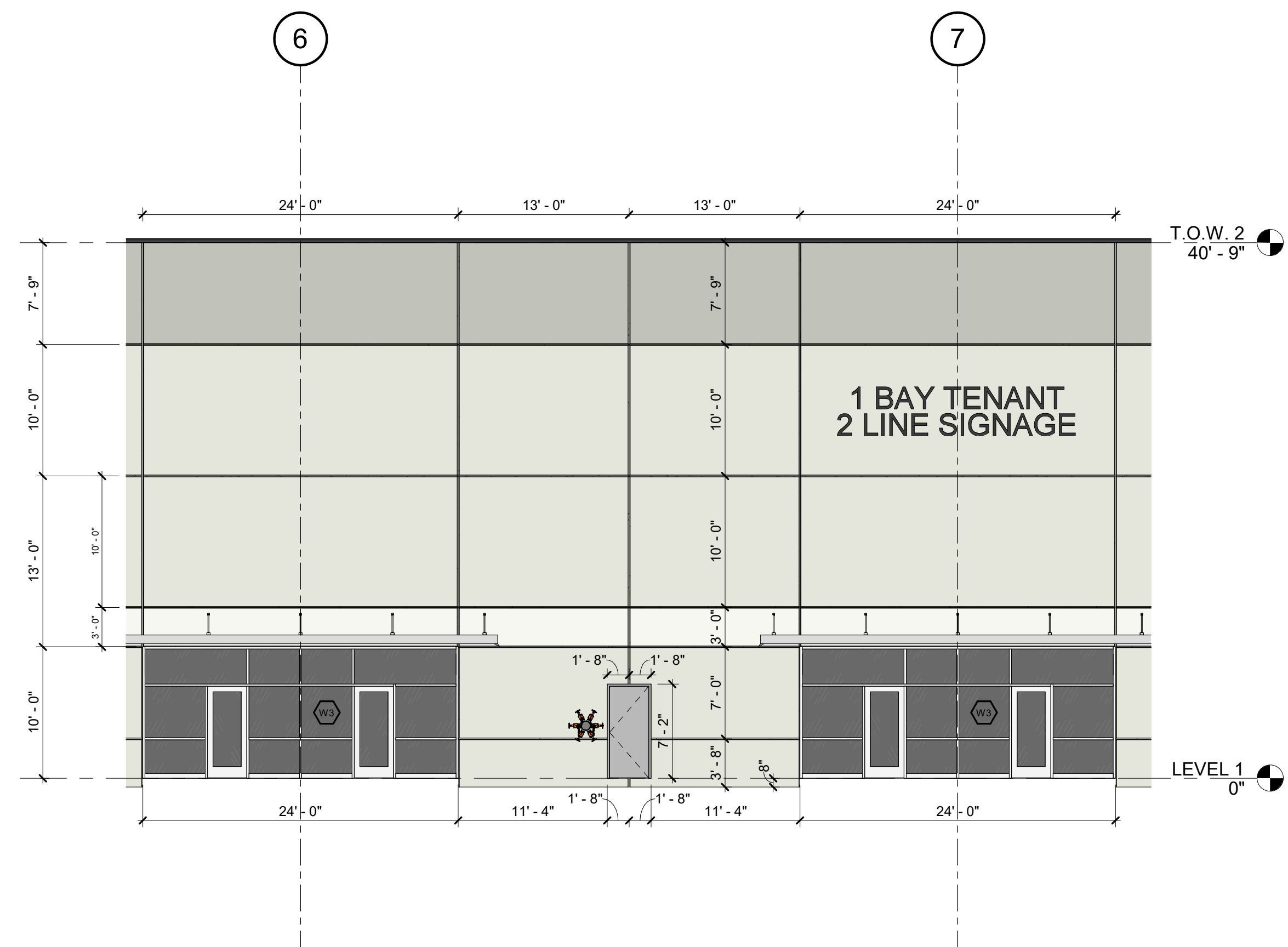
© 2022

PROJECT NUMBER

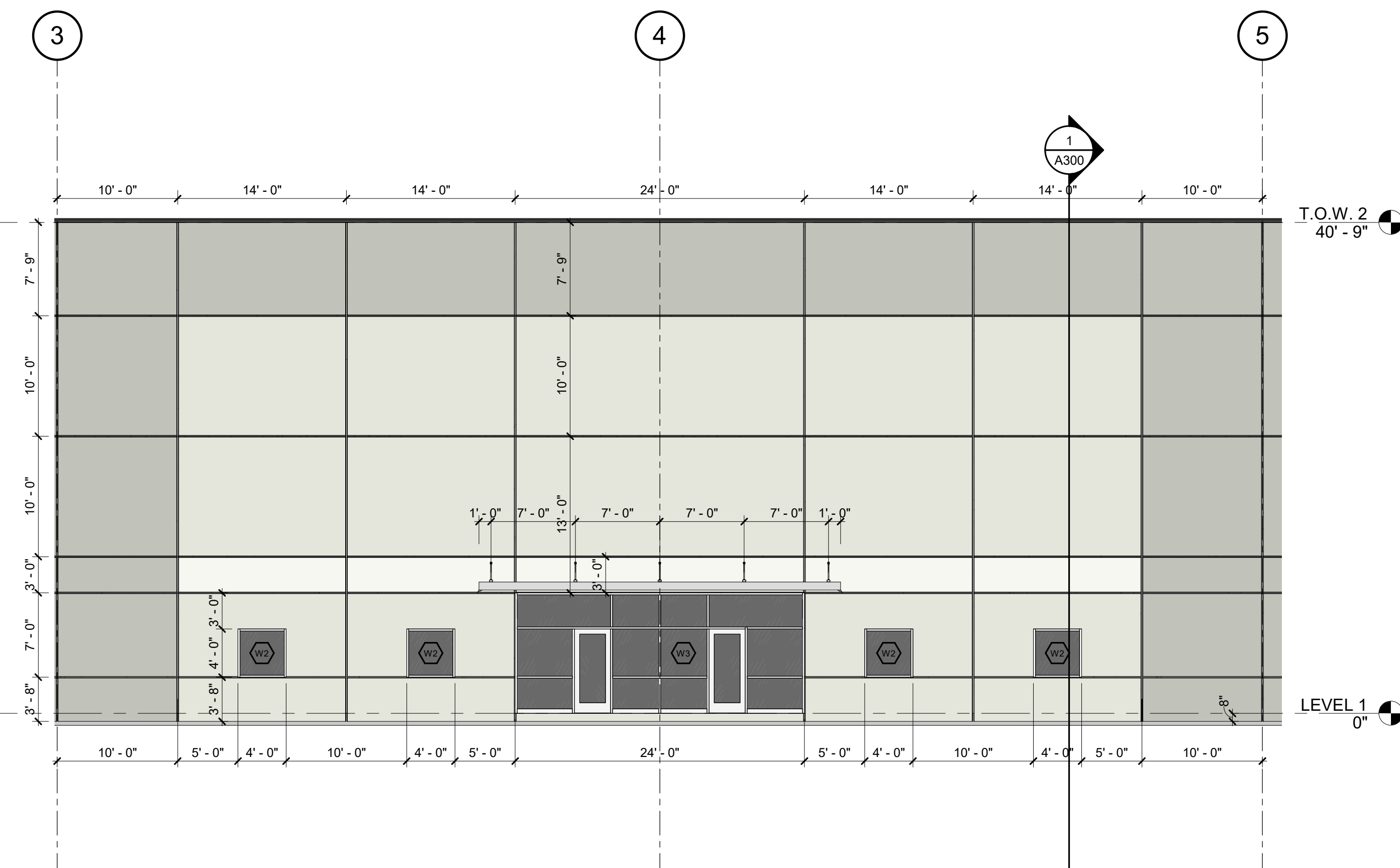
21074

NORTH BUILDING
EXTERIOR ELEVATIONS

