



Meeting Agenda

Plan and Zoning Commission

Tuesday, March 7, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the March 7, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the February 21, 2023 minutes of the Plan and Zoning Commission meeting.

2. Savannah at Ankeny Final Plat and Savannah at Ankeny Site Plan

Consider MOTION to recommend City Council approval of the Savannah at Ankeny Final Plat; City Council authorizing for the Mayor to sign a development agreement for a future traffic signal and related improvements at the intersection of NW 18th Street and NW Weigel Drive; and City Council authorizing cost participation for the extension of eight-foot sidewalk along NW Weigel Drive and detectable warning signs in an amount estimated to be \$10,259.50.

Consider MOTION to approve the Savannah at Ankeny Site Plan.

3. 2401 W 1st Street - Treehouse Growing and Learning Center Parking Lot Expansion Site Plan

Consider MOTION to approve the site plan for 2401 W 1st Street, Treehouse Growing and Learning Center Parking Lot Expansion.

4. Treasure Acres Plat 1 Final Plat (County)

Consider MOTION to recommend City Council approval of the Treasure Acres Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. PUBLIC HEARINGS:

G. BUSINESS ITEMS:

H. OLD BUSINESS:

I. REPORTS:

1. March 6, 2023 City Council Report - Staff

2. Director's Report

- Tentative agenda items for March 21, 2023
- February 2023 Building Permit Report
- Crosswinds PUD Update
- Prairie Trail Update

3. Commissioner's Report

J. MISCELLANEOUS ITEMS:

March 20, 2023 - 5:30 p.m. City Council Representative: Staff

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

March 7, 2023

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: <p>Consider MOTION to approve and accept the February 21, 2023 minutes of the Plan and Zoning Commission meeting.</p> <p> </p> <p> </p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 21, 2023

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

CALL TO ORDER

Chair Ted Rapp called the February 21, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the February 21, 2023 agenda without amendments. Second by A.Renaud. 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 February 7, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Aspen Ridge Commercial Plat 2 Final Plat

Motion to recommend City Council approval of the Aspen Ridge Commercial Plat 2 Final Plat.

Item #3. 3425 NW State Street - New Horizon Site Plan

Motion to approve the site plan for 3425 NW State Street, subject to recordation of the associated Aspen Ridge Commercial Plat 2 Final Plat.

Item #4. 1302 N Ankeny Boulevard - Northview Stadium Phase 3 Site Plan

Motion to approve the site plan for 1302 N Ankeny Boulevard, Northview Stadium Phase 3, subject to City Council approval of the public storm water management facility maintenance covenant and permanent easement agreement.

Referencing Item #3, R.Weisheit asked whether the right-in/right-out on NW State Street is an appropriate distance from the NW 34th Street and NW 36th Street intersections. E.Carstens responded that NW State Street and NW 36th Street are arterial roadways. Typically, there is 660-feet for full access from an intersection and generally one-half the distance for right-in/right-outs. There was a traffic study completed and the city's Traffic Engineer has reviewed it. The traffic study includes projected future development with anticipated traffic in this area.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #4. Second by T.Ripper. All voted aye. Motion carried 5– 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the February 20, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 7, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

March 6, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Second by R.Weisheit. Meeting adjourned at 6:40 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

March 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Savannah at Ankeny Final Plat and Savannah at Ankeny Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

A cost participation request for the extension of eight-foot sidewalk along NW Weigel Drive and detectable warning signs in an amount estimated to be \$10,259.50.

A Development Agreement for a future traffic signal and related improvements at the intersection of NW 18th Street and NW Weigel Drive.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Savannah at Ankeny Final Plat; City Council authorizing for the Mayor to sign a development agreement for a future traffic signal and related improvements at the intersection of NW 18th Street and NW Weigel Drive; and City Council authorizing cost participation for the extension of eight-foot sidewalk along NW Weigel Drive and detectable warning signs in an amount estimated to be \$10,259.50.

Action: Consider MOTION to approve the Savannah at Ankeny Site Plan.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Cost Participation Request
 Final Plat
 Site Plan
 Elevations



N



1 inch = 400 feet

Date: 2/10/2023

Savannah at Ankeny



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 7, 2023

Agenda Item: Savannah at Ankeny – Final Plat & Site Plan
Report Date: February 28, 2023
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Savannah at Ankeny Final Plat; City Council authorizing for the Mayor to sign a development agreement for a future traffic signal and related improvements at the intersection of NW 18th Street and NW Weigel Drive; and City Council authorizing cost participation for the extension of eight-foot sidewalk along NW Weigel Drive and detectable warning signs in an amount estimated to be \$10,259.50.

That the Plan and Zoning Commission approve the Savannah at Ankeny Site Plan.

Project Summary:

Savannah at Ankeny is a proposed 32.77-acre (+/-) plat generally located northwest of the intersection at NW 18th Street and NW Weigel Drive. The subject plat creates one developable lot for the construction of 226 single-story townhome units, one outlot for park land dedication, and one street lot for public right-of-way improvements.

Project Report:

Streets: The proposed development will be accessed from both NW 18th Street and NW Weigel Drive with the construction of NW Savannah Lane, which serves as the primary private street within the development and facilitates connections to NW 19th Lane, NW 20th Lane, NW 21st Lane, NW 22nd Lane, NW Watercrest Lane, and NW Waterview Lane—all of which are also private streets measuring 27 feet in width. Street Lot A will be deeded to the City for the future construction of a new portion of NW Driftwood Drive from NW 18th Street along the west plat boundary to facilitate future development to the north and west. NW Weigel Drive will be paved from the intersection at NW 18th Street to the intersection with NW Savannah Lane.

A development agreement by and between the City of Ankeny, Iowa, and SCS Ankeny, LLC has been drafted to include terms related to traffic study findings which require a future traffic signal at the intersection of NW 18th Street and NW Weigel Drive. The traffic generated from the subject development will also require a westbound right-turn lane with 150 feet of storage on NW 18th Street, as well as an eastbound right-turn lane with 150 feet of storage on NW 18th Street.

Five-foot sidewalk will be provided throughout the development, including access to the parkland, future connections to five-foot sidewalk along the north side of NW 18th Street, and eight-foot sidewalk along the west side of NW Weigel Drive. The applicant is requesting City

cost participation for the installation of the eight-foot sidewalk along NW Weigel Drive and two detectable warning signs in an amount estimated to be \$10,259.50.

- Water: 12-inch water main exists along NW 18th Street, which will be utilized to extend eight-inch water main throughout the plat area to serve the subject development. 16-inch water main will also be installed along NW Weigel Drive via CIP, which will also be connected to in order to provide looped water mains in the northwest part of the City.
- Sewer: 18-inch sanitary sewer exists along NW 18th Street, which will be utilized to extend eight-inch sewer throughout the plat area to serve the subject development. Wastewater will convey off-site to the south and east along NW 18th Street, and ultimately into the Rock Creek Trunk Sewer.
- Drainage: The plat area provides three detention ponds (north, east, and southwest) to collect stormwater within the plat area. All three detention ponds will drain southerly into the 36-inch storm sewer along NW 18th Street, which will convey stormwater to NW Weigel Drive and ultimately into Rock Creek.
- Parkland: The developer indicates Outlot 'Z' of the subject plat as 3.15 acres of parkland in the northwest corner of the plat area. The developer proposes that the City accept Outlot 'Z' in fulfillment of the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication). The intent of this parkland would be to expand with future surrounding residential plats.

The Savannah at Ankeny Site Plan includes 36 single-story buildings housing 226 total units, with a variety of four to eight units per building. The proposed materials for the dwellings consist of a stone veneer base and vinyl lap & shake siding. The proposed building materials conform to Section 192.02.3.B, providing a continuous three-foot base of stone; and totaling over 40% of primary materials on public facing elevations, and over 10% of primary materials on all other elevations.

The primary access from NW 18th Street to this development provides a clubhouse, tentative monument sign location, and utility building. The clubhouse, utility building, and three mail kiosks within the site also conform to Section 192.02.3.B, and will be constructed of vinyl lap siding, shake siding, and stone to complement the residential dwellings. 10 parking stalls will be provided for the clubhouse, while the rest of the development provides 35 shared parking stalls and on-street parking along the private streets. Required headlight screening and other required landscaping will be adequately provided throughout the site. This site plan complies with all other applicable regulations.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Savannah at Ankeny
NAME OF OWNER / DEVELOPER: Stoneleigh Companies, LLC

GENERAL INFORMATION:

PLAT LOCATION: Northwest of the intersection at NE 18th Street and NW Weigel Drive
SIZE OF PLAT: 32.77 acres
ZONING: R-3, Multiple-Family Residence District, restricted to 10 units per acre

LOTS:

NUMBER: 1 Lot (28.6 acres); 226 units
SIZE/DENSITY: 7.9 units per acre
USE: Single-story attached townhomes
BUILDING LINES: Front: 30 feet; Rear: 35 feet

ADJACENT LANDS:

NORTH: Undeveloped, zoned R-1, One-Family Residence District
SOUTH: NW 18th Street; Grove Landing PUD (Medium-Density Residential)
EAST: NW Weigel Drive; Undeveloped, zoned R-1, One-Family Residence District
WEST: Undeveloped, zoned R-1, One-Family Residence District (pending rezoning to R-3, with restrictions)

STREET DEVELOPMENT: No public streets are proposed with this development.

PARK SITE DEDICATION:

The developer indicates Outlot 'Z' of the subject plat as 3.15 acres of parkland in the northwest corner of the plat area. The developer proposes that the City accept Outlot 'Z' in fulfillment of the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication). The intent of this parkland would be to expand with future surrounding residential plats.

WASTE WATER:

PROJECTED FLOWS: 226 units X 3 persons per unit X 330 GPD = 223,740 GPD

WRA CAPACITY: 11.2 MGD; **CURRENT DAILY AVG:** 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin.

WATER SYSTEM:

USAGE: 226 units X 3 persons per unit X 100 GPD = 67,800 GPD

SUPPLY CAPACITY: 13.72 MGD; CURRENT DAILY AVG: 6.2 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



STONELEIGH
COMPANIES LLC

February 23, 2022

To: Ankeny Planning and Zoning Commission
Applicant: Stoneleigh Companies, LLC
Anthony Rodriguez, Development Manager

Re: **Savannah Ankeny – Request for Site Plan & Plat Approval - Proposed single-story multifamily development located at 4102 NW 18th Street Ankeny, IA 50023**

Planning and Zoning Commission,

Savannah Ankeny is a universally designed, low density multifamily community that unites the most desirable attributes of single-story living with the amenities of higher-density apartment communities. With a strong conviction toward creating a pedestrian-oriented environment, Savannah Ankeny will consist of 226-units clustered in 36 buildings on 28.59-acres. The overall residential density is 7.90 units/acre.

Residential units will consist of single-story one-, two-, and three-bedroom rental homes. All residential units, with the exception of 37% of one-bedroom units, are planned to provide a two-car attached garage. Renters can expect to see top quality finishes including 9-foot and vaulted ceilings, quartz countertops, stainless steel appliances, USB power outlets with LED lighting throughout, high efficiency HVAC, shaker-style cabinets, and hardwood-inspired luxury floors. The community amenities will offer a state-of-the-art fitness studio, resident lounge and business center, and outdoor dining with BBQ grills overlooking a pond.

The distinctive site plan concept is based on a “sense of community” using the building footprint, configuration, and placement to promote multiple relationships between each building’s open spaces. This enhances connectivity, safety, and walkability. By design, the clustered, universally designed, low density multifamily community encourages social interaction and neighborly activities.

We anticipate starting construction in the fall of 2022, following the completion of the NW 18th Street road extension. The anticipated construction schedule for the project is as follows:

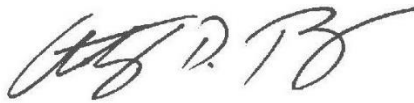
- Site Work – Start September 2022 (3 Month Duration)
- Vertical Construction – Start January 2023, depending on winter conditions may move start once winter breaks (15 Month Duration)
 - o Clubhouse and 1st two residential buildings delivered 8 months after start of vertical construction (August 2023)

- Two residential buildings to be delivered every month thereafter until construction finish (March 2024)

On behalf of the Applicant, we request that the Ankeny Planning and Zoning Commission Approve our Site Plan/Plat Application and Submittal.

We appreciate your consideration.

Thank you,

A handwritten signature in black ink, appearing to read 'Anthony Rodriguez', written in a cursive style.

Anthony Rodriguez
Development Manager



STONELEIGH
COMPANIES LLC

January 31, 2023

To: Ankeny Planning and Zoning Commission

Applicant: Stoneleigh Companies, LLC
Anthony Rodriguez, Vice President

Re: Savannah Ankeny – *Request for Cost Participation – 8' Trail Along NW Weigel Drive and Detectable Warning Signals at 4102 NW 18th Street Ankeny, IA 50023*

Planning and Zoning Commission,

On behalf of the Applicant, we request that the Ankeny Planning and Zoning Commission consider our request for the City of Ankeny participation in the cost to construct the 8' walking trail along NW Weigel Drive identified by the below components.

- Along the multifamily site (to be constructed with Savannah Ankeny): 316 LF
- North of the multifamily site (to be constructed with Savannah Ankeny; north of Savannah drive): 623 LF
- **Total: 939 LF @ \$10.50 per LF = \$9,859.50**

We also request the City of Ankeny participation in two (2) detectable warning signals identified by the below components.

- Two (2) detectable warning signs (two at NW Savannah Drive)
- **Total: 2 @ \$200 per detectable warning = \$400.00**

Total Cost Participation Request: \$10,259.50.

We appreciate your consideration.

Thank you,

Anthony Rodriguez
Vice President

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
STR: 9-80-24	
ALIQUOT PART: SW1/4SW1/4	
PROPRIETOR: SCS ANKENY, LLC	
REQUESTED BY: STONELEIGH COMPANIES, LLC	
SURVEYOR: PATRICK D. SHELQUIST	
COMPANY: MCCLURE	
RETURN TO: PATRICK SHELQUIST	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

SAVANNAH AT ANKENY ANKENY, IOWA FINAL PLAT

APPLICANT:
STONELEIGH COMPANIES
760 W. MAIN STREET, SUITE 104
BARRINGTON, ILLINOIS 60010
PHONE #: 224-588-9556
ARODRIGUEZ@STONELEIGHCOS.COM
ATTN: ANTHONY RODRIGUEZ

ENGINEER:
MCCLURE
335 SE ORALABOR ROAD
ANKENY, IOWA 50021
PHONE #: 515-512-1361
PSHELQUIST@MCCLUREVISION.COM
ATTN: PATRICK SHELQUIST

ENGINEER:
KIMLEY HORN
4201 WINFIELD ROAD
WARRENVILLE, ILLINOIS 60555
PHONE #: 630-487-550
DREW.WAWLKER@KIMLEY-HORN.COM
ATTN: DREW WALKER

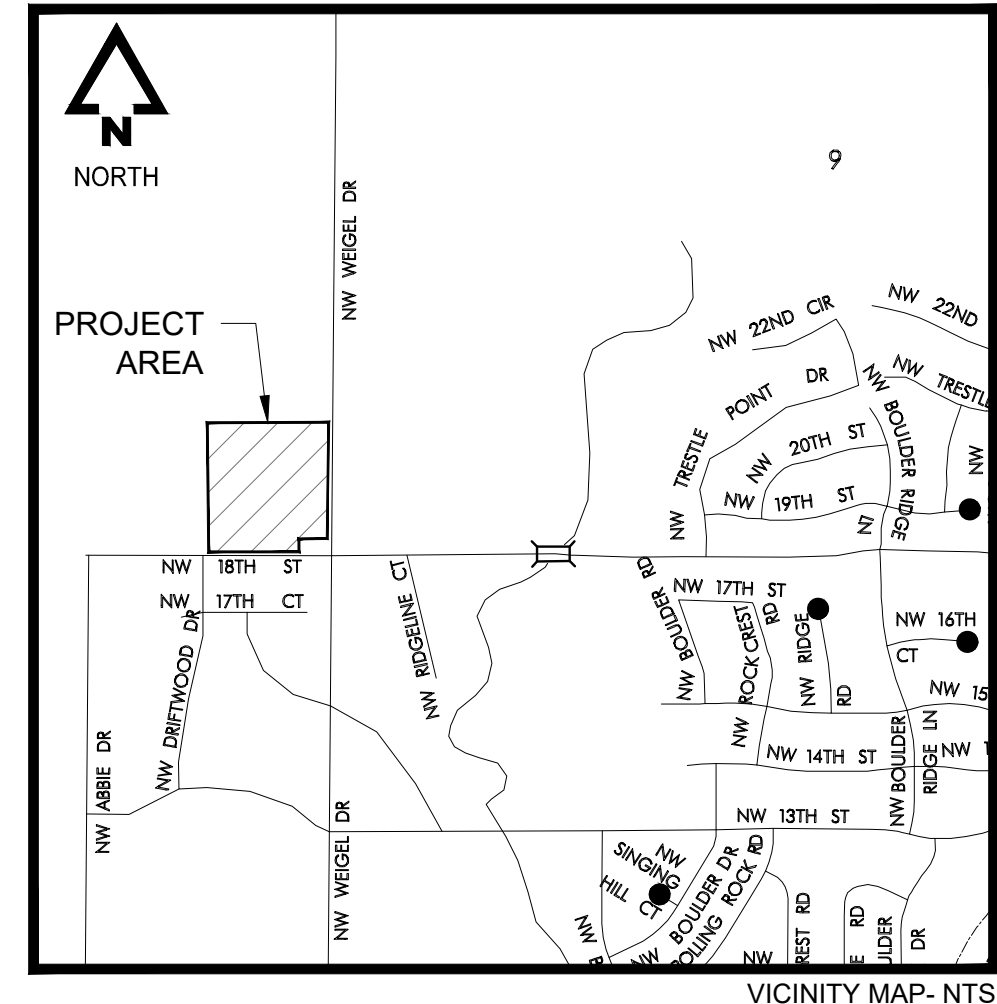
ZONING:
R-3, MULTIPLE FAMILY RESIDENCE
DISTRICT, RESTRICTED TO 10
UNITS/ACRE

LEGAL DESCRIPTION:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THOSE PARCELS CONVEYED TO THE CITY OF ANKENY BY WARRANTY DEED RECORDED IN BOOK 12349 PAGE 94 AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT PARCEL 2021-230 AS FILED IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA IN BOOK 18899, PAGE 900.

FLOOD ZONE:
MAP NUMBER: 19153C0185F
EFFECTIVE DATE: FEBRUARY 01, 2019
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

NOTES:
1) STREET LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY FOR USE AS FUTURE PUBLIC RIGHT-OF-WAY.
2) OUTLOT 'Z' TO BE DEDICATED TO THE CITY OF ANKENY FOR PARK LAND.
3) 8' SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF NW WEIGEL DRIVE.
4) SEE SHEET 2 FOR THE BEARINGS & DISTANCES FOR PROPOSED PUBLIC UTILITY EASEMENTS (P.U.E.)