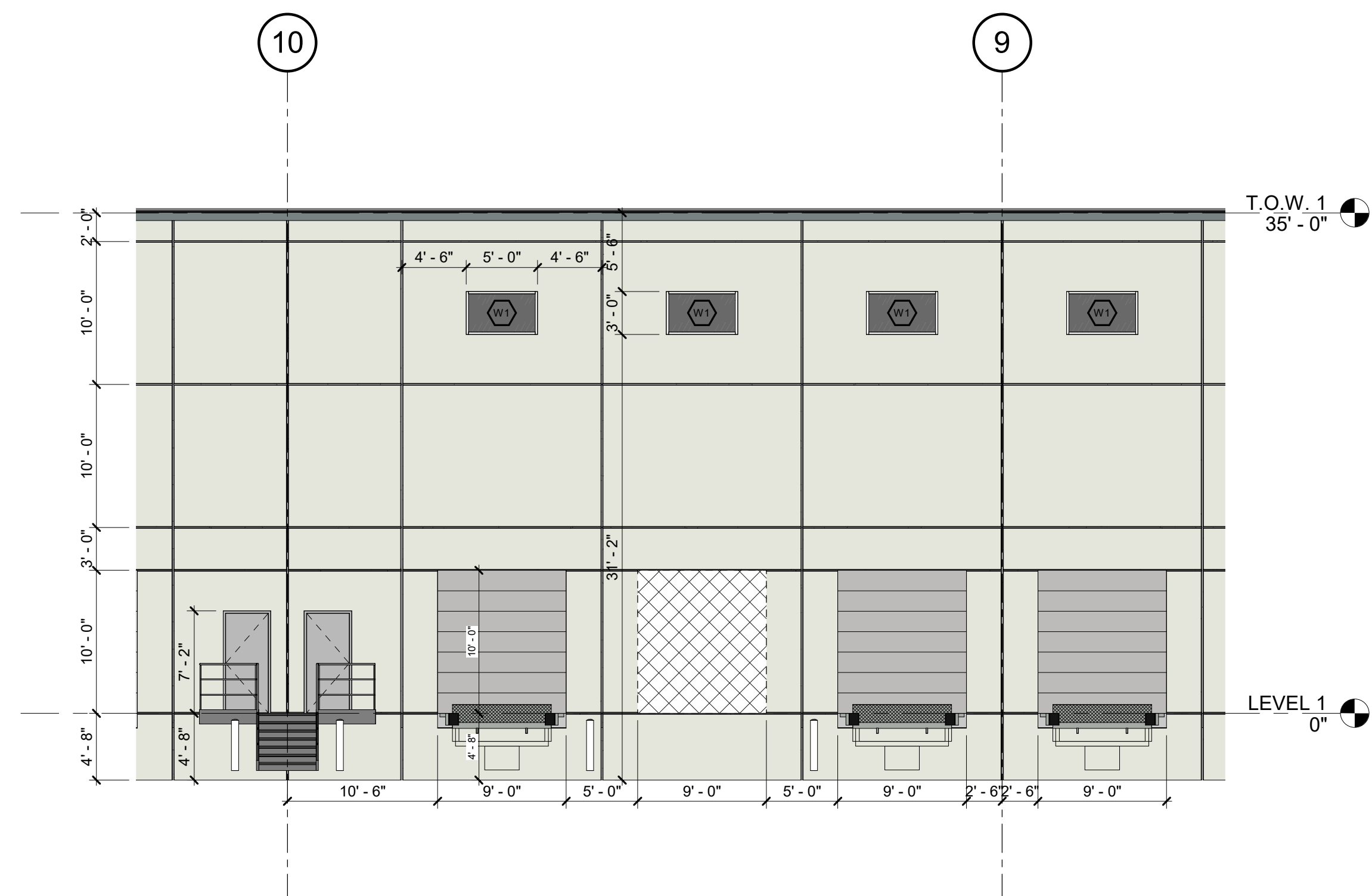
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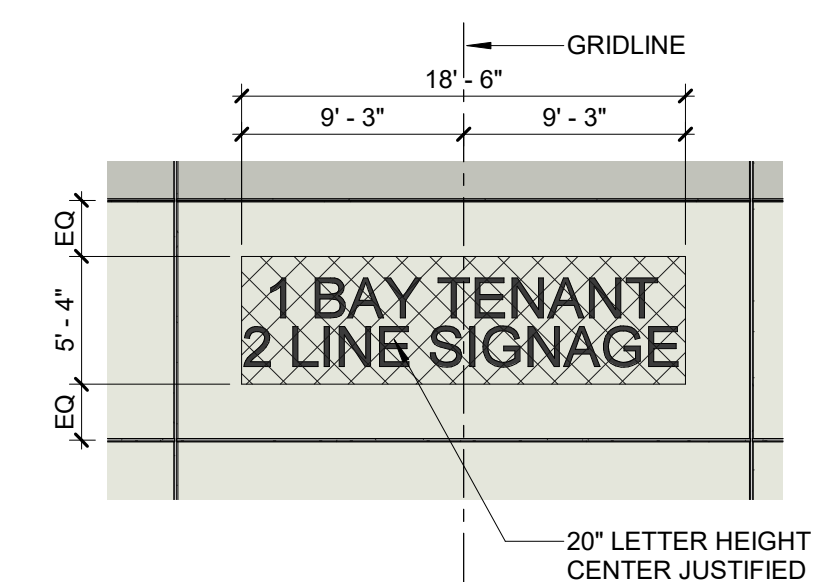
1 PANEL ELEVATION A
SCALE: 1/8" = 1'-0"



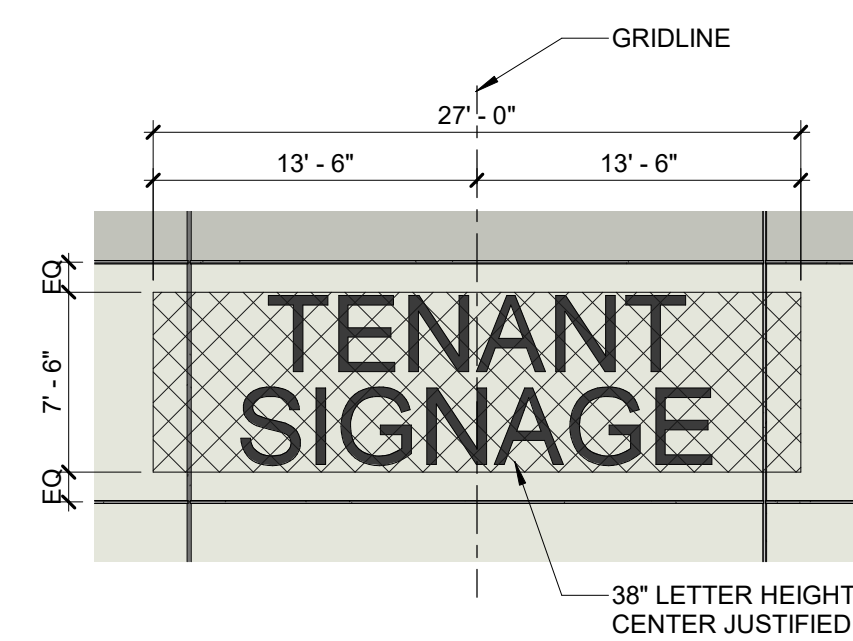
2 PANEL ELEVATION B
SCALE: 1/8" = 1'-0"



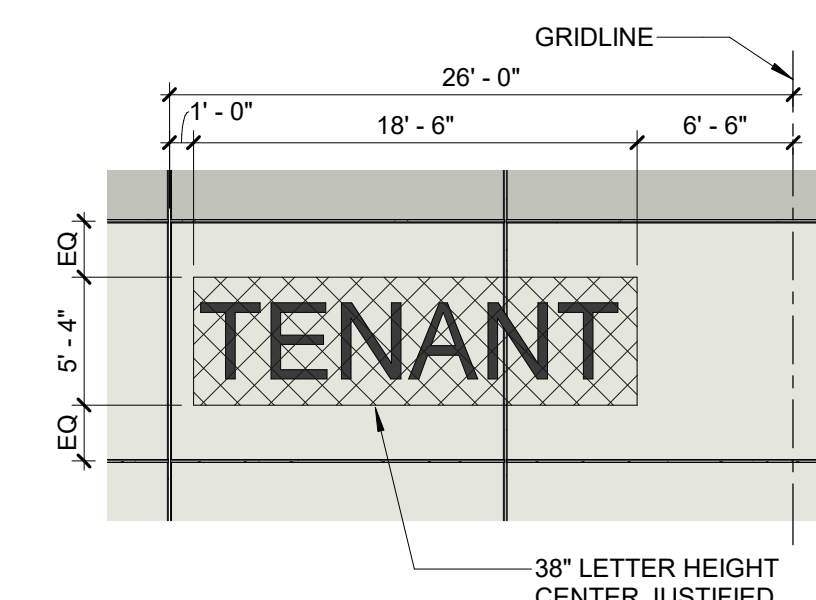
3 PANEL ELEVATION C
SCALE: 1/8" = 1'-0"



6 TENANT SIGNAGE - SINGLE BAY
SCALE: 1/8" = 1'-0"



4 TENANT SIGNAGE - DOUBLE BAY
SCALE: 1/8" = 1'-0"



5 TENANT SIGNAGE - SINGLE BAY
SCALE: 1/8" = 1'-0"

Four Mile Distribution Center North Building

6550 SE FOUR MILE DR.
ANKENY, IA 50001

ISSUANCE

100% CONSTRUCTION DOCUMENTS
02/18/2022

REVISIONS

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.

© 2022

PROJECT NUMBER

21074

PANEL ELEVATIONS

A201



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5825 SE Delaware Avenue - Peterbilt of Des Moines Modified Pylon Sign

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 approve the modified pylon sign for Peterbilt of Des Moines at 5825 SE Delaware Avenue, adjacent to the Interstate 35 right of way.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Map](#) [Staff Report](#) [Applicant Request](#) [Signage and Location Plan](#)





*Plan and Zoning Commission
Staff Report*

Meeting Date: April 5, 2022

Agenda Item: 5825 SE Delaware Avenue – Peterbilt of Des Moines Modified Pylon Sign
Report Date: March 31, 2022
Prepared by: Jake Heil *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the request for a modified pylon sign at 5825 SE Delaware Avenue, adjacent to the Interstate 35 right of way.

Project Summary:

The subject site is located at 5825 SE Delaware Avenue, generally located east of SE Delaware Avenue and approximately 1,200 feet north of SE Corporate Woods Drive. The Plan and Zoning Commission approved a site plan and elevations for Peterbilt of Des Moines on July 7, 2020. The development consists of a 53,255 sf (+/-) building towards the northeast end of the lot with parking, landscaping, and associated site improvements. The site plan that was submitted at the time for review did not show a pylon sign. The site is zoned C-2, General Retail and Highway Oriented Commercial District with Restrictions. The properties to the north and south are also similarly zoned, and properties to the west are zoned M-1.

A sign permit application was submitted for a modified pylon sign, for Peterbilt of Des Moines. Section 195.04(3)(A) states that properties abutting Interstate 35 may be allowed to erect a modified pylon sign if authorized by the Plan and Zoning Commission. The applicant is proposing that the modified pylon sign be located in the northeast corner of the parking lot, 5 feet back from both the north and east property lines. The location of the modified pylon sign would not take away any required parking spaces, as these spaces are intended for inventory and display parking. The proposed modified pylon sign is 30 feet tall and has a sign area of 113 sf. The proposed modified pylon sign's base is equal to 40 percent of the width of the sign, and is comprised of a 2 foot base made of concrete, and the remaining portion is silver aluminum panels with red spacers between each panel. The proposed sign is located over 1,500 feet south of the Sam's Club modified pylon sign and other modified pylon signs in the area. The proposed modified pylon sign meets all City sign code requirements set out in Section 195.04(3). Staff is supportive of this modified pylon sign request given its location and compliance with the sign code.