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N00°06'32"W	7.28'	L19	N00°21'37"W	20.00'	L37	S89°47'08"E	7.50'	L55	N43°46'33"W	12.82'
L2	S89°53'28"W	20.00'	L20	S89°38'23"W	11.45'	L38	N00°12'54"E	20.00'	L56	S43°46'33"E	13.81'
L3	S00°06'32"E	7.29'	L21	S89°31'57"E	5.00'	L39	S89°47'06"W	7.50'	L57	N00°00'00"E	11.19'
L4	N00°00'00"E	7.51'	L22	N00°19'07"W	39.75'	L40	S89°47'06"E	7.50'	L58	S90°00'00"E	20.00'
L5	S89°53'28"W	20.00'	L23	N42°31'29"E	48.83'	L41	N00°12'54"E	23.47'	L59	S00°00'00"W	11.25'
L6	S00°00'00"E	8.63'	L24	S45°25'42"E	5.52'	L42	S89°53'28"E	69.56'	L60	S89°49'53"E	15.34'
L7	S89°53'28"W	15.94'	L25	N44°34'18"E	20.00'	L43	N00°06'32"W	19.86'	L61	N00°21'43"W	32.30'
L8	N00°13'17"E	75.47'	L26	N42°31'29"E	1.04'	L44	N89°58'33"E	28.92'	L62	N45°56'49"E	35.57'
L9	S89°44'56"E	10.93'	L27	N45°25'42"W	6.24'	L45	N00°06'15"E	21.55'	L63	S89°47'06"E	7.53'
L10	N00°15'04"E	18.00'	L28	N82°07'02"E	84.11'	L46	S45°40'22"W	18.10'	L64	S00°12'54"W	20.00'
L11	S00°15'00"W	21.21'	L29	N74°54'18"E	67.97'	L47	S44°02'35"E	8.18'	L65	N89°47'06"W	7.53'
L12	S89°46'27"E	22.16'	L30	S15°05'42"E	5.70'	L48	S45°57'25"W	20.00'	L66	N89°46'14"E	43.72'
L13	S00°15'04"W	6.78'	L31	N74°54'18"E	20.00'	L49	N44°02'35"W	8.08'	L67	N00°13'43"W	8.28'
L14	S89°56'29"E	29.93'	L32	N15°05'42"W	6.22'	L50	S89°45'32"E	14.39'	L68	N89°46'17"E	20.00'
L15	N00°03'31"E	20.00'	L33	N00°12'54"E	63.80'	L51	S00°14'28"W	17.26'	L69	S00°13'43"E	8.28'
L16	N89°56'29"W	9.87'	L34	N00°12'54"E	59.69'	L52	N43°23'43"W	10.02'	L70	N89°46'14"E	16.63'
L17	N00°19'07"W	24.21'	L35	N00°01'19"W	7.36'	L53	N46°36'17"E	7.36'	L71	S89°47'39"W	21.96'
L18	N89°38'23"E	11.47'	L36	S89°58'41"W	7.46'	L54	S43°23'43"E	11.95'			



GENERAL LEGEND

—————	SURVEY BOUNDARY
—————	PROPOSED LOT
- - - - -	EXIST PROPERTY LINE
—————	SECTION LINE
—————	SETBACK LINE
- - - - -	PROPOSED EASEMENT
—————	EXIST EASEMENT

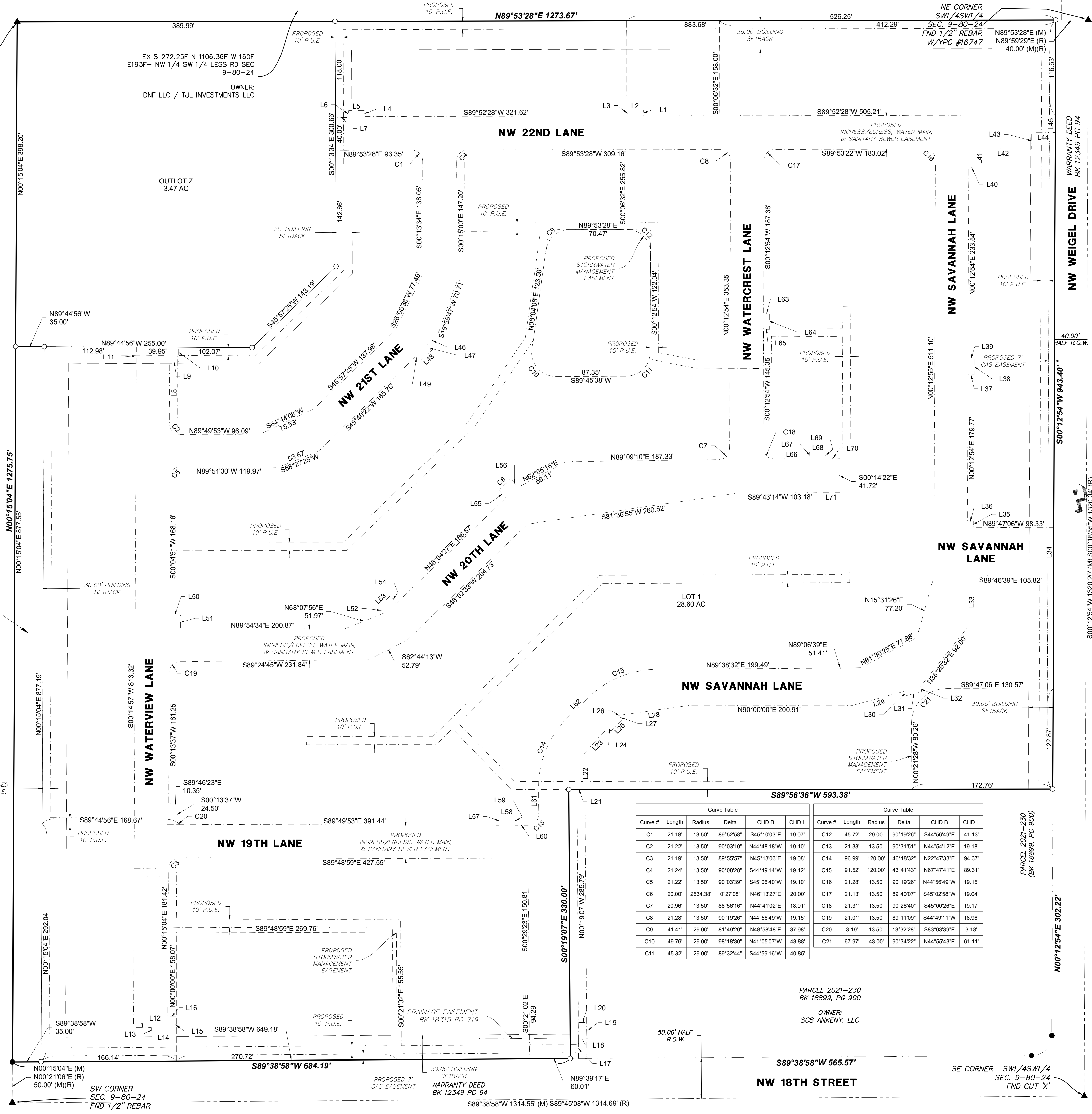
MONUMENTS FOUND:

▲	SECTION CORNER (TYPE AS NOTED)
●	1/2" PIPE
■	1/2" REBAR W/YPC 16747 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

○	1/2" REBAR W/RPC #24477
✕	CUT X OR MAG NAIL

FND	FOUND
PC	PLASTIC CAP
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



making lives better.

1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NAME: _____

DATE: PATRICK SHELQUIST, PLS NO. 24477

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: _____

NORTH

0 30 60 120
(IN FEET)

1 inch = 60 ft

SAVANNAH AT ANKENY
FINAL PLAT

ANKENY, IOWA
POLK COUNTY

211645-000

12/14/2021

2/22/2022

06/16/2022

11/18/2022

2/23/2023

ENGINEER: C. CARLETON

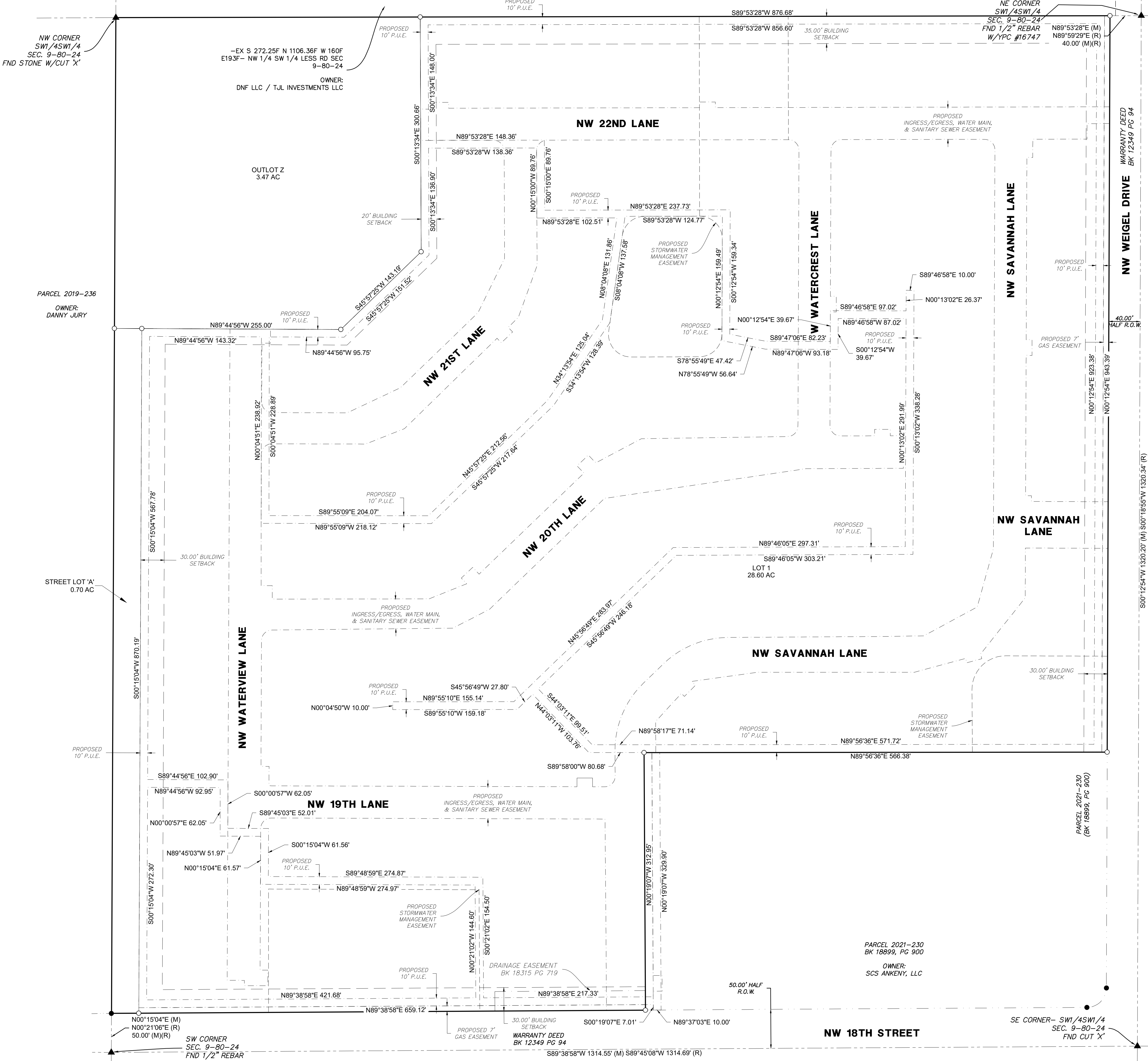
SURVEYOR: P. SHELQUIST

DRAWING NO. FP

SHEET NO. 01/02

DRAWING PATH: P:\210391\000\04-Drawings\Survey\Final Plats\210391_0330.dwg PLOT DATE: 02/23/2023 11:58 AM PLOTTED BY: PATRICK SHELQUIST

SAVANNAH AT ANKENY
ANKENY, IOWA
FINAL PLAT



GENERAL LEGEND

— SURVEY BOUNDARY
--- PROPOSED LOT
--- EXIST PROPERTY LINE
--- SECTION LINE
--- SETBACK LINE
--- PROPOSED EASEMENT
--- EXIST EASEMENT

MONUMENTS FOUND:

- ▲ SECTION CORNER (TYPE AS NOTED)
- 1/2" PIPE
- 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- 1/2" REBAR W/YPC #24477
- ✕ CUT X OR MAG NAIL

FND FOUND
PC PLASTIC CAP
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

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1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

**SAVANNAH AT ANKENY
FINAL PLAT**
ANKENY, IOWA
POLK COUNTY
211645-000
12/14/2021
REVISIONS
2/22/2022
06/16/2022
11/18/2022
2/23/2023

ENGINEER
P. SHELQUIST

DRAWN BY
C. CARLETON

CREW CHIEF
P. SHELQUIST

DRAWING NO.
FP

SHEET NO.
02/02

Drawing name: K:\GIS_LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAD\PlanSheets\Final Engineering\Co.0 - COVER SHEET.dwg, Co.0 Feb 23, 2023 7:58am by Ryan Martin
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FINAL SITE PLANS

SAVANNAH AT ANKENY

NW CORNER OF NW WEIGEL DRIVE AND NW 18TH STREET ANKENY, IOWA 50023

UTILITY AND GOVERNING AGENCY CONTACTS

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

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

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

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

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

PROJECT TEAM

DEVELOPER
STONELEIGH COMPANIES, LLC
760 W. MAIN STREET, SUITE 104
BARRINGTON, IL 60010
TEL: (224) 588-9556 DIRECT
TEL: (224) 770-4609 FAX
CONTACT: ANTHONY RODRIGUEZ
TITLE: DEVELOPMENT MANAGER
EMAIL: ARODRIGUEZ@STONELEIGHCOS.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: RYAN.PHIPPS@KIMLEY-HORN.COM
CONTACT: RYAN PHIPPS, PE
EMAIL: RYAN.MARTIN@KIMLEY-HORN.COM
CONTACT: RYAN MARTIN

GEOTECH
CONSTRUCTION MATERIALS TESTING
1610 E. MADISON AVE
DES MOINES, IOWA 50313
TEL: (515) 263-0794
CONTACT: SYBIL FERRIER, P.E.
EMAIL: SCANS@CMTDSM.COM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE

TRAFFIC ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: RORY.FANCLER@KIMLEY-HORN.COM
CONTACT: RORY FANCLER

SURVEYOR
MCCLURE ENGINEERING
1360 NW 121ST ST, STE A
OLIVE, IA 50325
TEL: (515) 964-1229
CONTACT: P. SHELQUIST

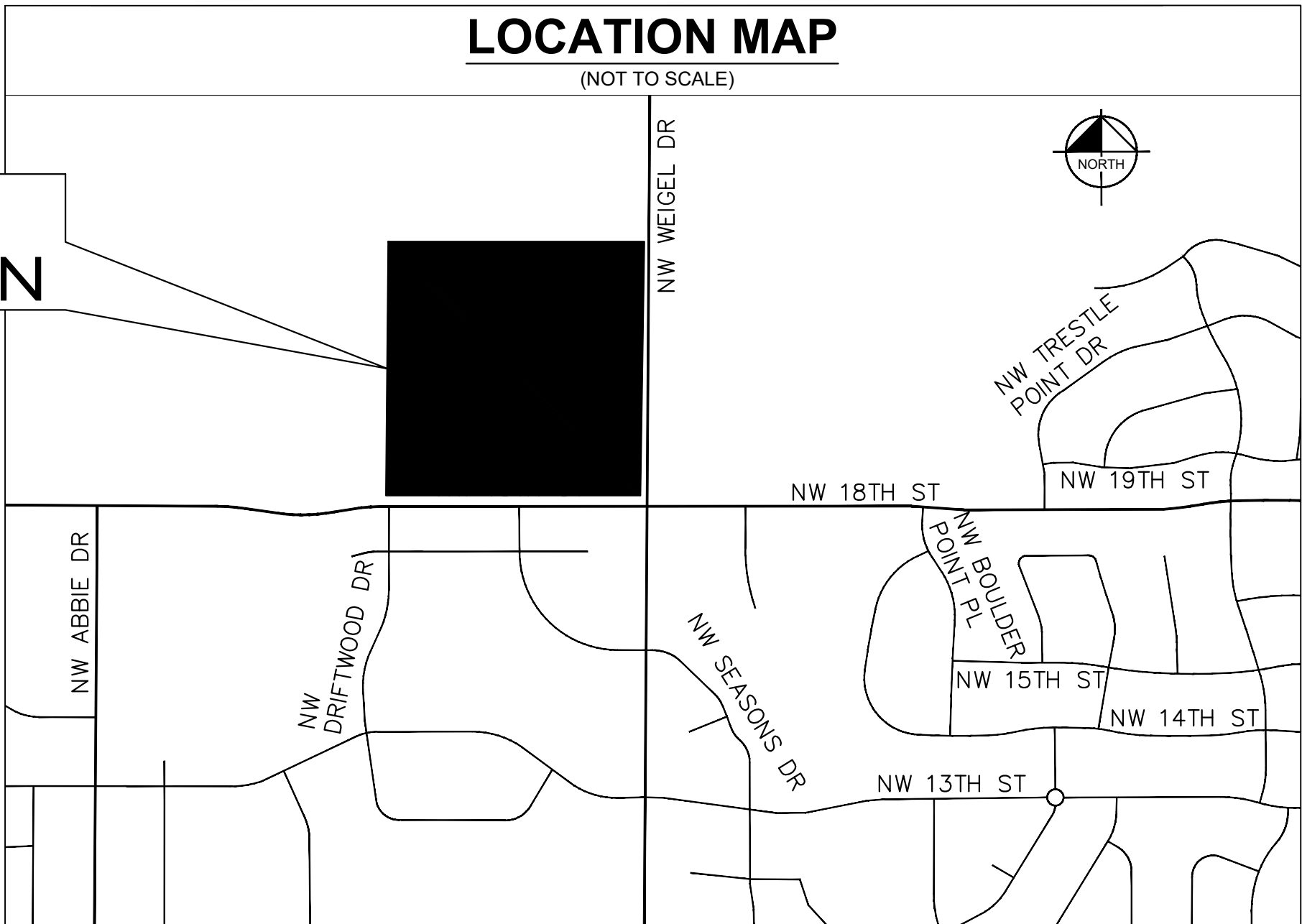
LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80
NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT
PARCEL CONVEYED TO THE CITY OF ANKENY BY WARRANTY DEED RECORDED IN
BOOK 12349 PAGE 94 AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS

LOCATION MAP

(NOT TO SCALE)

PROJECT
LOCATION



Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
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C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN
C2.2	DETAILED SITE PLAN
C2.3	DETAILED SITE PLAN
C2.4	DETAILED SITE PLAN
C2.5	ADDRESSING EXHIBIT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	DETAILED GRADING AND DRAINAGE PLAN
C3.2	DETAILED GRADING AND DRAINAGE PLAN
C3.3	DETAILED GRADING AND DRAINAGE PLAN
C3.4	DETAILED GRADING AND DRAINAGE PLAN
C3.5	DRAINAGE STRUCTURE DETAILS
C3.6	ADA DETAILS
C3.7	ADA DETAILS
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C3.9	ADA DETAILS
C3.10	ADA DETAILS
C3.11	ADA DETAILS
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C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL PLAN
C5.0	OVERALL UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	DETAILED LANDSCAPE PLAN
L1.2	DETAILED LANDSCAPE PLAN
L1.3	DETAILED LANDSCAPE PLAN
L1.4	DETAILED LANDSCAPE PLAN
L1.5	LANDSCAPE NOTES AND DETAILS
L1.6	LANDSCAPE NOTES AND DETAILS
L1.7	FOUNDATION LANDSCAPE PROTOTYPE

PROFESSIONAL ENGINEER'S CERTIFICATION

I, RYAN PHIPPS, 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.

DATED THIS 24TH DAY OF FEBRUARY, A.D., 2023.

IOWA LICENSED PROFESSIONAL ENGINEER 22829
MY LICENSE EXPIRES ON DECEMBER 31ST, 2024.
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED

DESIGNED BY: AD

DRAWN BY: AD/TTK

CHECKED BY: WAW

STONELEIGH
COMPANIES

COVER SHEET

SAVANNAH AT
ANKENY

NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

ORIGINAL ISSUE:
12/03/2021

KHA PROJECT NO.
168891003

SHEET NUMBER

C0.0

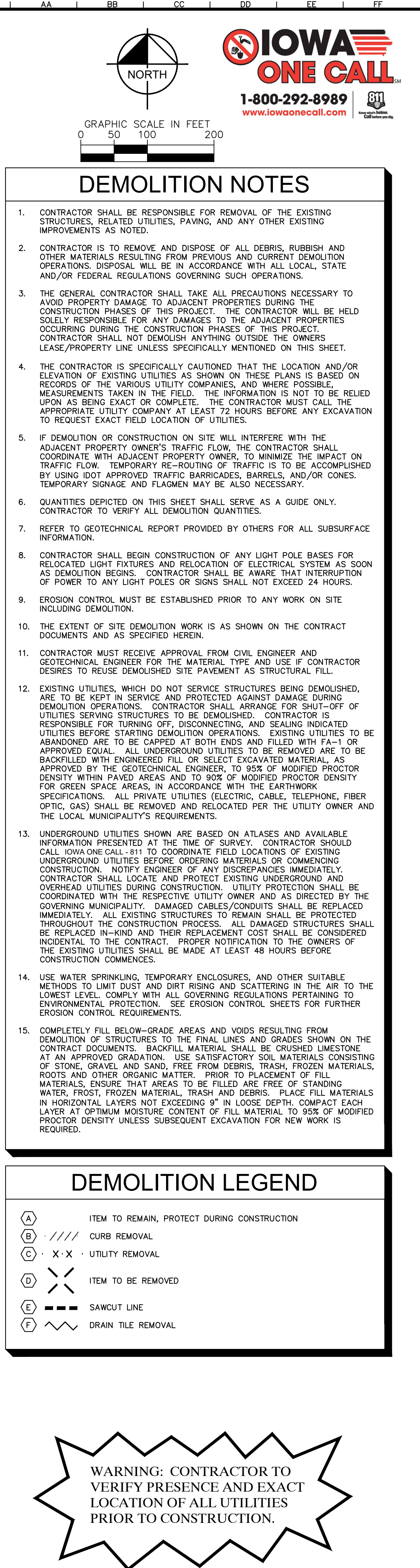
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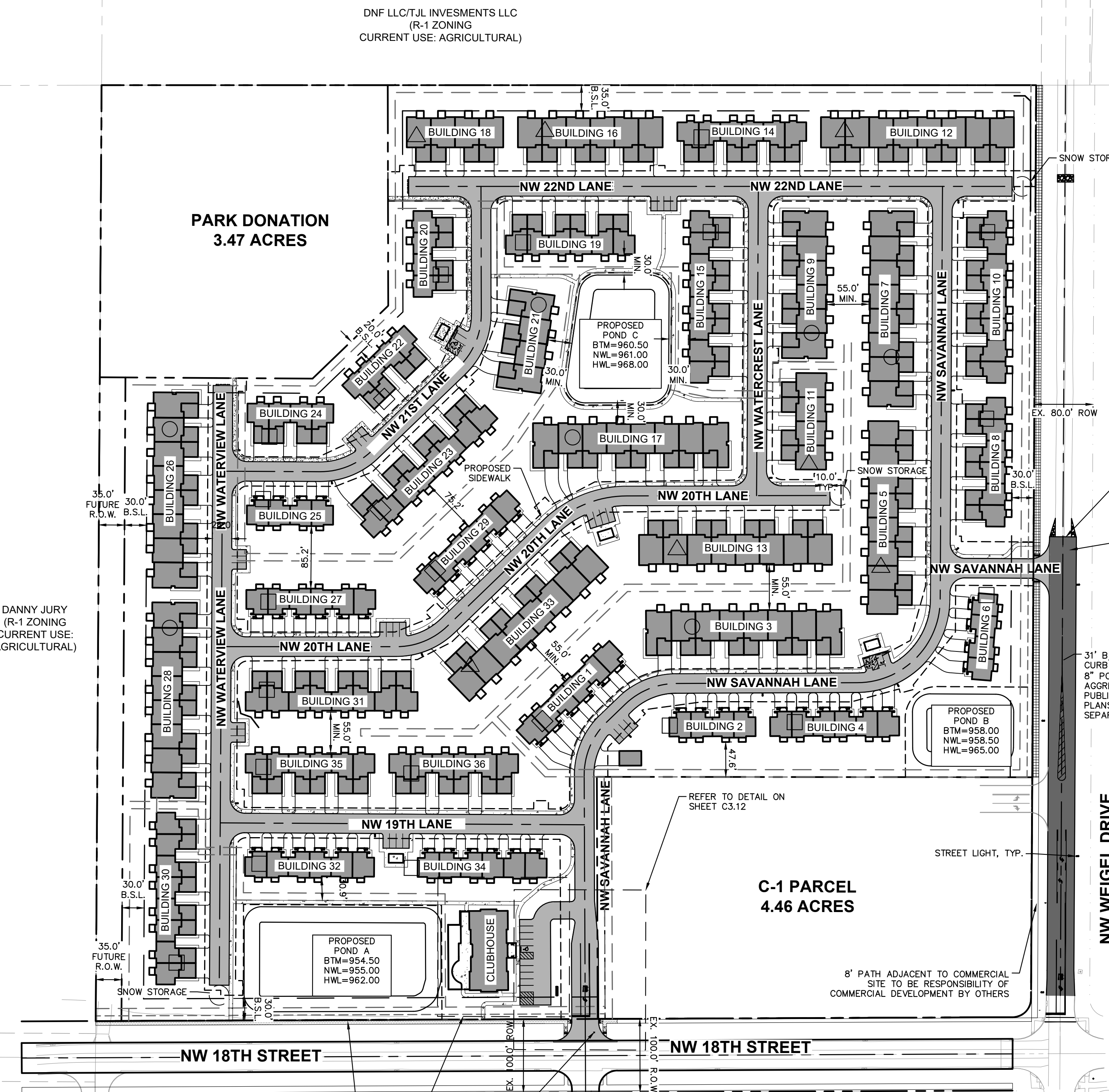
1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IOWA DOT STANDARD SPECIFICATIONS DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND CITY OF ANKENY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12" - 60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
3" - 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241) (PVC FOR PRIVATE ON-SITE ONLY; NOT WITHIN PUBLIC RIGHT-OF-WAY)
2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINLINE AND GRADE.
5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.
6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8) INCHES OF ADJUSTING RINGS SHALL BE ALLOWED.
7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
10. MANHOLES, CATCH BASINS, INLETS, SETS, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE SUBDIVISION.
11. ALL STORM MANHOLES IN PAVEMENT SHALL USE SELF-LEVEL CASTINGS WITH PRO-RINGS. PRIVATE PAVING SHALL BE COMPLETED PRIOR TO INSPECTION BY THE CITY OF ANKENY TO VERIFY CASTINGS WERE ADJUSTED PROPERLY.
12. WHERE THE STORM SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN, LOCATE ONE (1) FEET LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE "O"-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

SAVANNAH AT ANKENY		GENERAL NOTES	 STONELEIGH COMPANIES		SCALE: DESIGNED BY: AD DRAWN BY: AD/JTK CHECKED BY: WAW	Kimley»Horn KIMLEY-HORN ASSOCIATES, INC. 4201 ANTIFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 TEL: 630-381-6000 WWW.KIMLEY-HORN.COM	CITY COMMENTS CITY COMMENTS CITY COMMENTS REVISIONS DATE BY	02/24/23 TTK 02/01/23 TTK/AWD 11/22/22 TTK/AWD
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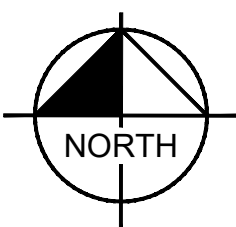
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Drawing name: K:\GIS_LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAD\PlanSheets\Final Engineering\C2.0 - OVERALL SITE PLAN.dwg C2.0 Feb 23, 2023 7:56am By: Ryan Martin
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PAVING AND CURB LEGEND

PUBLIC RIGHT-OF-WAY IMPROVEMENTS:	
	NW WEIGEL DRIVE PAVING (PCC PAVEMENT)
	PROPOSED RIGHT-OF-WAY 4\"/>
	PROPOSED RIGHT-OF-WAY 5\"/>
PRIVATE SUBJECT SITE IMPROVEMENTS:	
	PROPOSED PCC PAVEMENT
	PROPOSED PCC SIDEWALK



GRAPHIC SCALE IN FEET
0 50 100 200



PARKING SUMMARY

MULTI-FAMILY RESIDENTIAL:	
1 BEDROOM UNIT (130): 1.5 SPACES/UNIT	= 195 SPACES
2+ BEDROOM UNIT (96): 2 SPACES/UNIT	= 192 SPACES
TOTAL	= 387 SPACES
RESIDENT GARAGE PARKING PROVIDED	= 322 SPACES
DRIVEWAY PARKING PROVIDED	= 452 SPACES
GUEST PARKING SPACES PROVIDED	= 30 SPACES
CLUBHOUSE PARKING PROVIDED	= 9 SPACES
ADA PARKING STALLS	= 3 SPACES
TOTAL PARKING SPACES PROVIDED	= 816 SPACES

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- NORTHWESTERN PARK DONATION PARCEL TO BE SEEDDED WITH TYPE 1 SEED

SITE DATA

TOTAL ACREAGE OF SITE: 37.23 ACRES	
EXISTING ZONING: R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT, RESTRICTED TO 10 UNITS PER ACRE	
PROPOSED LAND USE:	
PUBLIC RIGHT-OF-WAY: 1.02 ACRES	
DEDICATED PARK AREA: 3.15 ACRES	
PROPOSED C-1 PARCEL: 4.46 ACRES	
LOW-DENSITY MULTI-FAMILY RESIDENTIAL: 28.60 ACRES	
130 1-BEDROOM UNITS (58%)	
82 2-BEDROOM UNITS (36%)	
14 3-BEDROOM UNITS (6%)	
226 MULTI-FAMILY UNITS/28.60 AC = 7.90 UNITS/AC	
PROPOSED LAND COVERAGE:	
IMPERVIOUS AREA:	
ROADS/ALLEYS	4.31 ACRES (15%)
BUILDINGS	9.93 ACRES (35%)
TOTAL IMPERVIOUS AREA:	14.24 ACRES (50%)
PERVIOUS AREA:	
SHARED GREEN SPACE:	13.55 ACRES (47%)
STORMWATER AREAS:	0.81 ACRES (3%)

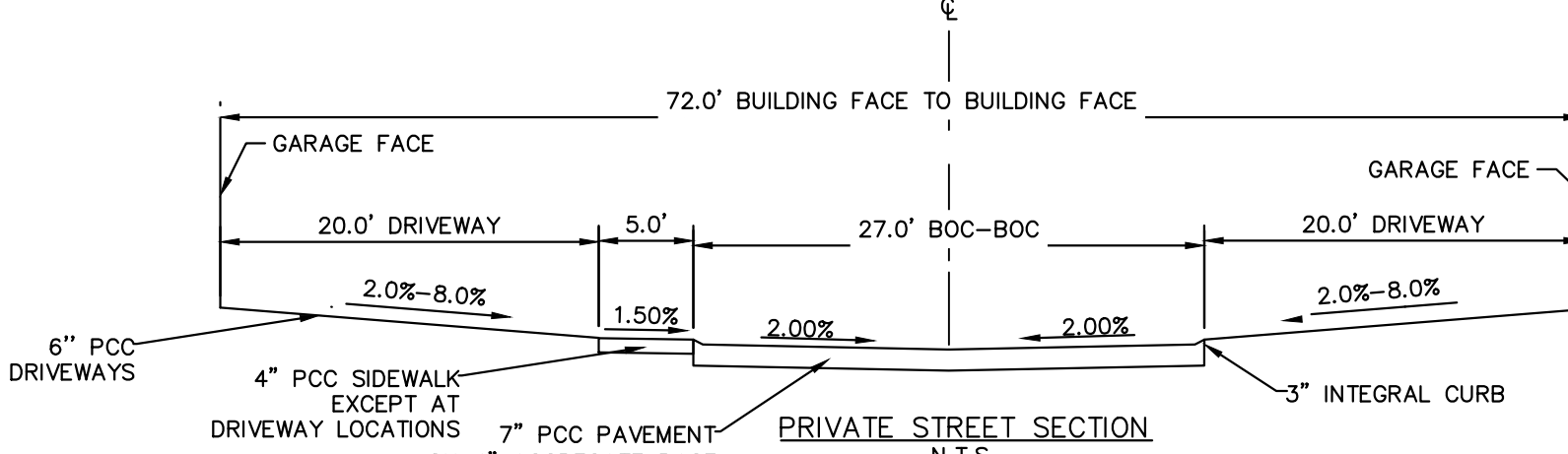
SITE ZONING STANDARDS

SETBACK TO NW WEIGEL DR. = 30'
NORTH PROPERTY LINE SETBACK = 35'
SOUTH PROPERTY LINE SETBACK = 30'
FUTURE PUBLIC R.O.W. TO THE WEST SETBACK = 30'
MIN. SIDE TO SIDE BUILDING SPACING = 20'
MIN. REAR TO REAR BUILDING SPACING = 55'
MIN. FRONT TO FRONT BUILDING SPACING = 72'
SIDEWALK REQUIRED: AS OUTLINED ON SITE PLAN, THIS SHEET

BUILDING & UNIT MIX SUMMARY

☐ 1-BEDROOM - FRONT LOADED	
5 8-UNIT BUILDINGS	
11 6-UNIT BUILDINGS	
6 4-UNIT BUILDINGS	
TOTAL: 130 FRONT LOADED 1-BEDROOM UNITS	
☐ 2-BEDROOM - FRONT LOADED	
4 8-UNIT BUILDINGS	
1 6-UNIT BUILDINGS	
2 4-UNIT BUILDINGS	
TOTAL: 46 STANDALONE 2-BEDROOM UNITS	
☐ 2 & 3-BEDROOM - FRONT LOADED	
(INTERIOR UNITS ARE 2-BED, END UNITS ARE 3-BED)	
5 8-UNIT BUILDINGS (6 2BR/2 3BR)	
1 6-UNIT BUILDINGS (4 2BR/2 3BR)	
1 4-UNIT BUILDINGS (2 2BR/2 3BR)	
TOTAL: 36 2-BEDROOM UNITS	
TOTAL: 14 3-BEDROOM UNITS	
226 TOTAL UNITS	
130 1-BEDROOM UNITS	
82 2-BEDROOM UNITS	
14 3-BEDROOM UNITS	

Bldg Number	Building Type	Quantity of Levels	Left to Right Elevation change (looking from street)	Finish Floor Elevation ± Civil FFE	Elevation Change (Left to Right from Street View)	CD Package	Qty B Units - 1 Bed	Qty C Units - 2 Bed	Qty D Units - 3 Bed	Qty E Units - 4 Bed No Garage	Building Area	Mail Room
1	E6	1		966.5	0	CD16				6	5,315	1
2	E4	1		965.75	0	CD15				4	3,538	4
3	D8	2	5 units, 3 units	966.25 / 967.75	1.5	CD13		6	2		13,977	4
4	E6	2	2 units, 4 units	967.50 / 969	1.5	CD17				6	5,315	4
5	C8	3	4 units, 2 units, 2 units	970.90 / 972.40 / 973.90	1.5 / 1.5	CD09		8			13,945	4
6	E4	1		969.75	0	CD15					3,538	4
7	D8	1		975	0	CD12		6	2	4	13,977	4
8	B6	2	2 units, 4 units	972.50 / 974.00	1.5	CD03		6			7,786	4
9	D6	1		972.75	0	CD11		4	2		10,631	3
10	B8	1		974.75	0	CD04		8			10,369	4
11	C4	1		971.6	0	CD05					6,652	3
12	C8	2	4 units, 4 units	973.25 / 974.75	1.5	CD08		8			13,945	4
13	C8	1		970.5	0	CD07		8			13,945	3
14	B6	1		971.5	0	CD02		6			7,786	3
15	B8	1		972.75	0	CD04		8			10,369	3
16	C6	1		971.5	0	CD06			6		9,958	2
17	D8	1		970.75	0	CD12		6	2		13,977	3
18	C4	1		971	0	CD05					6,652	2
19	B6	1		971.5	0	CD02		6			7,786	2
20	B4	1		970.75	0	CD01		4			5,200	3
21	D4	1		970.5	0	CD10			2	2	7,285	2
22	B4	1		970.75	0	CD01		4			5,200	2
23	B8	1		970.75	0	CD04		8			10,369	2
24	B4	1		970	0	CD01		4			5,200	2
25	E4	1		970.5	0	CD15					3,538	2
26	D8	2	3 units, 5 units	969.1 / 970.6	1.5	CD13		6	2	4	13,977	2
27	E6	1		970.25	0	CD16				6	5,315	1
28	D8	2	3 units, 5 units	966.75 / 968.25	1.5	CD13		6	2		13,977	1
29	E6	1		970.5	0	CD16				6	5,315	1
30	B8	1		966.5	0	CD04		8			10,369	1
31	B8	1		970.2	0	CD04		8			10,369	1
32	E6	1		966.5	0	CD16				6	5,315	1
33	C8	1		970.5	0	CD07			8		13,945	3
34	E6	1		966	0	CD16				6	5,315	1
35	B6	1		966.75	0	CD02		6			7,786	1
36	B6	1		966.75	0	CD02					7,786	1
TOTAL							76	88	14	48	313,362	
							226					