Omaha Neon Sign Company

1120 N 18th Street | Omaha 68102 | 402.341.6077 | 402.341.7654 fax

March 31st, 2022

City of Ankeny
410 W First St.
Ankeny, IA
50023

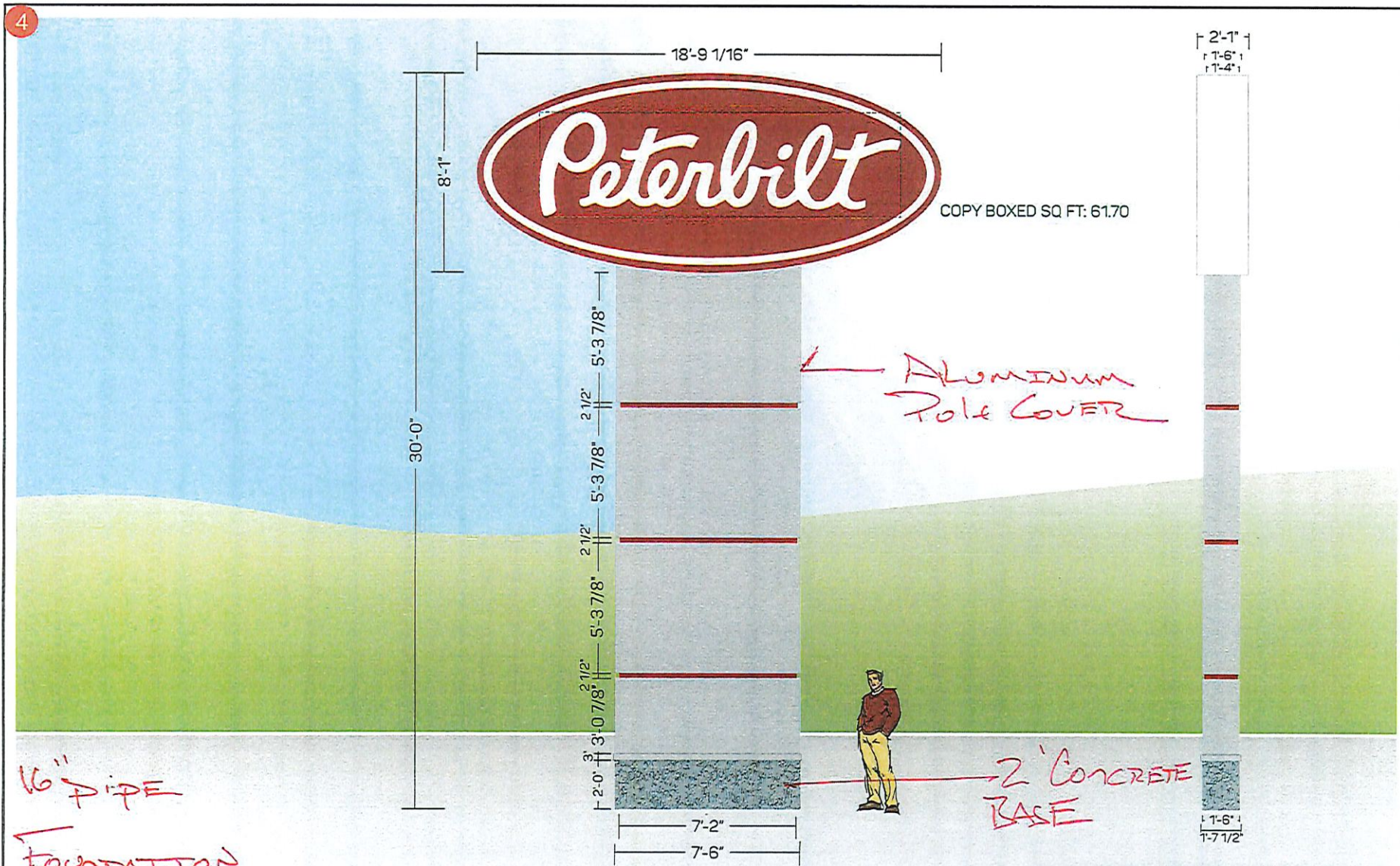
Attention Planning and Zoning:

Peterbilt is requesting a pylon sign for interstate visibility. The 30' tall 114 square foot sign is necessary for interstate exposure. The building meets the required setback per code. We feel the sign is in a scale that represents the entire property. Therefore, we are asking for Planning and Zoning to recommend approval.

Sincerely,

Troy Panagiotis
Omaha Neon Sign Co, Inc.
402-341-6077

4



MONUMENT SIGN
SCALE: 3/16" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:
PETERBILT

Date:
03/22/22

Prepared By:
JS/KH/CM

NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
ANKENY, IA

File Name:
313658 - R6 - ANKENY, IA

Eng:
-

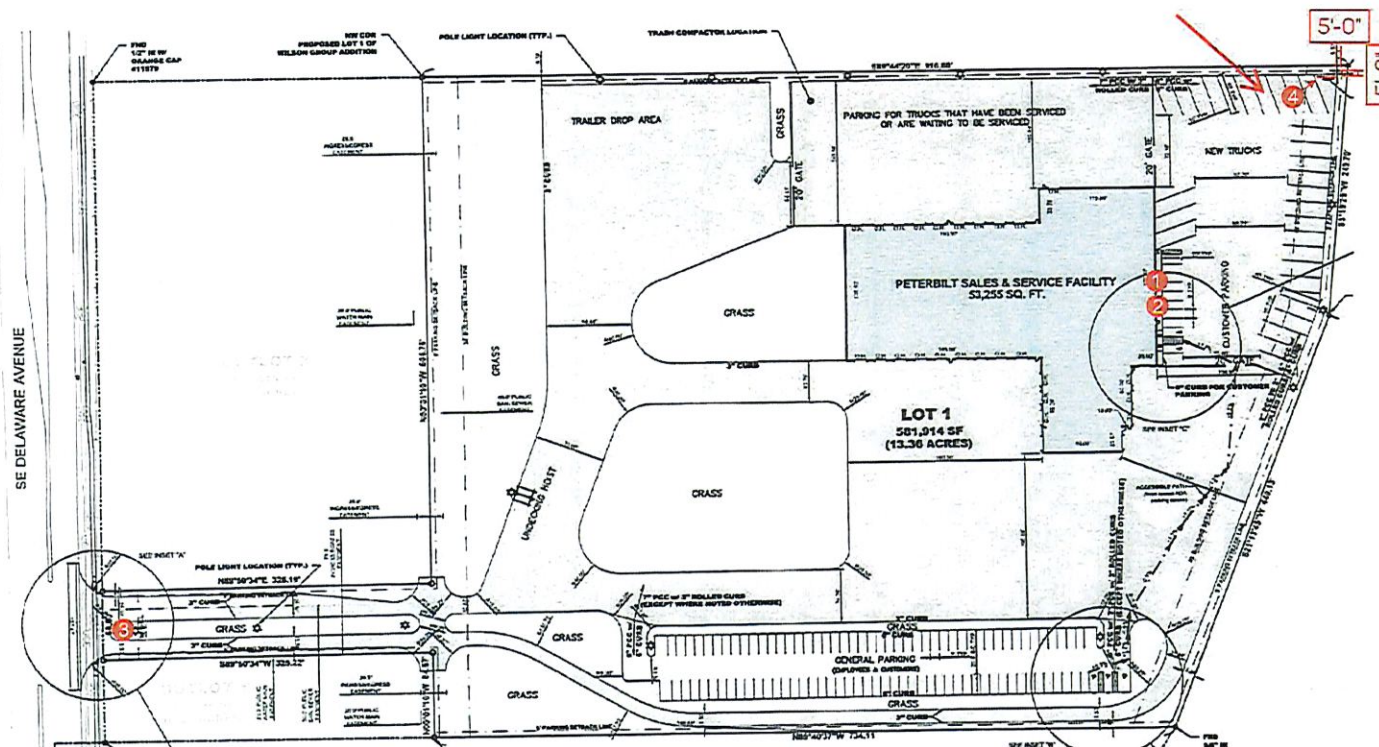
persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns.com