REFER TO PUBLIC IMPROVEMENT PLANS FOR TYPICAL SECTION OF NW WEIGEL DRIVE IMPROVEMENTS

REFER TO PUBLIC IMPROVEMENT PLANS FOR PRIVATE STREET STREET PROFILE VIEW

Kimley»Horn

SCALE: AS NOTED
DESIGNED BY: AD
DRAWN BY: AD/TK
CHECKED BY: WAW

STONELEIGH COMPANIES

OVERALL SITE PLAN

SAVANNAH AT ANKENY
NW CORNER OF NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

ORIGINAL ISSUE: 12/03/2021
KHA PROJECT NO. 168891003
SHEET NUMBER

C2.0

Drawing name: K:\GIS_LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAD\PlanSheets\Final Engineering\C2.0 - OVERALL SITE PLAN.dwg C2.1 Feb 23, 2023 7:56am by: Ryan Martin
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PARK DONATION 3.47 ACRES

FOUR (4) POST MOUNTED SIGNS

NW 22ND LANE

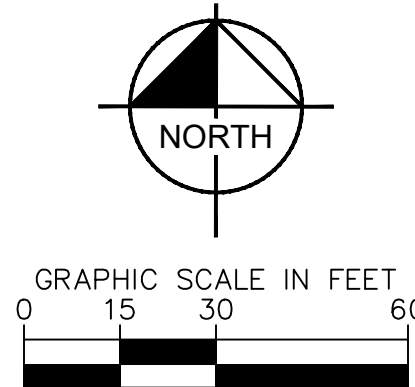
NW 21ST LANE

NW WATERVIEW LANE

NW 20TH LANE

CONTINUATION LINE - SEE
SHEET C2.2

CONTINUATION LINE - SEE
SHEET C2.4



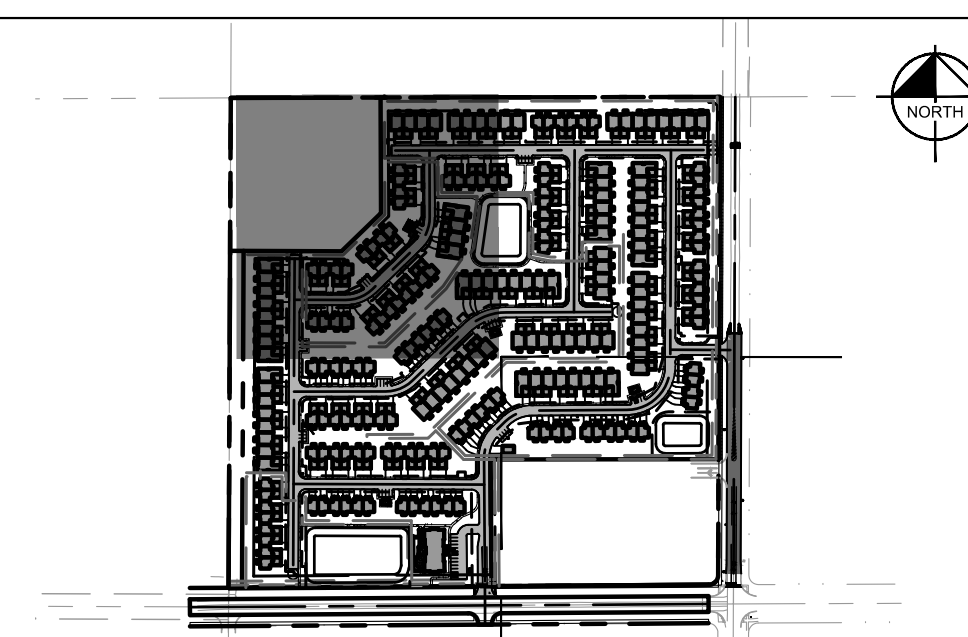
KEY NOTES

- 5' CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 8' BIKE PATH, TYP. (REFER TO THE PUBLIC IMPROVEMENT PLANS UNDER SEPARATE COVER)
- 4" WIDE PAINTED SOLID LINE, TYP.
- MAIL KIOSK
- MAINTENANCE SHED
- SNOW STORAGE
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- SEGMENTAL BLOCK RETAINING WALL (MAXIMUM HEIGHT 36")
- STOP SIGN (R1-1, 36")
- ADA RAMP
- MONUMENT SIGNAGE (REFER TO ARCHITECTURAL PLANS)
- PROPOSED INGRESS/EGRESS, WATERMAIN AND SANITARY EASEMENT
- ADA PARKING SYMBOL (PAINT)
- DEPRESSED CURB AND GUTTER
- CURB STOP
- ADA ACCESS AISLE STRIPING
- OM4-2 END OF ROAD POST MOUNTED SIGN

PAVING AND CURB LEGEND

- PUBLIC RIGHT-OF-WAY IMPROVEMENTS:**
- NW WEIGEL DRIVE PAVING (PCC PAVEMENT)
 - PROPOSED RIGHT-OF-WAY 4" PCC SIDEWALK
 - PROPOSED RIGHT-OF-WAY 5" PCC MULTI-USE PATH
- PRIVATE SUBJECT SITE IMPROVEMENTS:**
- PROPOSED PCC PAVEMENT
 - PROPOSED PCC SIDEWALK

KEY MAP



SAVANNAH AT
ANKENY
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

STONELEIGH
COMPANIES
DETAILED SITE
PLAN



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4201 WINFIELD ROAD, SUITE 600
DES MOINES, IA 50319
PHONE: 515-281-5550
WWW.KIMLEY-HORN.COM

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DESIGNED BY: AD
DRAWN BY: AD/TTK
CHECKED BY: WAW

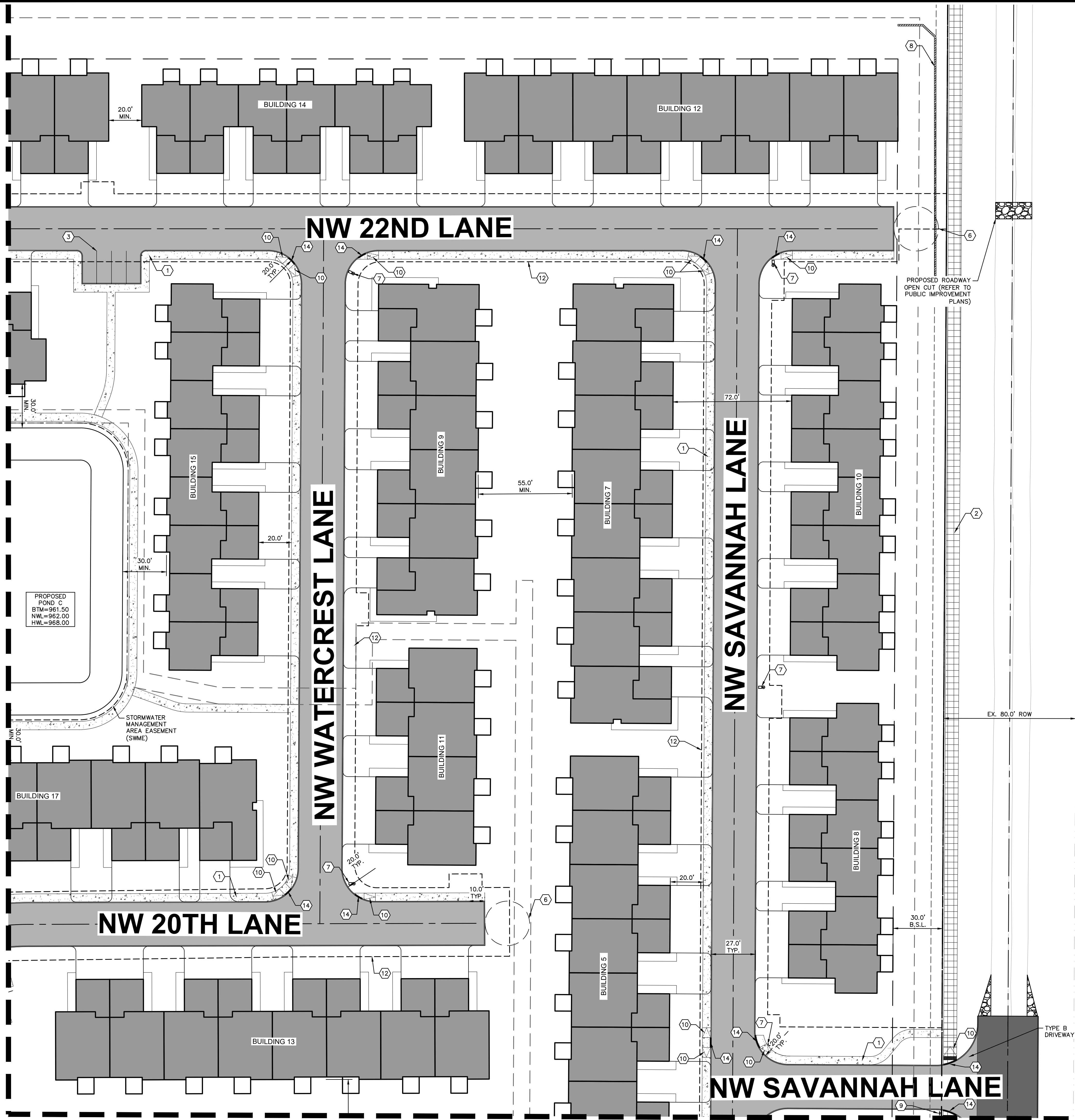
NO.	DATE	REVISIONS
1	02/24/23	CITY COMMENTS
2	02/01/23	CITY COMMENTS
3	11/22/22	CITY COMMENTS
4		TTK/AMD
5		TTK/AMD
6		TTK/AMD
7		TTK/AMD
8		TTK/AMD
9		TTK/AMD
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14		TTK/AMD
15		TTK/AMD
16		TTK/AMD
17		TTK/AMD
18		TTK/AMD
19		TTK/AMD
20		TTK/AMD
21		TTK/AMD
22		TTK/AMD
23		TTK/AMD

ORIGINAL ISSUE:
12/03/2021
KHA PROJECT NO.
168891003
SHEET NUMBER

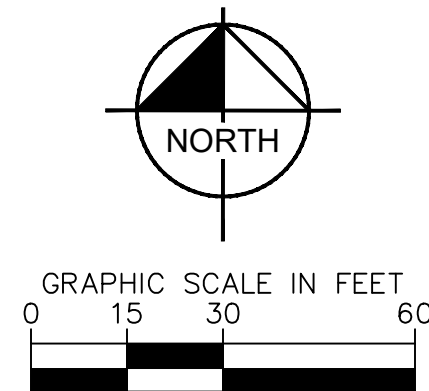
C2.1

Drawing name: K:\GIS_LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAO\PlanSheets\Final Engineering\C2.0 - OVERALL SITE PLAN.dwg C2.2 Feb 23, 2023 7:56am By: Ryan Martin
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CONTINUATION LINE - SEE
SHEET C2.1



CONTINUATION LINE - SEE
SHEET C2.3



MOECKLY FAMILY
FARM, LLC
(AGRICULTURAL)

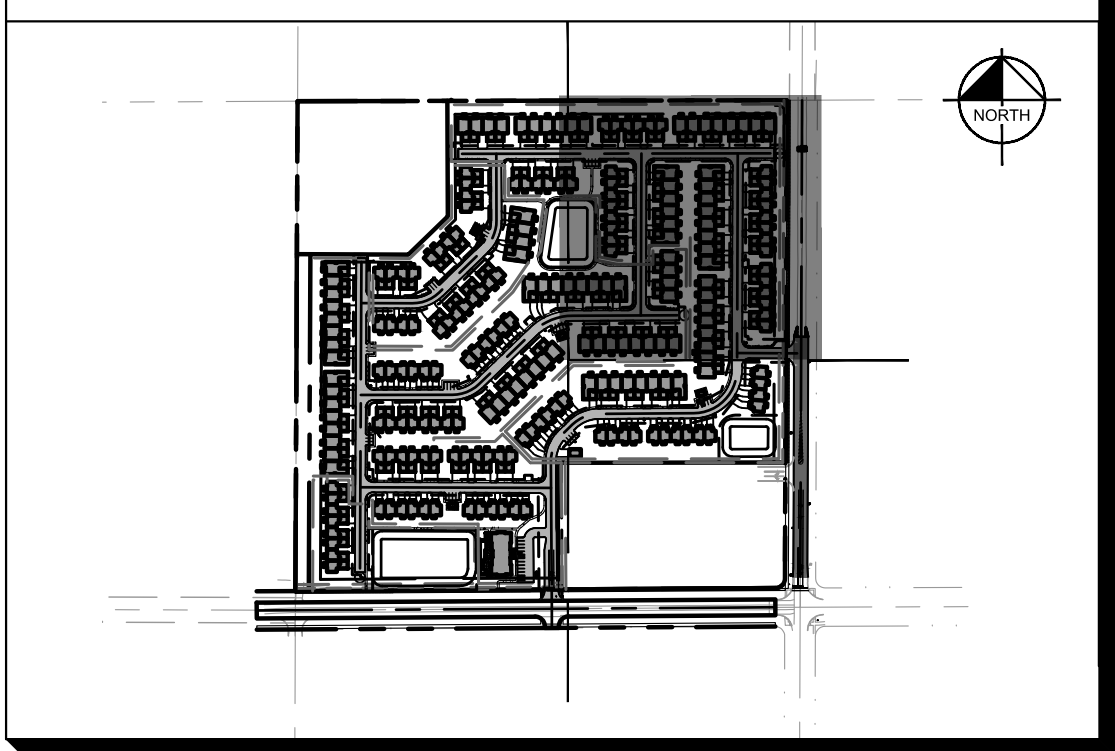
KEY NOTES

- 5' CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 8' BIKE PATH, TYP. (REFER TO THE PUBLIC IMPROVEMENT PLANS UNDER SEPARATE COVER)
- 4" WIDE PAINTED SOLID LINE, TYP.
- MAIL KIOSK
- MAINTENANCE SHED
- SNOW STORAGE
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- SEGMENTAL BLOCK RETAINING WALL (MAXIMUM HEIGHT 36")
- STOP SIGN (R1-1, 36")
- ADA RAMP
- MONUMENT SIGNAGE (REFER TO ARCHITECTURAL PLANS)
- PROPOSED INGRESS/EGRESS, WATERMAIN AND SANITARY EASEMENT
- ADA PARKING SYMBOL (PAINT)
- DEPRESSED CURB AND GUTTER
- CURB STOP
- ADA ACCESS AISLE STRIPING
- OM4-2 END OF ROAD POST MOUNTED SIGN

PAVING AND CURB LEGEND

- PUBLIC RIGHT-OF-WAY IMPROVEMENTS:**
- NW WEIGEL DRIVE PAVING (PCC PAVEMENT)
 - PROPOSED RIGHT-OF-WAY 4" PCC SIDEWALK
 - PROPOSED RIGHT-OF-WAY 5" PCC MULTI-USE PATH
- PRIVATE SUBJECT SITE IMPROVEMENTS:**
- PROPOSED PCC PAVEMENT
 - PROPOSED PCC SIDEWALK

KEY MAP



SAVANNAH AT
ANKENY
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

ORIGINAL ISSUE:
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KHA PROJECT NO.
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C2.2

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DES MOINES, IA 50319
PHONE: 515-281-5550
WWW.KIMLEY-HORN.COM

STONELEIGH
COMPANIES

DETAILED SITE
PLAN

REVISIONS	DATE	BY
1	02/24/23	TTK
2	02/01/23	TTK/AMD
3	11/22/22	TTK/AMD

SCALE:

AS NOTED

DESIGNED BY: AD

DRAWN BY: AD/TTK

CHECKED BY: WAW

Drawing name: K:\GIS_LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAD\PlanSheets\Final Engineering\C2.0 - OVERALL SITE PLAN.dwg C2.3 Feb 23, 2023 7:56am By: Ryan Martin
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CONTINUATION LINE - SEE
SHEET C2.4

NW 18TH STREET

C-1 PARCEL
4.46 ACRES

NW SAVANNAH LANE

BUILDING 3

BUILDING 2

BUILDING 4

BUILDING 6

CONTINUATION LINE - SEE
SHEET C2.2

YELLOW PAINTED
ACCESSIBLE
PARKING SYMBOL
(REFER TO DETAIL)

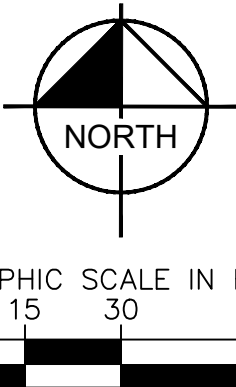
STORMWATER
MANAGEMENT
AREA EASEMENT
(SWME)

PROPOSED
POND 8
BTM=958.00
NWL=958.50
HWL=965.00

PROPOSED FUTURE
DRIVEWAY FOR
COMMERCIAL OUTLOT
(TO BE CONSTRUCTED
AT A LATER DATE)

PATH IN FRONT
OF COMMERCIAL
PARCEL TO BE
CONSTRUCTED
WHEN
COMMERCIAL
PARCEL IS
DEVELOPED

NW WEIGEL DRIVE



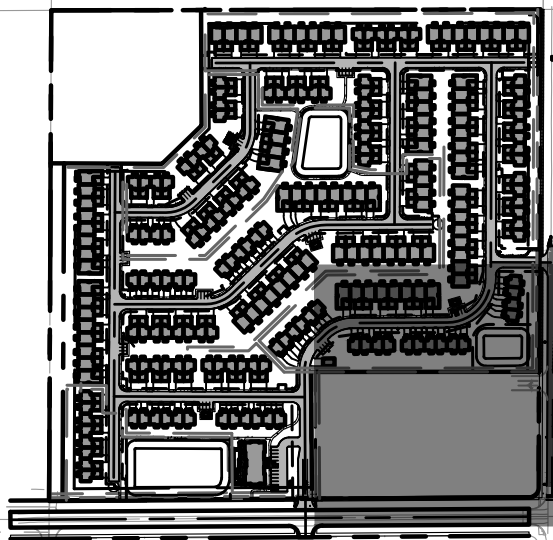
KEY NOTES

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- DEPRESSED CURB AND GUTTER
- CURB STOP
- ADA ACCESS AISLE STRIPING
- OM4-2 END OF ROAD POST MOUNTED SIGN

PAVING AND CURB LEGEND

- PUBLIC RIGHT-OF-WAY IMPROVEMENTS:**
- NW WEIGEL DRIVE PAVING (PCC PAVEMENT)
 - PROPOSED RIGHT-OF-WAY 4" PCC SIDEWALK
 - PROPOSED RIGHT-OF-WAY 5" PCC MULTI-USE PATH
- PRIVATE SUBJECT SITE IMPROVEMENTS:**
- PROPOSED PCC PAVEMENT
 - PROPOSED PCC SIDEWALK

KEY MAP



SAVANNAH AT
ANKENY
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

DETAILED SITE
PLAN



Kimley»Horn

SCALE: AS NOTED

DESIGNED BY: AD

DRAWN BY: AD/TTK

CHECKED BY: WAW

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ANKENY, IA 50023
PHONE: 515-487-5550
WWW.KIMLEY-HORN.COM

CITY COMMENTS
CITY COMMENTS
CITY COMMENTS
REVISIONS

DATE
BY

02/24/23 TTK
02/01/23 TTK/AWD
11/22/22 TTK/AWD

ORIGINAL ISSUE:
12/03/2021
KHA PROJECT NO.
168891003
SHEET NUMBER

C2.3



- 1 5' CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 2 8' BIKE PATH, TYP. (REFER TO THE PUBLIC IMPROVEMENT PLANS UNDER SEPARATE COVER)
- 3 4" WIDE PAINTED SOLID LINE, TYP.
- 4 MAIL KIOSK
- 5 MAINTENANCE SHED
- 6 SNOW STORAGE
- 7 LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 8 SEGMENTAL BLOCK RETAINING WALL (MAXIMUM HEIGHT 36")
- 9 STOP SIGN (R1-1, 36")
- 10 ADA RAMP
- 11 MONUMENT SIGNAGE (REFER TO ARCHITECTURAL PLANS)
- 12 PROPOSED INGRESS/EGRESS, WATERMAIN AND SANITARY EASEMENT
- 13 ADA PARKING SYMBOL (PAINT)
- 14 DEPRESSED CURB AND GUTTER
- 15 CURB STOP
- 16 ADA ACCESS AISLE STRIPING
- 17 OM4-2 END OF ROAD POST MOUNTED SIGN

PUBLIC RIGHT-OF-WAY IMPROVEMENTS:

NW WEIGEL DRIVE PAVING (PCC PAVEMENT)

PROPOSED RIGHT-OF-WAY 4" PCC SIDEWALK

PROPOSED RIGHT-OF-WAY 5" PCC MULTI-USE PATH

PRIVATE SUBJECT SITE IMPROVEMENTS:

PROPOSED PCC PAVEMENT

PROPOSED PCC SIDEWALK

The site plan illustrates the proposed development layout. It features a central area with several building footprints, including a large rectangular building and several smaller, irregularly shaped structures. These buildings are surrounded by extensive parking lots, indicated by rows of small rectangles representing parking spaces. The development is bounded by a street to the north and a street to the east. A north arrow is positioned in the top right corner of the plan, pointing towards the upper right. The entire site is enclosed within a dashed rectangular boundary, with additional dashed lines indicating the surrounding street grid.

SAVANNAH AT ANKENY NW CORNER OF NW WEIGEL ST AND NW 18TH ST ANKENY, IA 50023	 STONELIGH COMPANIES	SCALE:	AS NOTED	Kimley»»Horn © 2024 KIMLEY HORN AND ASSOCIATES, INC. 1000 KIMLEY HORN DRIVE, SUITE 600 WARRENVILLE, IL 60065 TEL: 630.380.7000 WWW.KIMLEY-HORN.COM				
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ORIGINAL ISSUE: 12/03/2021 KHA PROJECT NO. 168891003								
SHEET NUMBER								
C2.4								



PROPOSED
POND C
BTM=960.50
NWL=961.00
HWL=968.00

PROPOSED
POND B
BTM=958.00
NWL=958.50
HWL=965.00

PROPOSED
POND A
BTM=954.50
NWL=955.00
HWL=962.00

NW 18TH STREET

ADDRESSING EXHIBIT

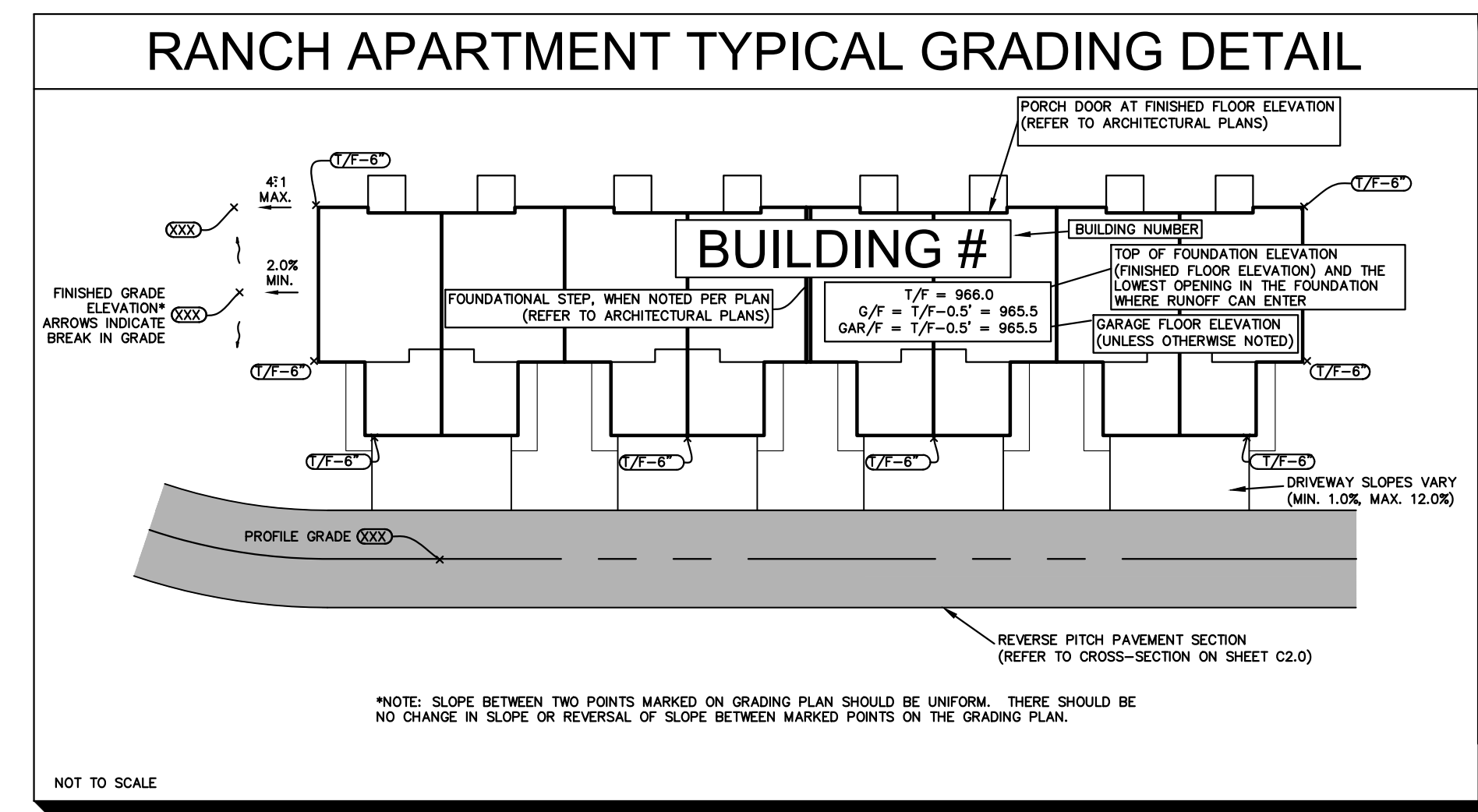
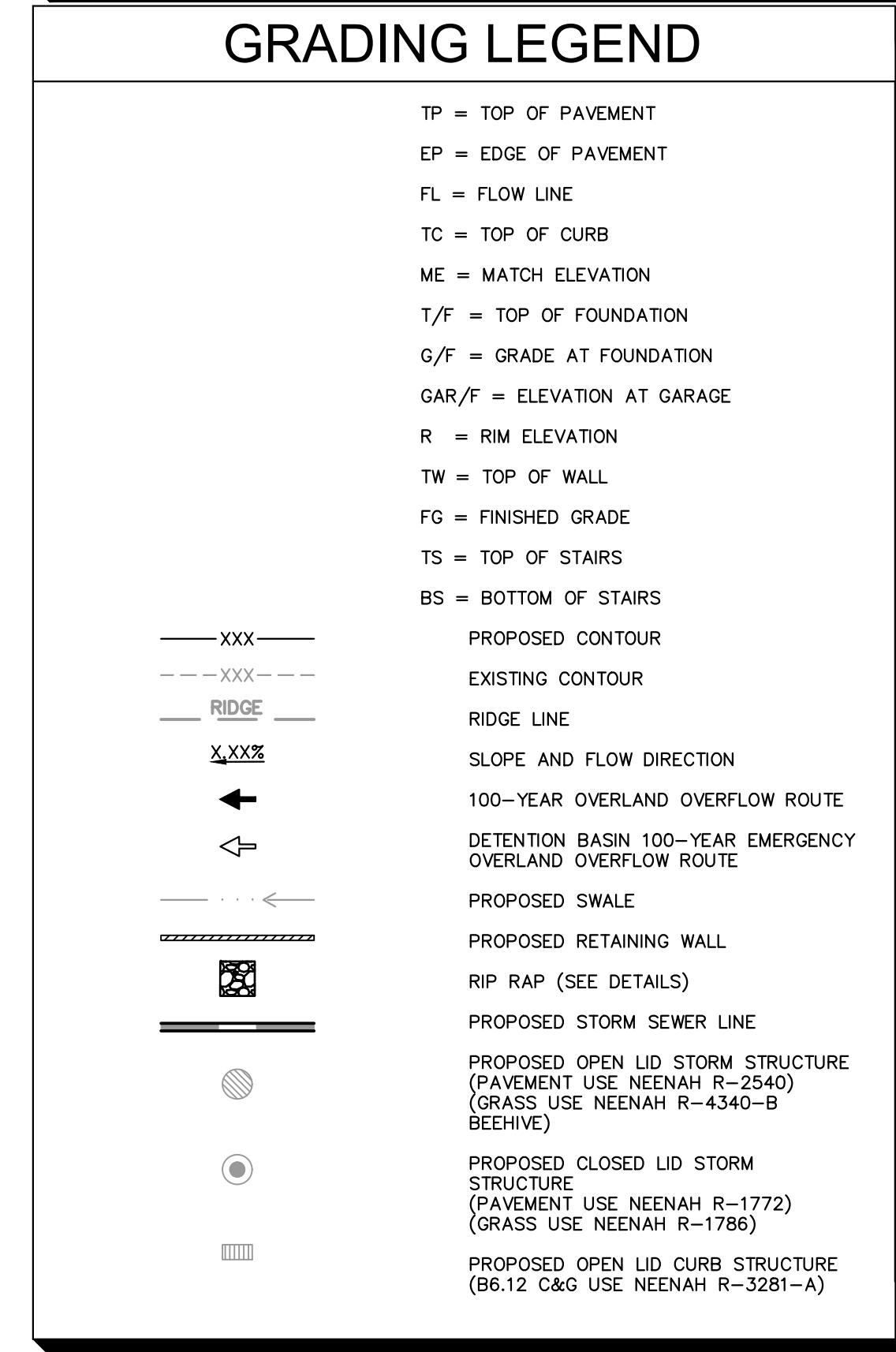
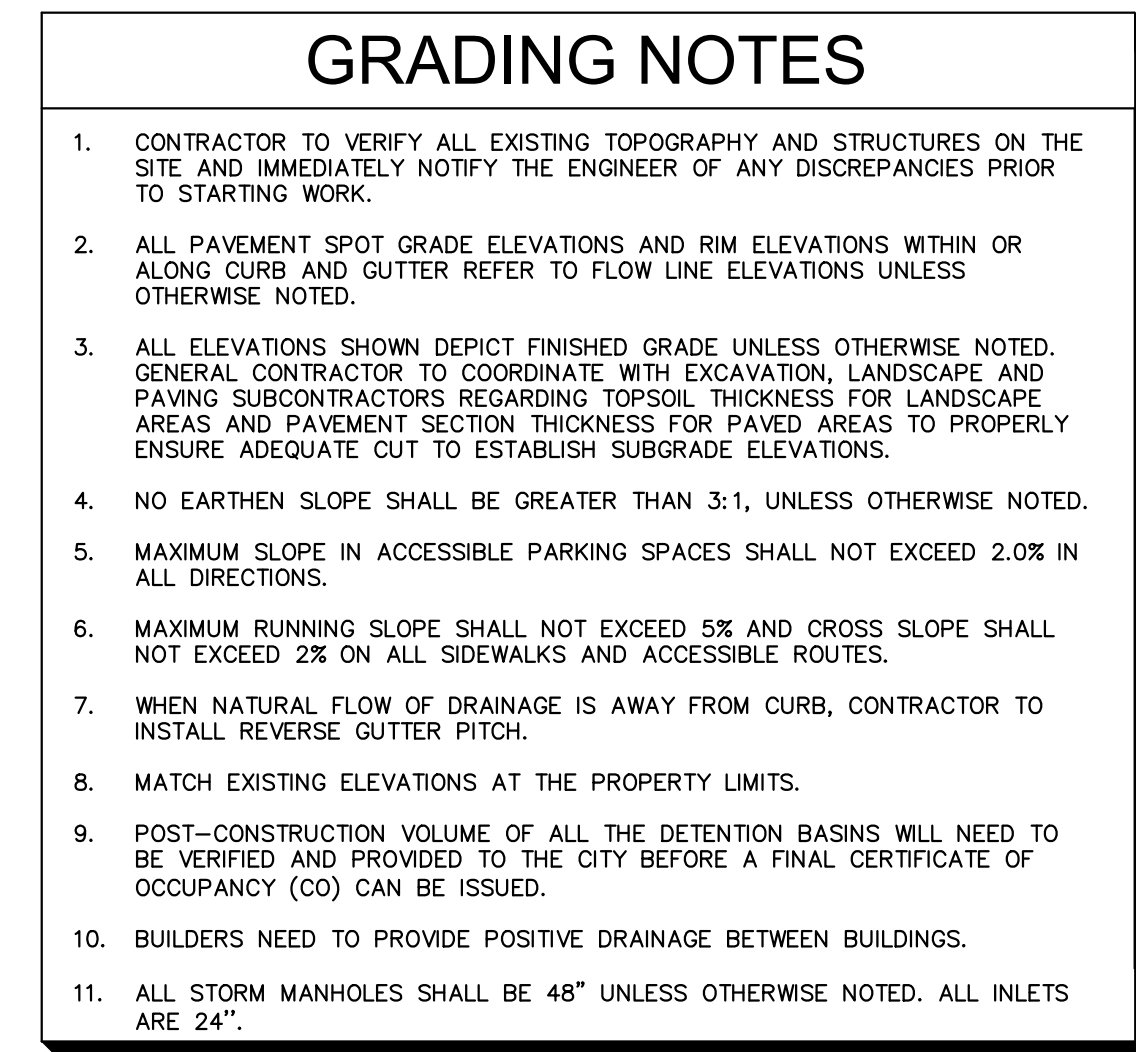
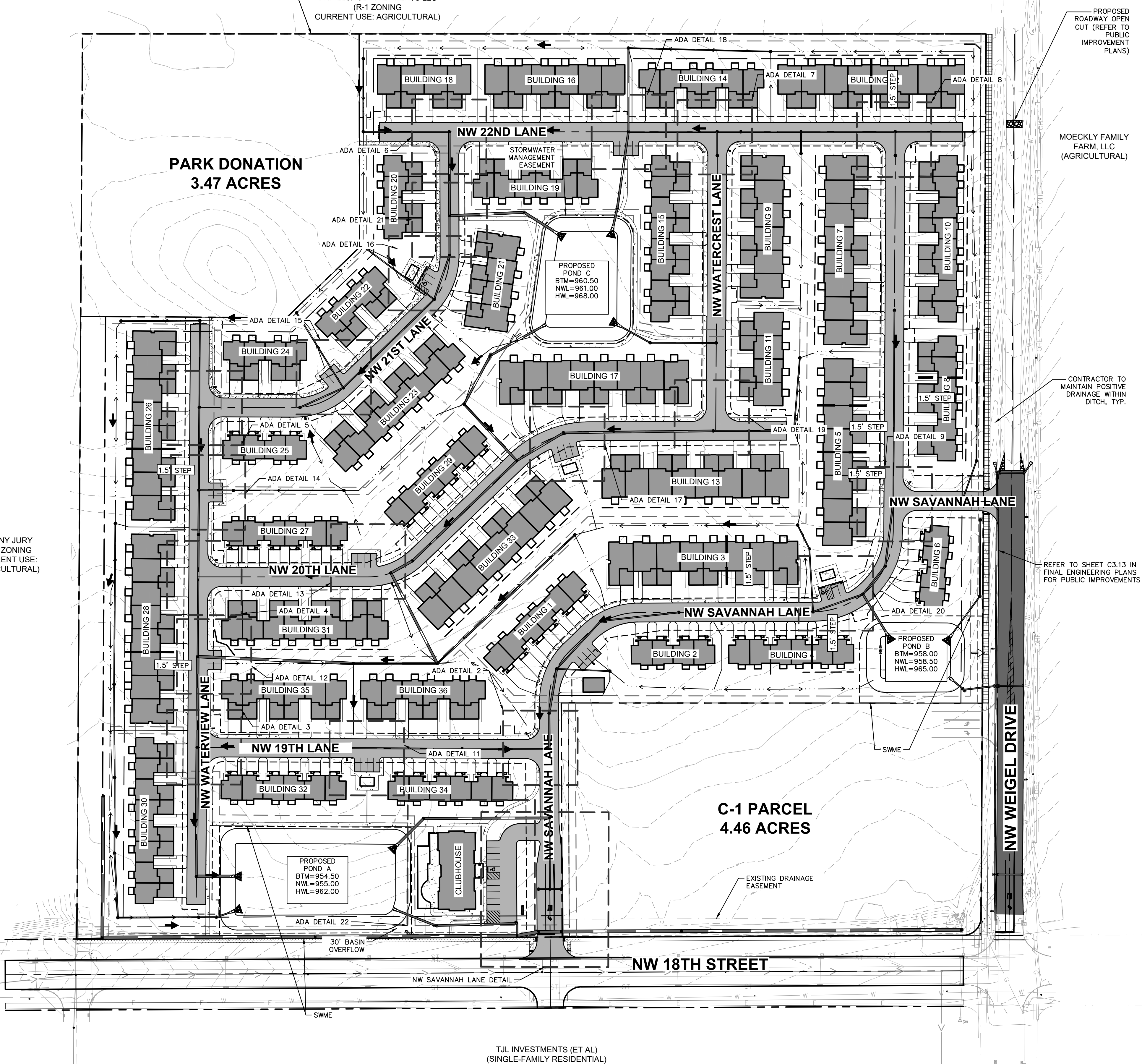
**SAVANNAH AT
ANKENY**
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY IA 50023