PETERBILT
5825 SE DELAWARE AVE
ANKENY, IA

New Truck Display Area
Not Public Parking



PROPOSED SIGNS:

- ① 36" CHANNEL LETTERS
- ② 8'-1" X 18'-9 1/16" WALL SIGN
- ③ 4'-10 9/16" X 10'-0" MONUMENT AT 8' OAH
- ④ 8'-1" X 18'-9 1/16" PYLON AT 30' OAH

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:
PETERBILT

Date:
03/22/22

Prepared By:
JS/KH/CM

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
ANKENY, IA

File Name:
313658 - R6 - ANKENY, IA

Eng:
-

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land, LLC from Low Density Residential to Medium Density Residential use classification

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

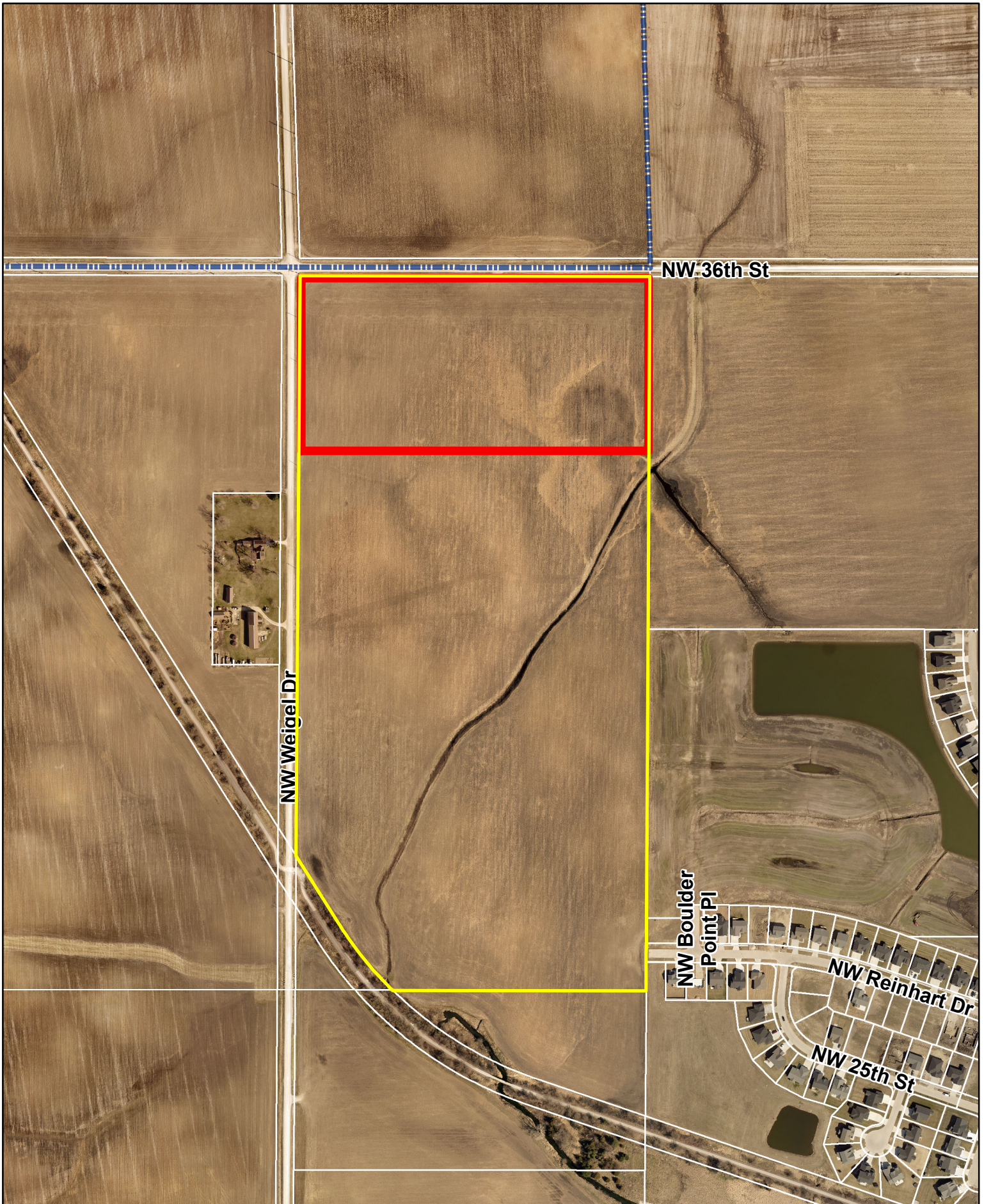
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



Agenda Item: Harmon Property Rezoning and Land Use Map Amendment – Public Hearing
Report Date: March 30, 2022
Prepared By: Laura Hutzell *ESL*
Planner I

Discussion

Hardship Land LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of one parcel that is approximately 17.6 acres (Area A); and is located south of NW 36th Street, east of NW Weigel Drive.

The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential and Medium Residential to the east; Mixed use to the west, and Low Density to the north and south.

Existing: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, ‘Tiny home’ developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

In addition to the Land Use Amendment request, the applicant is also requesting to rezone 80.8 acres in total. The applicant is requesting to rezone 17.6 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District restricted to 10 units per acre. The applicant is requesting the remaining 63.2 acres (Area B) be rezoned from R-1 One Family Residential District to R-3 Multiple-Family Residence District restricted to single family residential.