ORIGINAL ISSUE: 12/03/2021
KHA PROJECT NO. 168891003
SHEET NUMBER

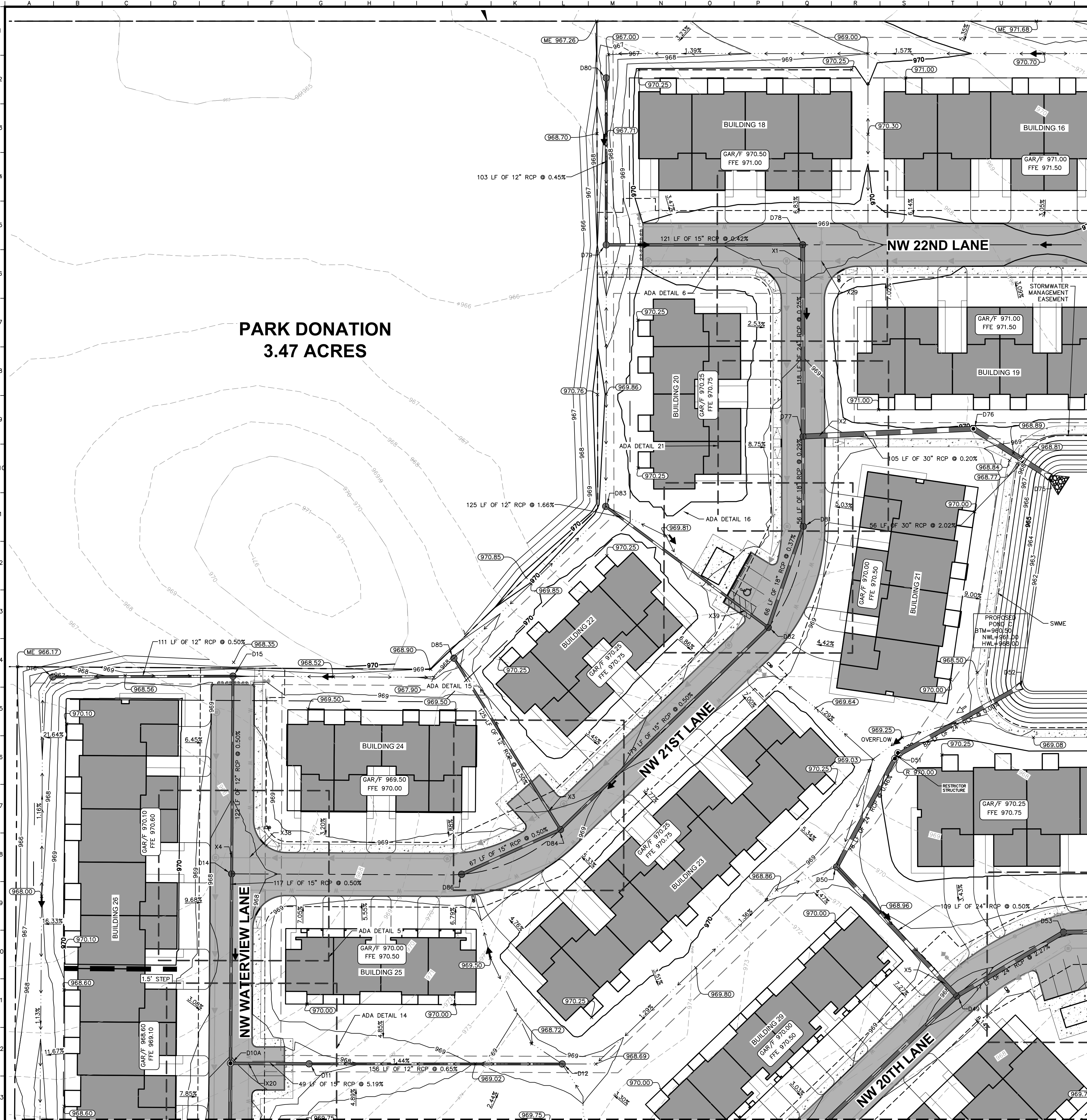
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Kimley»Horn

SCALE:	AS NOTED
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DRAWN BY:	AD/TTK
CHECKED BY:	WAW



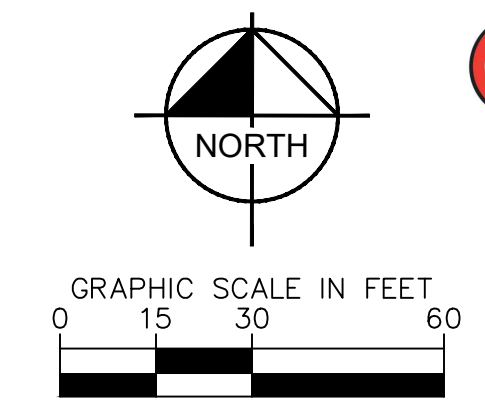
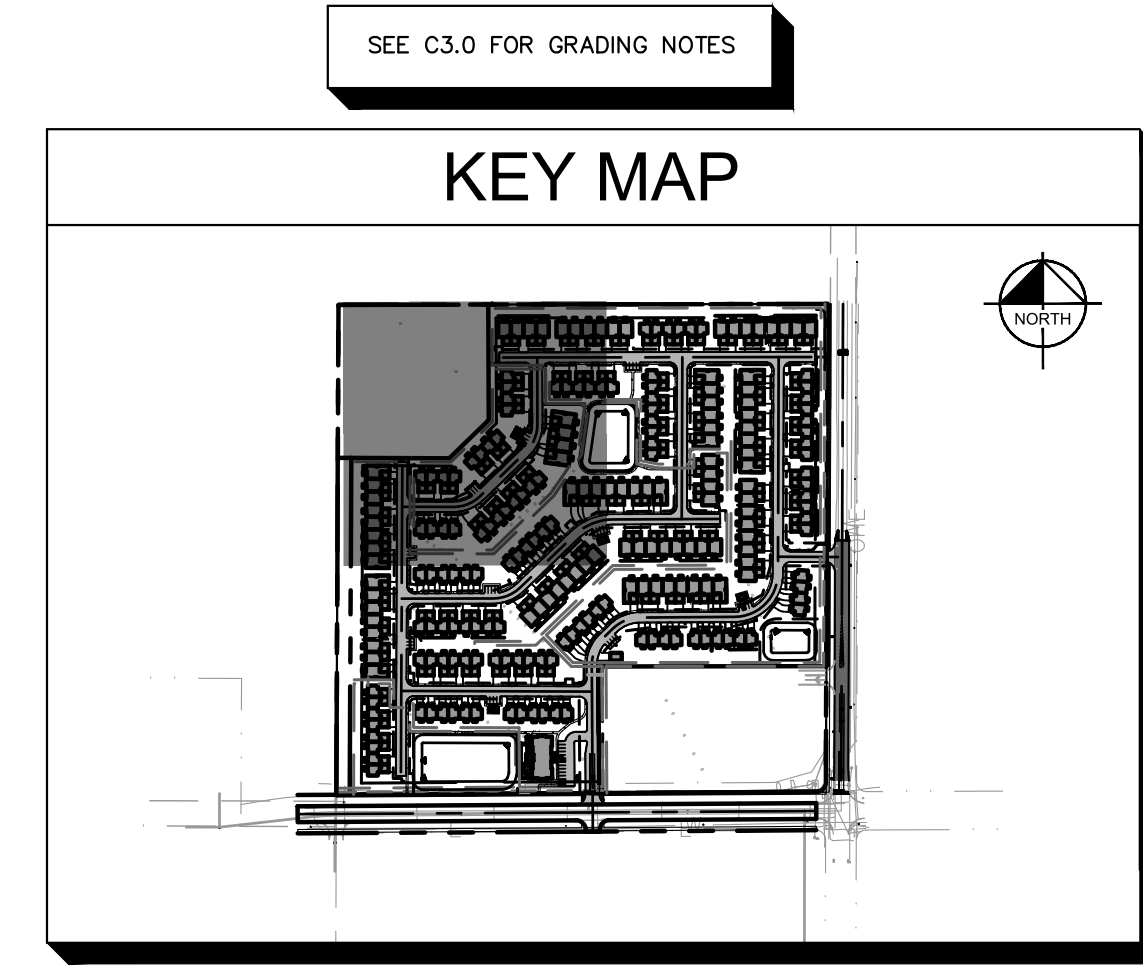
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CONTINUATION LINE - SEE
SHEET C3.2

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	
D10A	MH – CLOSED LID RIM: 966.91 INV IN: 961.36 (N, 15") INV IN: 961.36 (E, 15") INV OUT: 961.11 (S, 18")	
D11	MH – OPEN LID RIM: 967.55 INV IN: 964.13 (E, 12") INV OUT: 963.88 (W, 15")	
D12	INL – OPEN LID 24" RIM: 968.49 INV OUT: 965.14 (W, 12")	
D14	MH – OPEN LID RIM: 967.62 INV IN: 962.19 (N, 12") INV OUT: 961.94 (S, 15")	
D15	MH – OPEN LID RIM: 967.90 INV IN: 962.80 (W, 12") INV OUT: 962.80 (S, 12")	
D16	INL – OPEN LID 24" RIM: 966.43 INV OUT: 963.36 (E, 12")	
D49	MH – OPEN LID 72" RIM: 967.86 INV IN: 960.59 (NE, 24") INV IN: 960.09 (NW, 24") INV OUT: 960.09 (SW, 24")	
D50	MH – OPEN LID 60" RIM: 968.32 INV IN: 960.64 (NE, 24") INV OUT: 960.64 (SE, 24")	
D51	6" DIA. OUTLET CONTROL STRUCTURE (REFER TO SHEET C3.5 FOR DETAIL) RIM: 969.99 INV IN: 961.00 (NE, 24") INV OUT: 961.00 (SW, 24")	
D53	MH – OPEN LID 60" RIM: 968.43 INV IN: 962.34 (E, 24") INV OUT: 962.34 (SW, 24")	
D76	MH – CLOSED LID 60" RIM: 968.80 INV IN: 962.13 (W, 30") INV OUT: 962.13 (SE, 30")	
D77	MH – OPEN LID 72" RIM: 968.18 INV IN: 962.34 (S, 18") INV IN: 962.34 (N, 24") INV OUT: 962.34 (E, 30")	
D78	MH – OPEN LID RIM: 968.63 INV IN: 962.64 (W, 15") INV OUT: 962.64 (S, 24")	
D79	MH – OPEN LID RIM: 967.03 INV IN: 963.15 (N, 12") INV OUT: 963.15 (E, 15")	
D80	INL – OPEN LID 24" RIM: 966.61 INV OUT: 963.61 (S, 12")	
D81	MH – OPEN LID RIM: 968.39 INV IN: 962.50 (S, 18") INV OUT: 962.50 (N, 18")	
D82	MH – OPEN LID RIM: 968.10 INV IN: 962.99 (SW, 15") INV IN: 963.24 (NW, 12") INV OUT: 962.74 (N, 18")	
D83	INL – OPEN LID 24" RIM: 965.17 INV OUT: 965.31 (SE, 12")	
D84	MH – OPEN LID RIM: 968.70 INV IN: 963.89 (SW, 15") INV IN: 964.14 (NW, 12") INV OUT: 963.89 (NE, 15")	
D85	INL – OPEN LID 24" RIM: 967.73 INV OUT: 964.76 (SE, 12")	
D86	INL – OPEN LID 24" RIM: 968.13 INV OUT: 964.22 (NE, 15")	

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D52	FES INV OUT: 961.00 (SW, 24")
D75	FES INV IN: 961.00 (NW, 30")



UTILITY CROSSING LEGEND		
X1	24" STORM 8" SAN.	B/P = 962.36 I/P = 961.31
X2	30" STORM 8" WATER	B/P = 962.03 I/P = 958.83
X3	12" STORM 8" SAN.	B/P = 964.04 I/P = 958.81
X4	12" STORM 8" SAN.	B/P = 962.07 I/P = 957.19
X5	24" STORM 8" WATER	B/P = 960.01 I/P = 958.51
X20	15" STORM 8" WATER	B/P = 961.75 I/P = 960.25
X29	8" WATER 8" SAN.	B/P = 962.90 I/P = 961.40
X38	8" WATER 8" SAN.	B/P = 961.43 I/P = 957.24
X39	12" STORM 8" SAN.	B/P = 963.36 I/P = 959.76



**SAVANNAH AT
ANKENY**
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

DETAILED GRADING AND DRAINAGE PLAN



STONELEIGH
COMPANIES

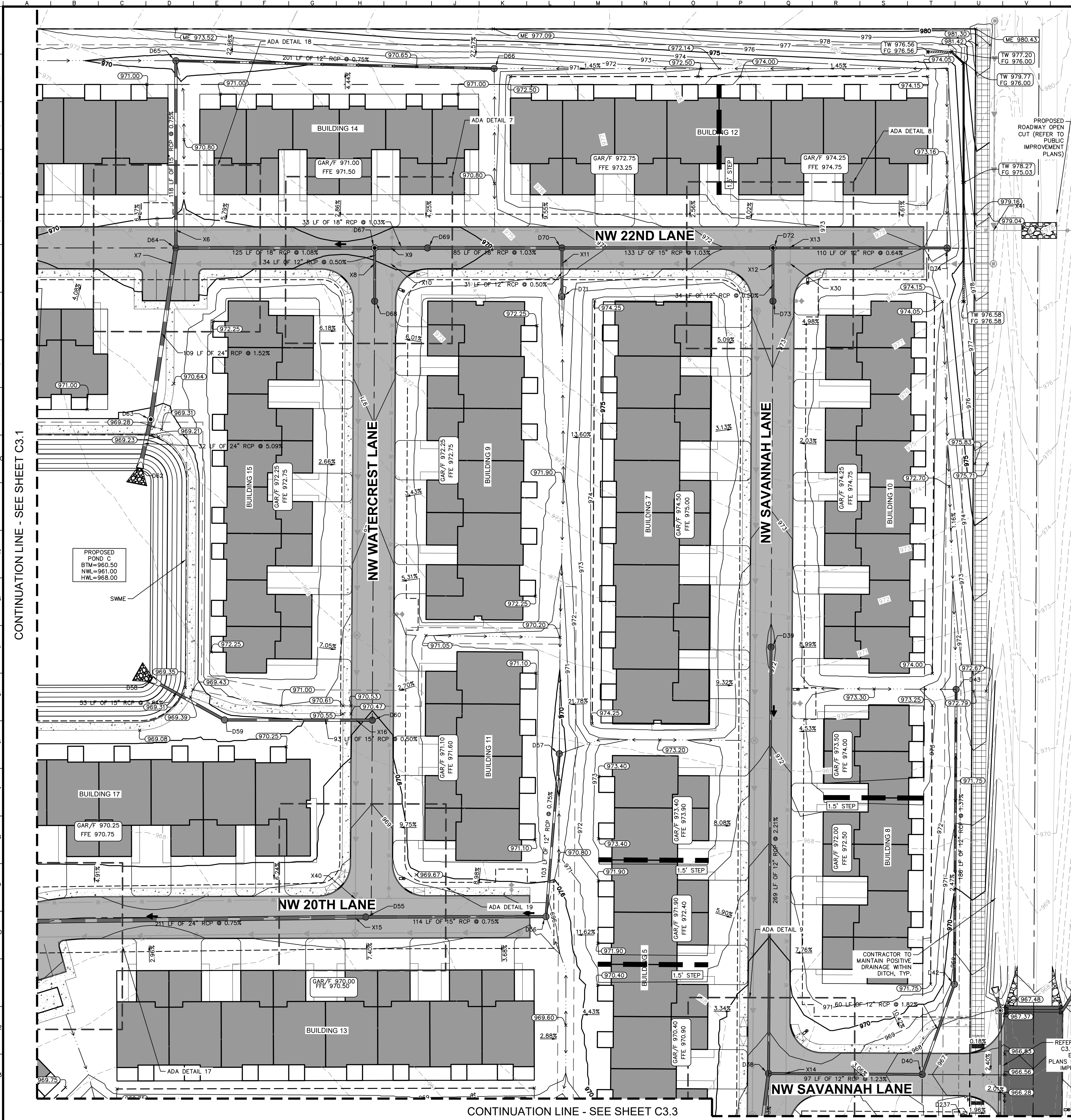
SCALE:	AS NOTED
DESIGNED BY:	AD
DRAWN BY:	AD/TTK
CHECKED BY:	WAW

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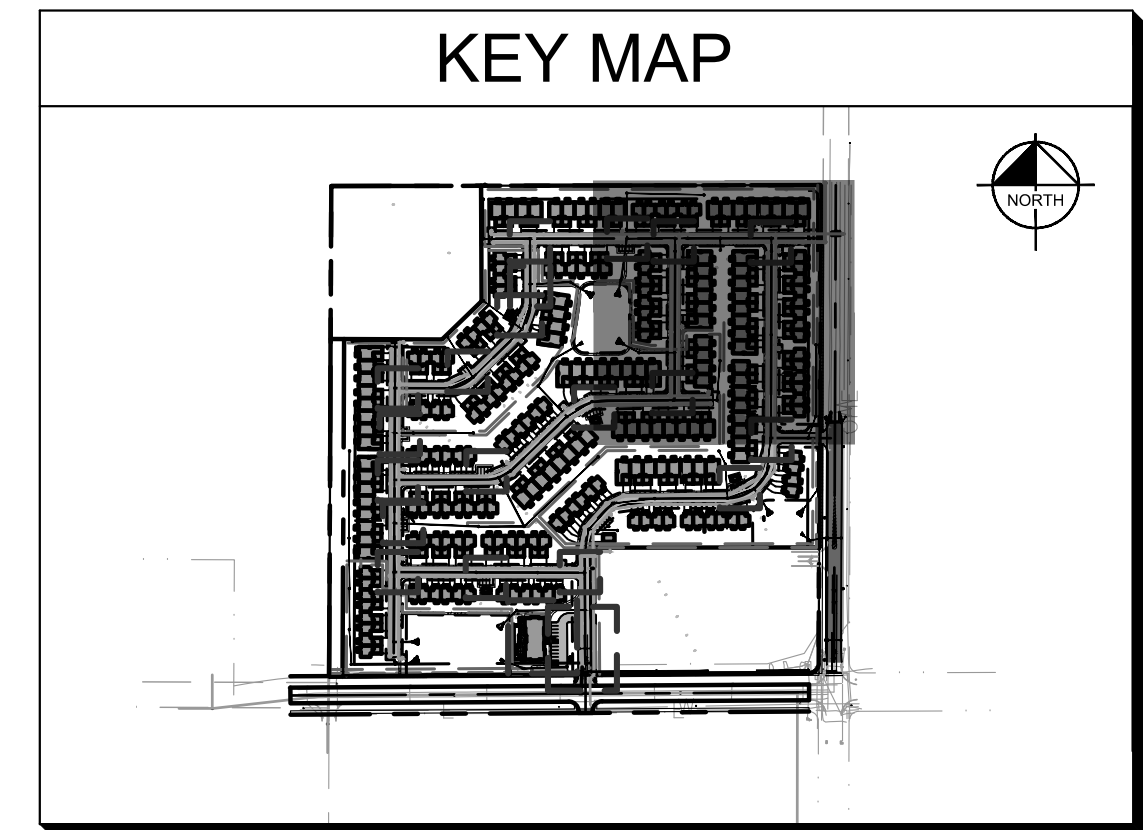
CONTINUATION LINE - SEE SHEET C3.1

CONTINUATION LINE - SEE SHEET C3.3



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D38	MH - OPEN LID RIM: 968.55 INV IN: 962.85 (N, 12") INV IN: 962.85 (E, 12") INV OUT: 962.35 (S, 18")
	INL - OPEN LID 24" RIM: 971.94 INV OUT: 968.78 (S, 12")
	MH - OPEN LID RIM: 967.21 INV IN: 964.04 (N, 12") INV IN: 964.04 (W, 12")
D40	MH - OPEN LID RIM: 968.50 INV IN: 965.14 (N, 12") INV IN: 965.14 (S, 12")
	INL - OPEN LID 24" RIM: 971.21 INV OUT: 967.69 (S, 12")
	MH - OPEN LID RIM: 968.01 INV IN: 964.17 (E, 15") INV OUT: 963.92 (W, 24")
D43	MH - OPEN LID RIM: 968.40 INV IN: 965.27 (N, 12") INV OUT: 965.02 (W, 15")
	INL - OPEN LID 24" RIM: 969.47 INV OUT: 966.05 (S, 12")
	MH - OPEN LID RIM: 969.00 INV IN: 964.20 (E, 15") INV OUT: 964.08 (NW, 15")
D45	MH - OPEN LID RIM: 969.90 INV OUT: 964.66 (W, 15")
	MH - CLOSED LID RIM: 969.48 INV IN: 962.61 (N, 24") INV IN: 962.61 (S, 24")
	MH - OPEN LID RIM: 969.12 INV IN: 964.27 (N, 15") INV IN: 964.27 (E, 18") INV OUT: 964.27 (S, 24")
D47	MH - OPEN LID RIM: 969.14 INV IN: 965.40 (E, 12") INV OUT: 965.15 (S, 15")
	INL - OPEN LID 24" RIM: 970.08 INV OUT: 966.91 (W, 12")
	MH - CLOSED LID RIM: 969.84 INV IN: 965.62 (E, 18") INV IN: 965.62 (S, 12") INV OUT: 965.62 (W, 18")
D50	INL - OPEN LID 24" RIM: 970.29 INV OUT: 965.79 (N, 12")
	MH - OPEN LID RIM: 969.64 INV IN: 965.96 (E, 18") INV IN: 965.96 (W, 18")
	MH - OPEN LID RIM: 970.61 INV IN: 966.83 (E, 15") INV IN: 966.83 (S, 12") INV OUT: 966.83 (W, 18")
D53	INL - OPEN LID 24" RIM: 970.74 INV OUT: 966.99 (N, 12")
	MH - CLOSED LID RIM: 972.24 INV IN: 968.20 (S, 12") INV IN: 969.10 (E, 12") INV OUT: 968.20 (W, 15")
	INL - OPEN LID 24" RIM: 972.67 INV OUT: 968.37 (N, 12")
D55	INL - OPEN LID 24" RIM: 972.50 INV OUT: 969.80 (W, 12")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D58	FES INV IN: 961.00 (SE, 15")
D62	FES INV IN: 961.00 (N, 24")



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UTILITY CROSSING LEGEND		
X6	15" STORM 8" WATER	B/P = 964.17 T/P = 962.67
X7	24" STORM 8" SAN.	B/P = 963.86 T/P = 962.86
X8	12" STORM 8" SAN.	B/P = 965.50 T/P = 963.58
X9	18" STORM 8" WATER	B/P = 965.52 T/P = 963.52
X10	8" SAN 8" WATER	B/P = 962.96 T/P = 961.46
X11	12" STORM 8" SAN.	B/P = 966.72 T/P = 964.29
X12	12" STORM 8" SAN.	B/P = 968.09 T/P = 965.09
X13	12" STORM 8" WATER	B/P = 969.00 T/P = 967.45
X14	12" STORM 8" WATER	B/P = 962.82 T/P = 961.32
X15	24" STORM 8" SAN	B/P = 963.82 T/P = 960.85
X16	15" STORM 8" SAN.	B/P = 964.43 T/P = 961.60
X30	8" WATER 8" SAN.	B/P = 966.74 T/P = 965.24
X40	8" WATER 8" SAN.	B/P = 962.40 T/P = 960.90
X41	8" WATER 8" SAN.	B/P = 968.47 T/P = 966.97

**SAVANNAH AT
ANKENY**
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

DETAILED GRADING AND DRAINAGE PLAN



STONELEIGH
COMPANIES

SCALE:	AS NOTED
DESIGNED BY:	AD
DRAWN BY:	AD/TTK
CHECKED BY:	WAW

[illegible]

C3.2

ORIGINAL ISSUE: 12/03/2021
KHA PROJECT NO. 168891003
SHEET NUMBER

**SAVANNAH AT
ANKENY**
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50009

DETAILED GRADING AND DRAINAGE PLAN

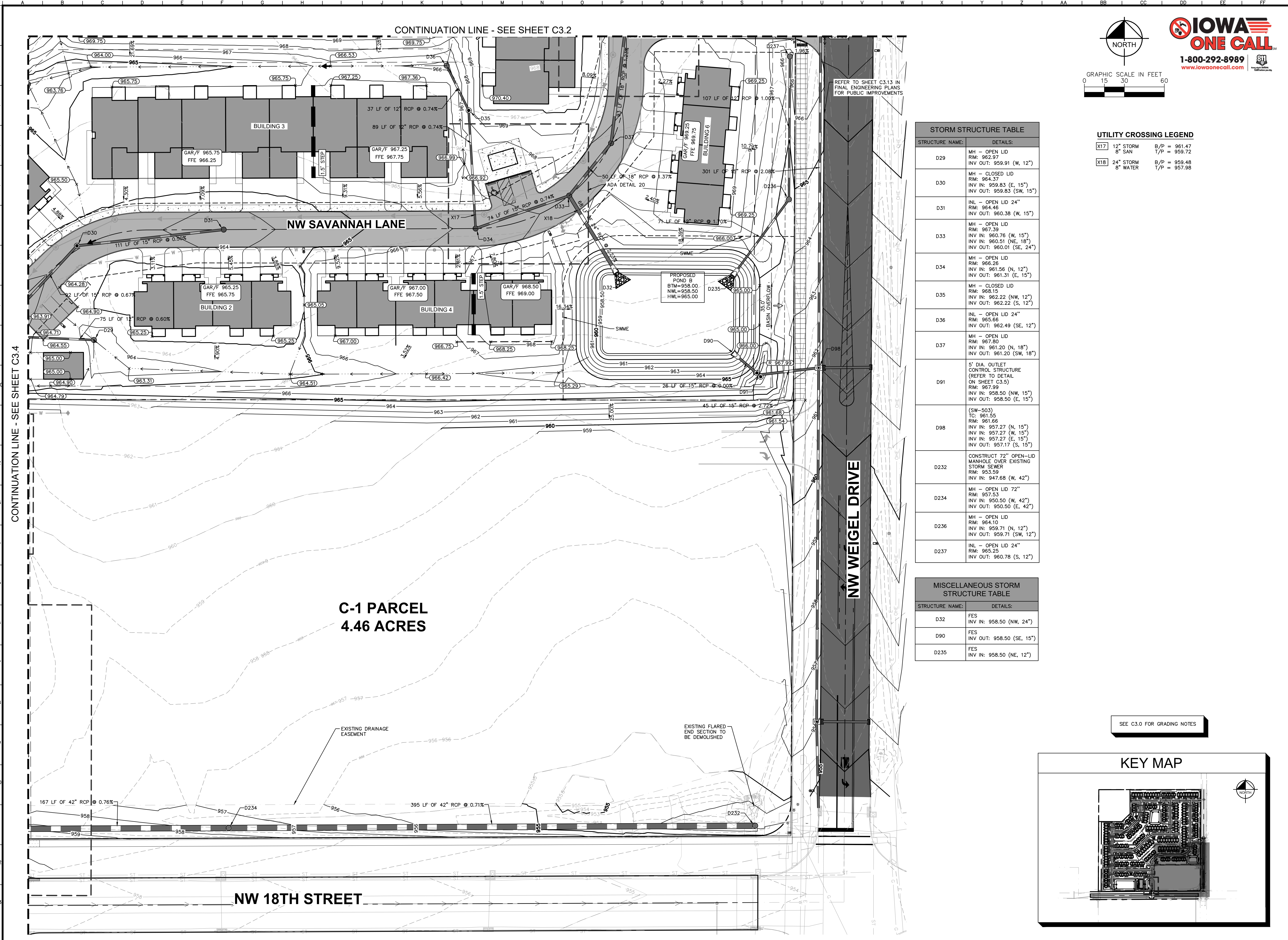


STONELEIGH
COMPANIES

SCALE:	AS NOTED
DESIGNED BY:	AD
DRAWN BY:	AD/TTK
CHECKED BY:	WAW

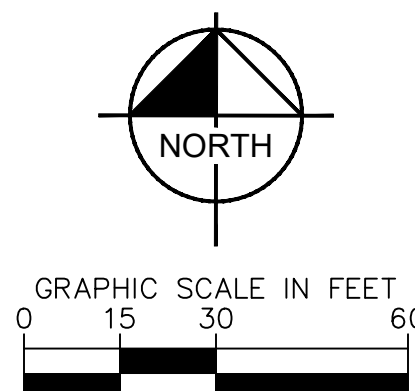
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Drawing name: K:\GIS\LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAD\PlanSheets\Final Engineering\C3.0 - Overall Grading and Drainage Plan.dwg C3.3 Feb 23, 2023 7:56am by: Ryan Martin
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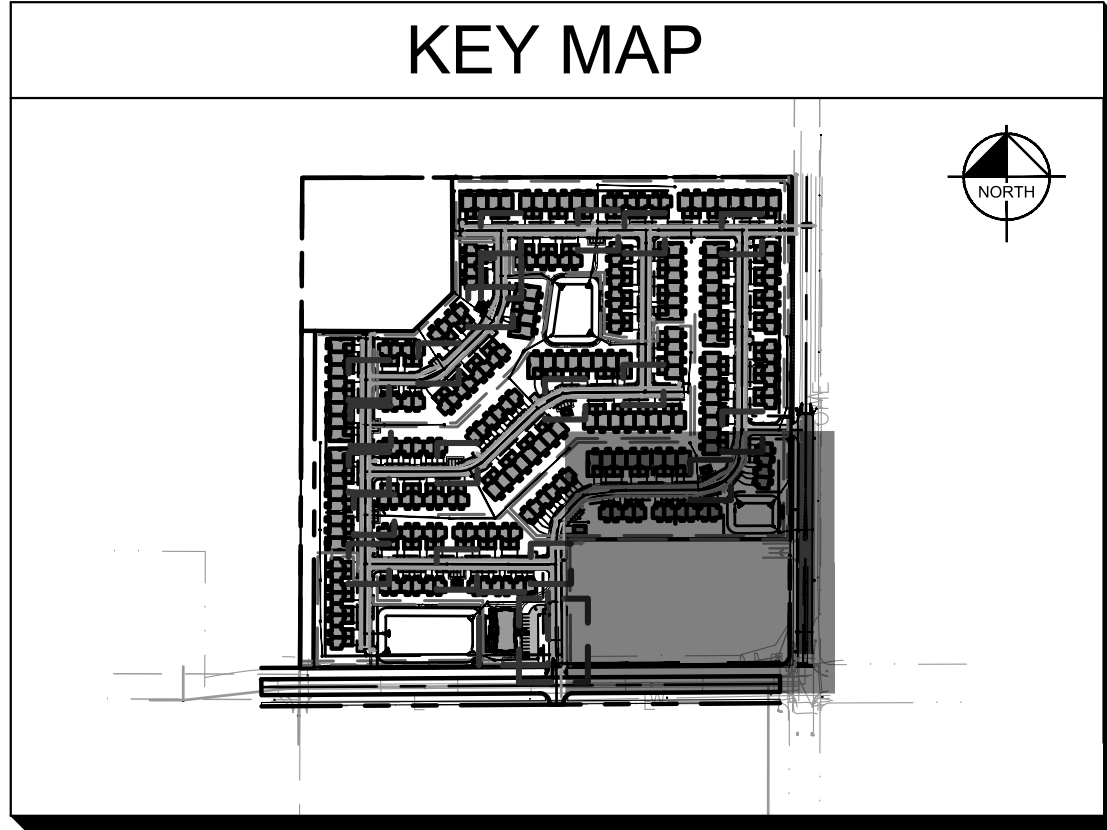


STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D29	MH - OPEN LID RIM: 962.97 INV OUT: 959.91 (W, 12")
D30	MH - CLOSED LID RIM: 964.37 INV IN: 959.83 (E, 15") INV OUT: 959.83 (SW, 15")
D31	INL - OPEN LID 24" RIM: 964.46 INV OUT: 960.38 (W, 15")
D33	MH - OPEN LID RIM: 967.39 INV IN: 960.76 (W, 15") INV IN: 960.51 (NE, 18") INV OUT: 960.01 (SE, 24")
D34	MH - OPEN LID RIM: 966.26 INV IN: 961.56 (N, 12") INV OUT: 961.31 (E, 15")
D35	MH - CLOSED LID RIM: 968.15 INV IN: 962.22 (NW, 12") INV OUT: 962.22 (S, 12")
D36	INL - OPEN LID 24" RIM: 965.66 INV OUT: 962.49 (SE, 12")
D37	MH - OPEN LID RIM: 967.80 INV IN: 961.20 (N, 18") INV OUT: 961.20 (SW, 18")
D91	5' DIA. OUTLET CONTROL STRUCTURE (REFER TO DETAIL ON SHEET C3.5) RIM: 967.99 INV IN: 958.50 (NW, 15") INV OUT: 958.50 (E, 15")
D98	(SW-503) TC: 961.55 RIM: 961.66 INV IN: 957.27 (N, 15") INV IN: 957.27 (W, 15") INV IN: 957.27 (E, 15") INV OUT: 957.17 (S, 15")
D232	CONSTRUCT 72" OPEN-LID MANHOLE OVER EXISTING STORM SEWER RIM: 953.59 INV IN: 947.68 (W, 42")
D234	MH - OPEN LID 72" RIM: 957.53 INV IN: 950.50 (W, 42") INV OUT: 950.50 (E, 42")
D236	MH - OPEN LID RIM: 964.10 INV IN: 959.71 (N, 12") INV OUT: 959.71 (SW, 12")
D237	INL - OPEN LID 24" RIM: 965.25 INV OUT: 960.78 (S, 12")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D32	FES INV IN: 958.50 (NW, 24")
D90	FES INV OUT: 958.50 (SE, 15")
D235	FES INV IN: 958.50 (NE, 12")

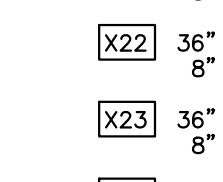


UTILITY CROSSING LEGEND	
X17	12" STORM 8" SAN B/P = 961.47 T/P = 959.72
X18	24" STORM 8" WATER B/P = 959.48 T/P = 957.98



SAVANNAH AT ANKENY NW CORNER OF NW WEIGEL ST AND NW 18TH ST ANKENY, IA 50023	ORIGINAL ISSUE: 12/03/2021 KHA PROJECT NO. 168891003 SHEET NUMBER C3.3	STONELEIGH COMPANIES	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 ANKENY, IA 50023 PHONE: 515-487-5550 WWW.KIMLEY-HORN.COM	CITY COMMENTS 02/24/23 TTK 02/01/23 TTK/AMD 11/22/22 TTK/AMD	REVISIONS DATE BY

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GRAPHIC SCALE IN FEET

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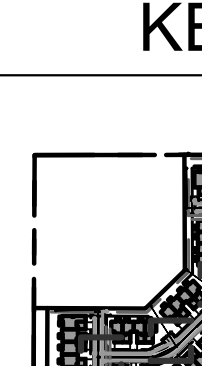
X19	8" WAT 6" SAN.	B/P = 957.08 T/P = 953.09	
X21	18" STORM 8" SAN.	B/P = 959.54 T/P = 955.53	
X22	36" STORM 8" WATER	B/P = 956.92 T/P = 955.42	
X23	36" STORM 8" SAN.	B/P = 955.92 T/P = 953.78	
X24	36" STORM 8" WATER	B/P = 955.20 T/P = 953.70	
X25	18" STORM 8" SAN.	B/P = 958.42 T/P = 951.07	
X26	24" STORM 8" WATER	B/P = 957.63 T/P = 956.13	
X27	12" STORM 8" WATER	B/P = 959.38 T/P = 957.88	
X28	30" STORM 8" SAN.	B/P = 958.69 T/P = 957.28	
X31	8" WATER 8" SAN.	B/P = 955.88 T/P = 951.47	
X32	30" STORM 8" SAN.	B/P = 956.12 T/P = 950.09	
X33	12" STORM 8" SAN.	B/P = 956.79 T/P = 947.21	
X34	36" STORM 8" SAN.	B/P = 953.47 T/P = 951.07	
X35	36" STORM 8" WATER	B/P = 953.42 T/P = 951.45	
X36	8" WATER 8" SAN.	B/P = 958.10 T/P = 953.86	
X37	8" WATER 8" SAN.	B/P = 950.15 T/P = 955.59	

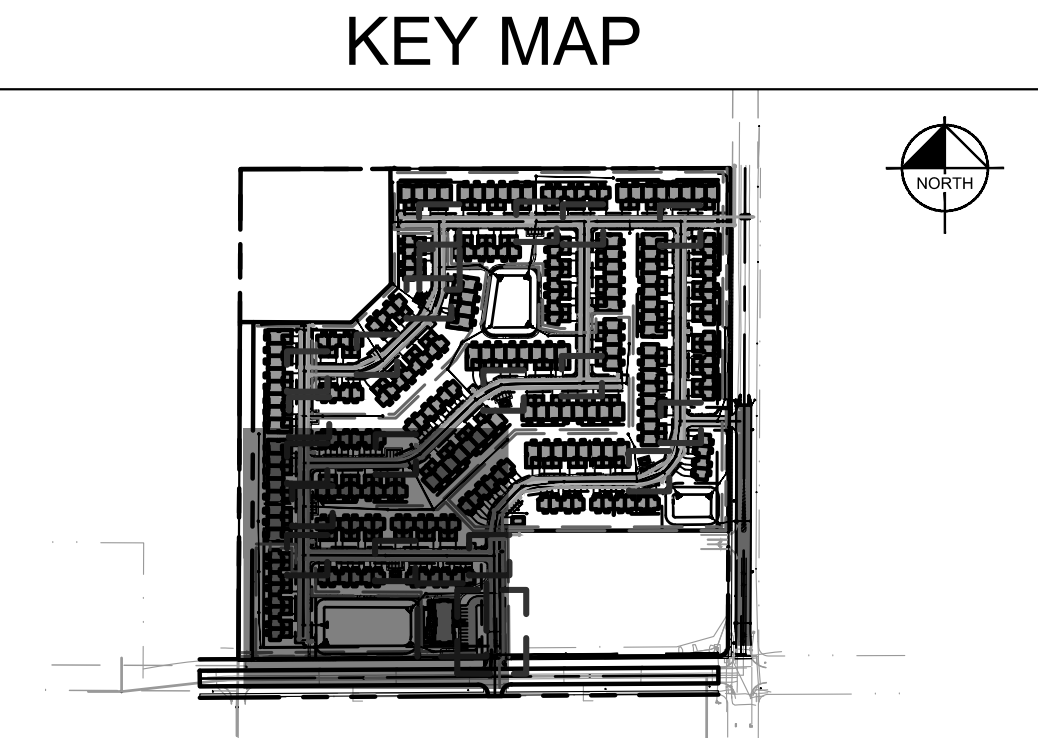
STRUCTURE NAME:	DETAILS:
D222	MH – OPEN LID 60" RIM: 962.85 INV IN: 955.79 (E, 30") INV OUT: 955.79 (SW, 30")
D233	MH – OPEN LID 60" RIM: 963.48 INV IN: 958.58 (N, 12") INV OUT: 958.33 (S, 15")
D238	MH – CLOSED LID 84" RIM: 960.45 INV IN: 952.26 (W, 42") INV IN: 953.76 (N, 24") INV OUT: 952.26 (E, 42")
D239	MH – CLOSED LID 72" RIM: 963.08 INV IN: 954.42 (W, 42") INV OUT: 954.42 (E, 42")
D240	MH – CLOSED LID 96" RIM: 970.03 INV IN: 956.69 (N, 42") INV OUT: 956.69 (E, 42")
D241	MH – OPEN LID 72" RIM: 964.08 INV OUT: 958.20 (S, 42")