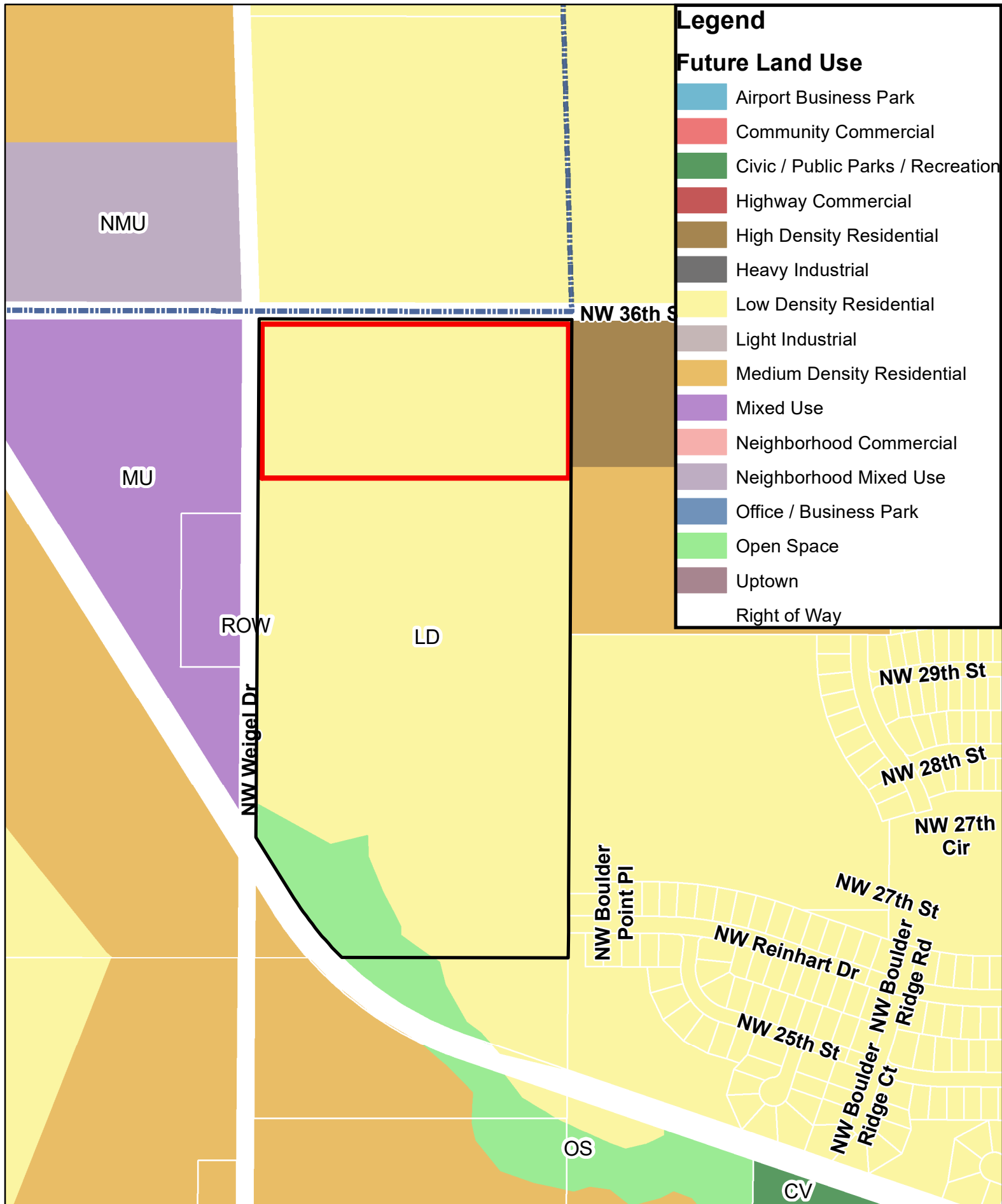
The area subject to the proposed rezonings includes two parcels totaling approximately 80.8 acres (+/-), and is generally located south of NW 36th Street and east of NW Weigel Drive. The properties are currently zoned R-1, One-Family Residence District; and properties to the west and south are similarly

zoned. Properties to the east and south east are zoned R-3, Multiple-Family Residence District, and R-3, Multiple-Family Residence District restricted to single family residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to both rezonings, providing 62.6% for Area A, and 68.4% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on March 23, 2022; and a legal notice of the proposed rezoning was published on March 25, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Friday, March 25, 2022, providing the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on April 19, 2022.





CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 4, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Harmon Property – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hardship Land LLC, we submit herewith the following request to modify the city's comprehensive plan on approximately 17.6 acres from Low Density Residential to Medium Density Residential. The property is located on the southeast corner of NW 36th Street and NW Weigel Drive and contains 75 acres in its entirety. To provide for some diversification of housing within this large parcel of land the developer would like to have the ability to provide some medium density residential along 36th Street. The land use plan calls for a mix of residential uses within this roadway corridor with high density residential to the east and mixed use to the west. Transitioning from high density residential to medium density residential along the NW 36th Street corridor would be an appropriate transition to step down the density and provide a higher density product along NW 36th Street which is classified as a principal arterial roadway. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

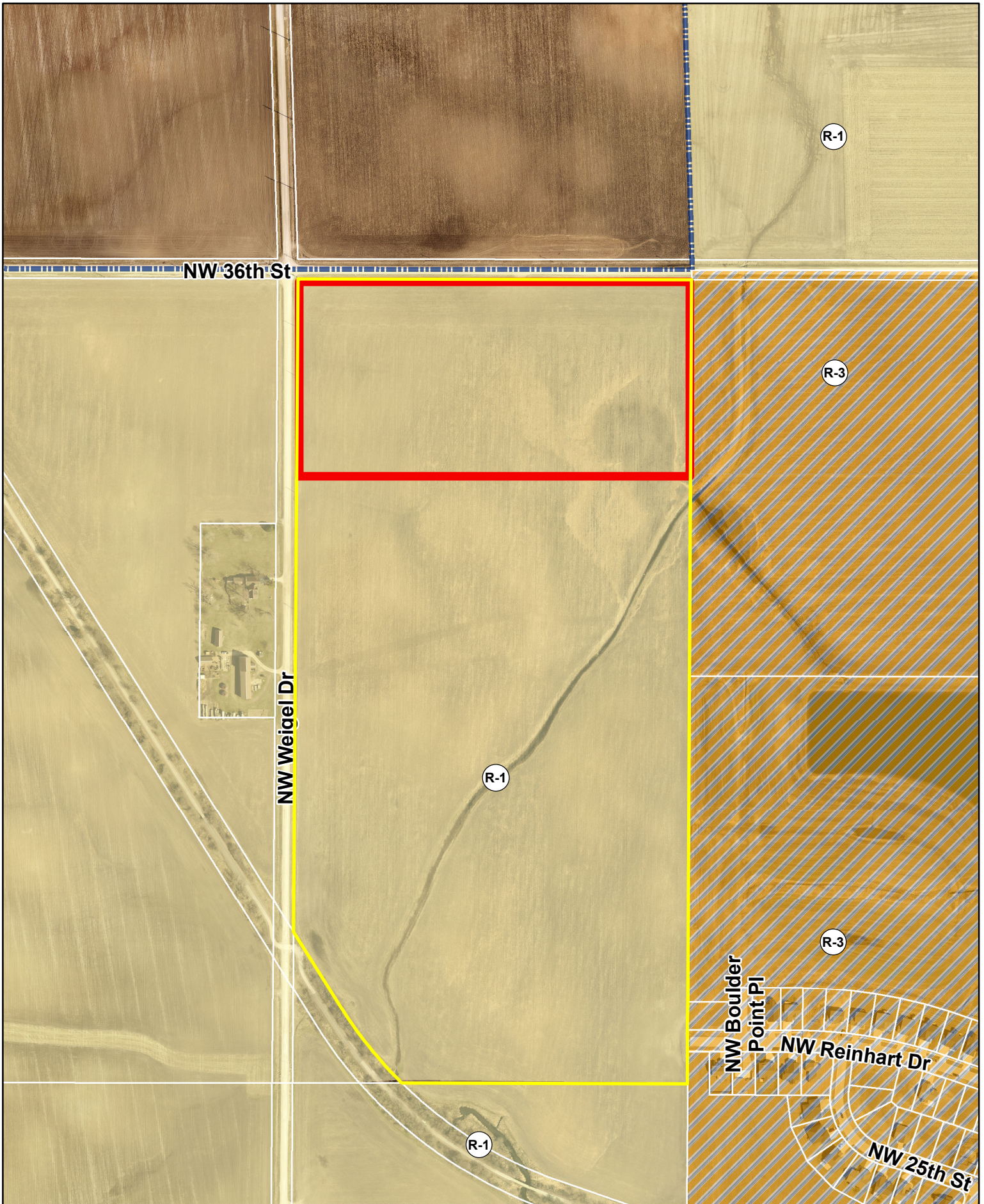
Erin K. Ollendike, P.E.

cc: Adam Grubb, Sonny Hall & Darryl Bresson – Hardship Land LLC

RECEIVED

MAR 04 2022

CITY OF ANKENY



N



1 inch = 400 feet

Date: 3/28/2022

Harmon Property Land Use Amendment Zoning Map



PLAN AND ZONING COMMISSION

April 5, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hardship Land, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Harmon Property Rezoning Area A.

Action: Consider MOTION to close the public hearing, and receive and file documents for Harmon Property Rezoning Area B.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Area A Exhibit
 Area B Exhibit
 Current Zoning Map
 Future Land Use Map



1 inch = 425 feet
Date: 3/24/2022

Harmon Property Rezoning & Land Use Map Amendment

Agenda Item: Harmon Property Rezoning and Land Use Map Amendment – Public Hearing
Report Date: March 30, 2022
Prepared By: Laura Hutzell *ELC*
Planner I

Discussion

Hardship Land LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of one parcel that is approximately 17.6 acres (Area A); and is located south of NW 36th Street, east of NW Weigel Drive.

The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential and Medium Residential to the east; Mixed use to the west, and Low Density to the north and south.

Existing: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

In addition to the Land Use Amendment request, the applicant is also requesting to rezone 80.8 acres in total. The applicant is requesting to rezone 17.6 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District restricted to 10 units per acre. The applicant is requesting the remaining 63.2 acres (Area B) be rezoned from R-1 One Family Residential District to R-3 Multiple-Family Residence District restricted to single family residential.

The area subject to the proposed rezonings includes two parcels totaling approximately 80.8 acres (+/-), and is generally located south of NW 36th Street and east of NW Weigel Drive. The properties are currently zoned R-1, One-Family Residence District; and properties to the west and south are similarly

zoned. Properties to the east and south east are zoned R-3, Multiple-Family Residence District, and R-3, Multiple-Family Residence District restricted to single family residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to both rezonings, providing 62.6% for Area A, and 68.4% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on March 23, 2022; and a legal notice of the proposed rezoning was published on March 25, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Friday, March 25, 2022, providing the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on April 19, 2022.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Harmon Property Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

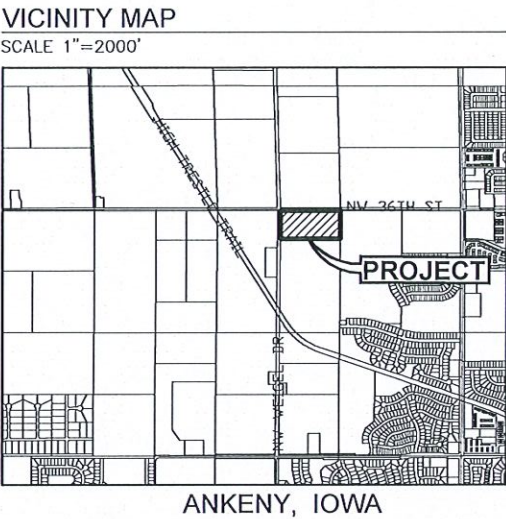
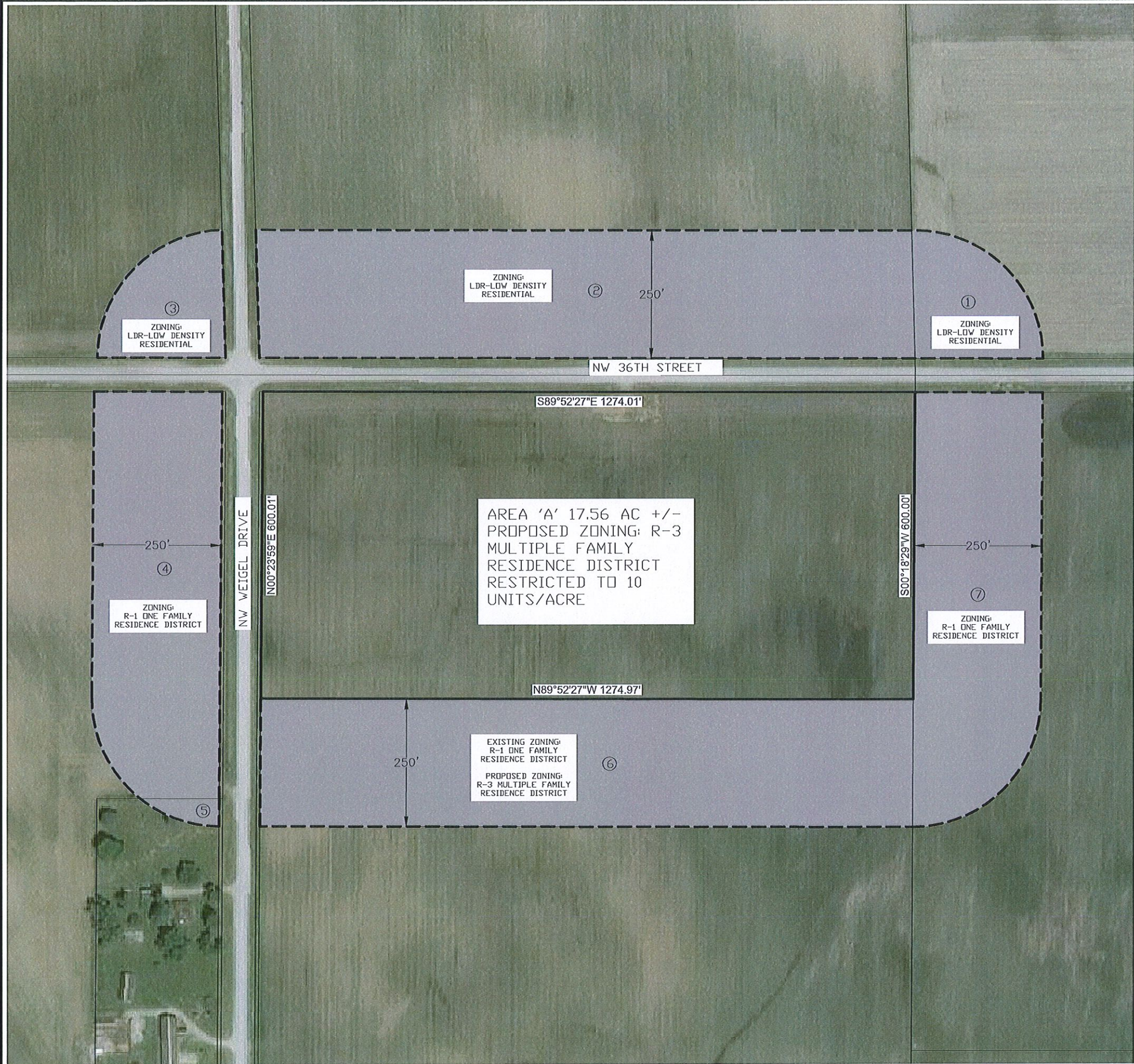
On behalf of Hardship Land LLC, we submit herewith the following rezoning request to rezone approximately 80.8 acres located south of NW 36th Street and east of NW Weigel Drive. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 63.2 acres to R-3 Multiple-Family Residence District restricted to single family residential and 17.6 acres to R-3 Multiple-Family Residence District restricted to a density of 10 units per acre. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

FILE: H:\2021\107812\107812-REZONE-A.DWG
DRAWN BY: J. HARMON
PLOT DATE: 3/24/2022 4:45 PM
PLOT BY: J. HARMON



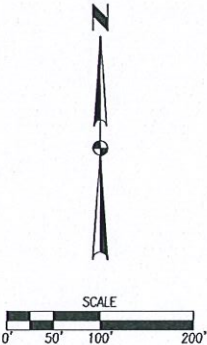
OWNER / APPLICANT
HARDSHIP LAND LLC
CONTACT: SONNY HALL
303 LOCUST ST STE 400
DES MOINES, IA 50309-1770
PH. (515) 489-0878

ZONING:
EXISTING: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS/ACRE

REZONING DESCRIPTION - AREA 'A':
THE SOUTH 600 FEET OF THE NORTH 633 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	ANKENY ACRES BJA LLC	1.15	4.4%	
2	SEXAUER FARM INC	7.35	28.2%	
3	TRIPLE J OF ANKENY LC	1.10	4.2%	
4	HARDSHIP LAND LLC	4.44	17.0%	X
5	BLOMQUIST, BRIAN & STACY	0.13	0.5%	
6	HARDSHIP LAND LLC	7.32	28.1%	X
7	CITY STATE BANK	4.57	17.5%	X
		26.07	100.0%	62.6%



GA

DATE

REVISIONS

03/24/2022

03/24/2022

03/24/2022

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

EI: GH

GA

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

HARMON PROPERTY

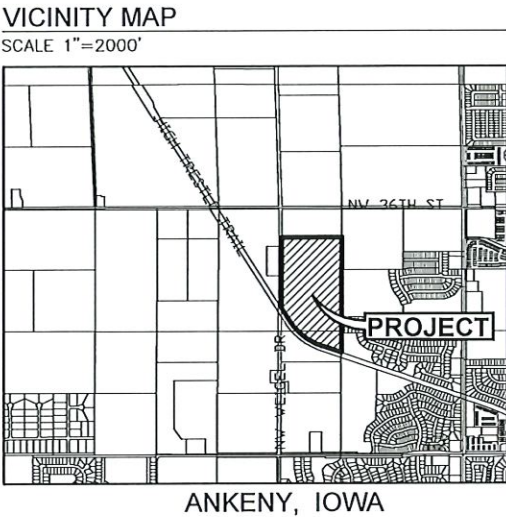
REZONING MAP - AREA 'A'

1/1

2107.612

GA

FILED: H:\2021\2107012\ONE\2107012-REZONE-8.DWG 3/21/2022 4:45 PM
DRAWN BY: J. HARMON
CHECKED BY: J. HARMON
PLOT DATE: 3/21/2022



OWNER / APPLICANT
HARDSHIP LAND LLC
CONTACT: SONNY HALL
303 LOCUST ST STE 400
DES MOINES, IA 50309-1770
PH. (515) 489-0878

ZONING:
EXISTING: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY RESIDENTIAL

REZONING DESCRIPTION - AREA 'B':
THE PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING NORTH OF THE ABANDONED NORTH PACIFIC RAILROAD, EXCEPT THE NORTH 633 FEET.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HARDSHIP LAND LLC	23.33	54.5%	X
2	BLOMQUIST, BRIAN & STACY	3.45	8.1%	
3	TJL INVESTMENTS LLC & DNF LLC	0.01	0.0%	
4	B & W FARMS LLC	0.9	2.1%	
5	CITY OF ANKENY	2.88	6.7%	
6	CULVER, JESSICA & RANDALL	0.24	0.6%	
7	DVORAK, KRISTIN & MATTHEW	0.24	0.6%	
8	MANDEL, MARC & NELSON, JULIE	0.09	0.2%	
9	SAGE HOMES INC	0.31	0.7%	
10	SHANKS, AMY & MATTHEW	0.29	0.7%	
11	JERGENSEN, DANA & MICHELLE	0.04	0.1%	
12	ABSOLUTE FARMS LLC	5.97	13.9%	X
13	CITY STATE BANK	5.07	11.8%	
		42.82	100.0%	68.4%



1

2107.612

HARMON PROPERTY

REZONING MAP - AREA 'B'

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO
EI: GH

REVISIONS

DATE

03/25/2022
FIRST SUBMITTAL

03/07/2022
SECOND SUBMITTAL