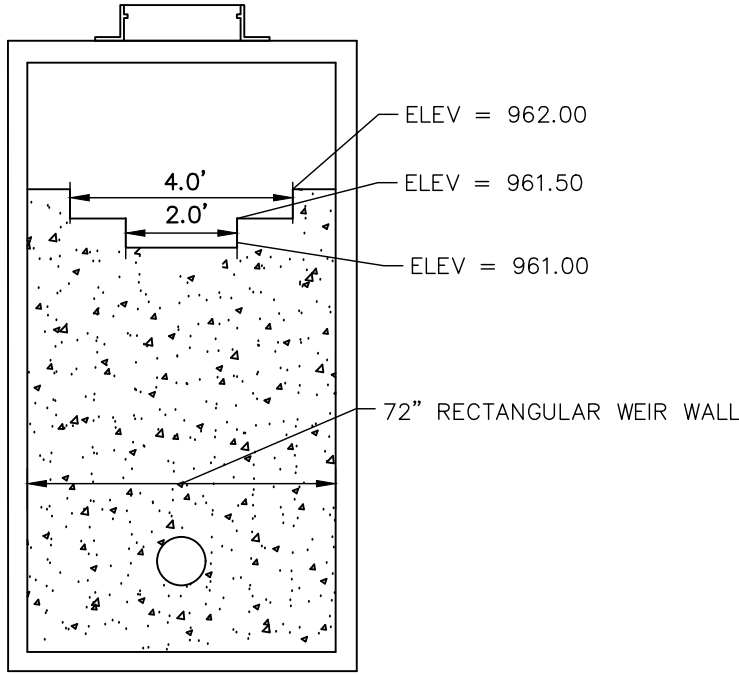
STRUCTURE NAME:	DETAILS:
D1	FES INV IN: 955.00 (W, 15")
D6	FES INV IN: 955.00 (W, 36")
D19	FES INV OUT: 955.00 (E, 24")
D225	FES INV IN: 955.00 (NE, 30")

SEE C.3.0 FOR GRADING NOTES

KEY MAP



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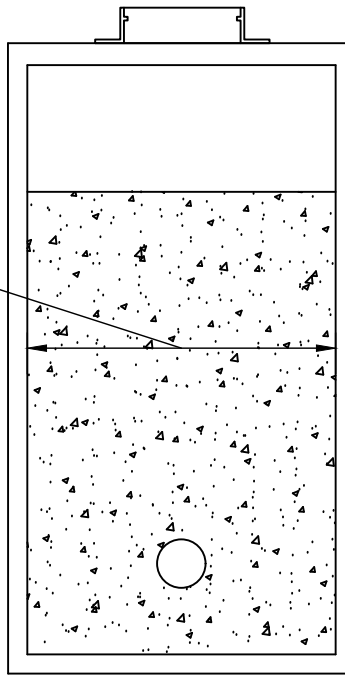


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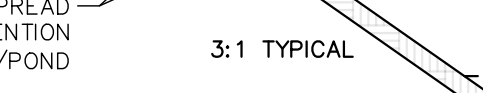


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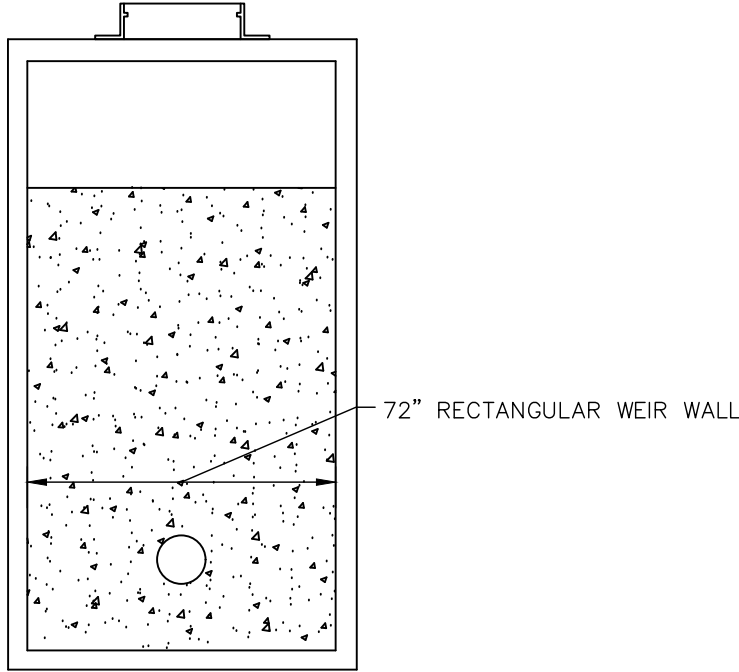
- ## GENERAL NOTES



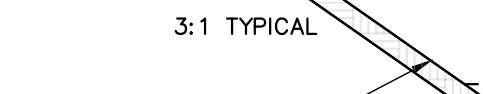
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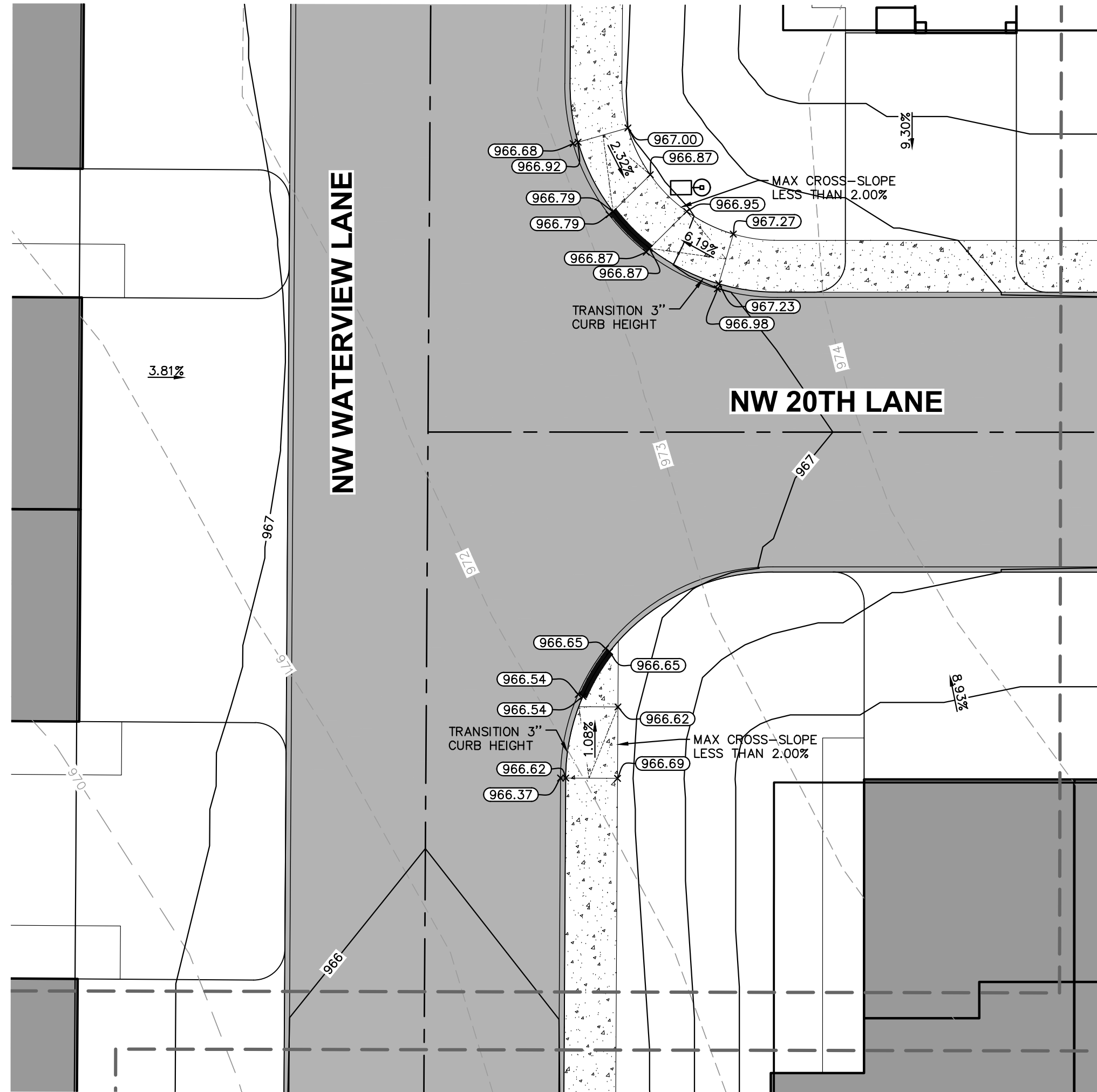


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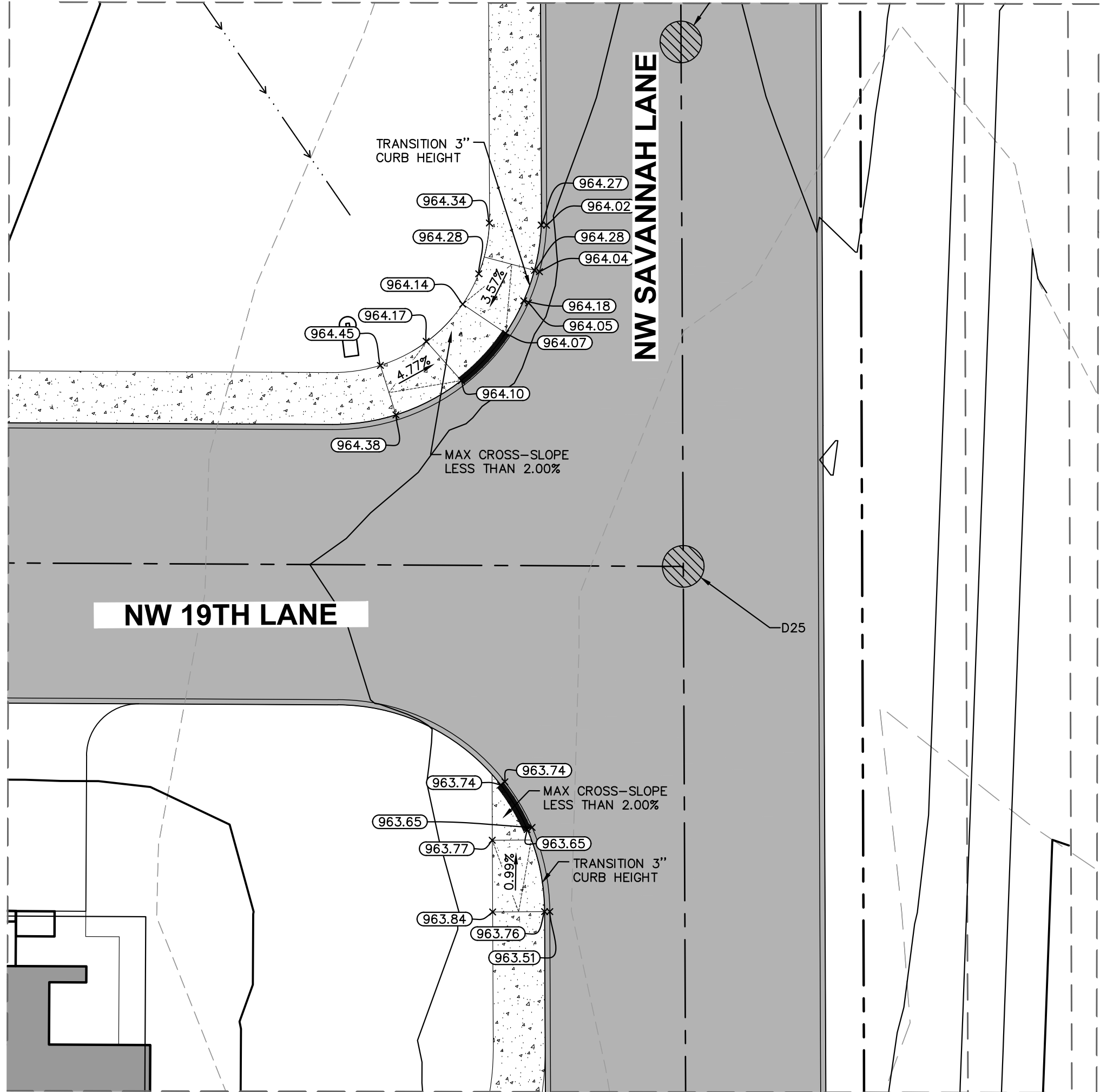


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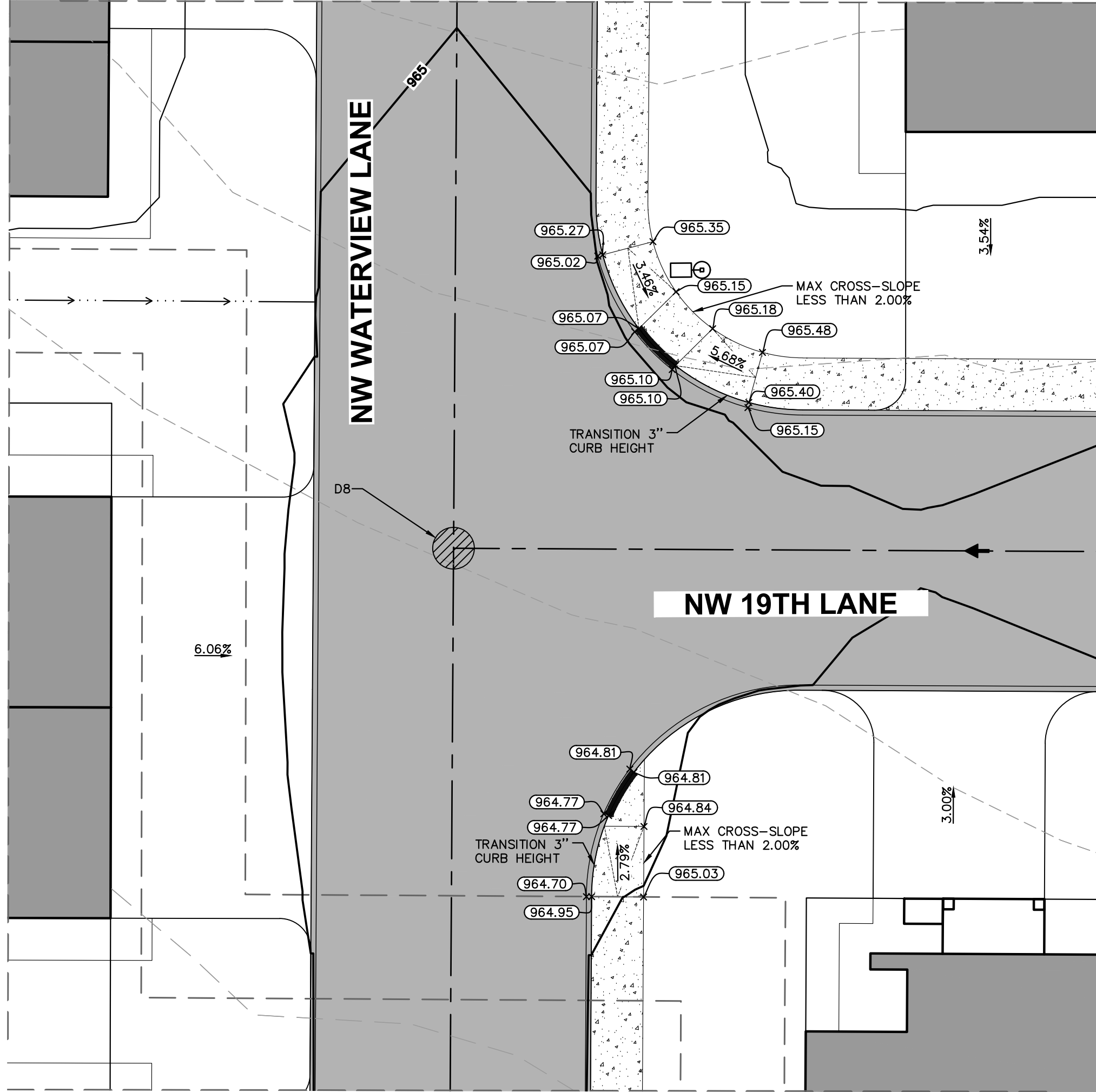
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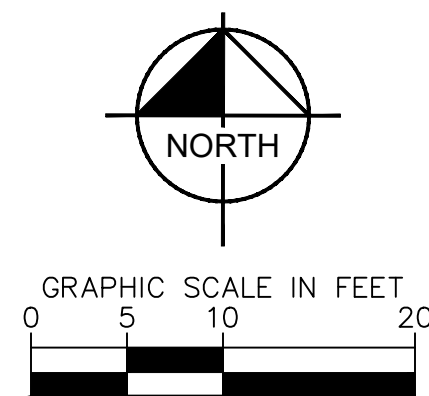
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SCALE: 1"=10'



ADA DETAIL #2
SCALE: 1"=10'



ADA DETAIL #3
SCALE: 1"=10'



SAVANNAH AT
ANKENY
NW CORNER OF
NW WEIGEL ST AND NW 19TH ST
ANKENY, IA 50023

ADA DETAILS



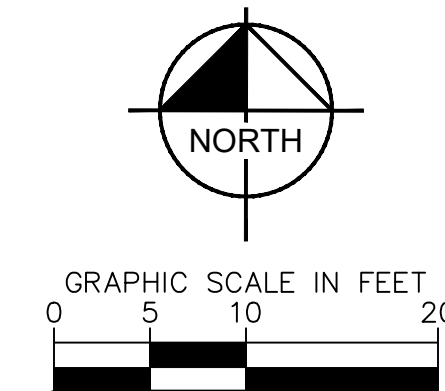
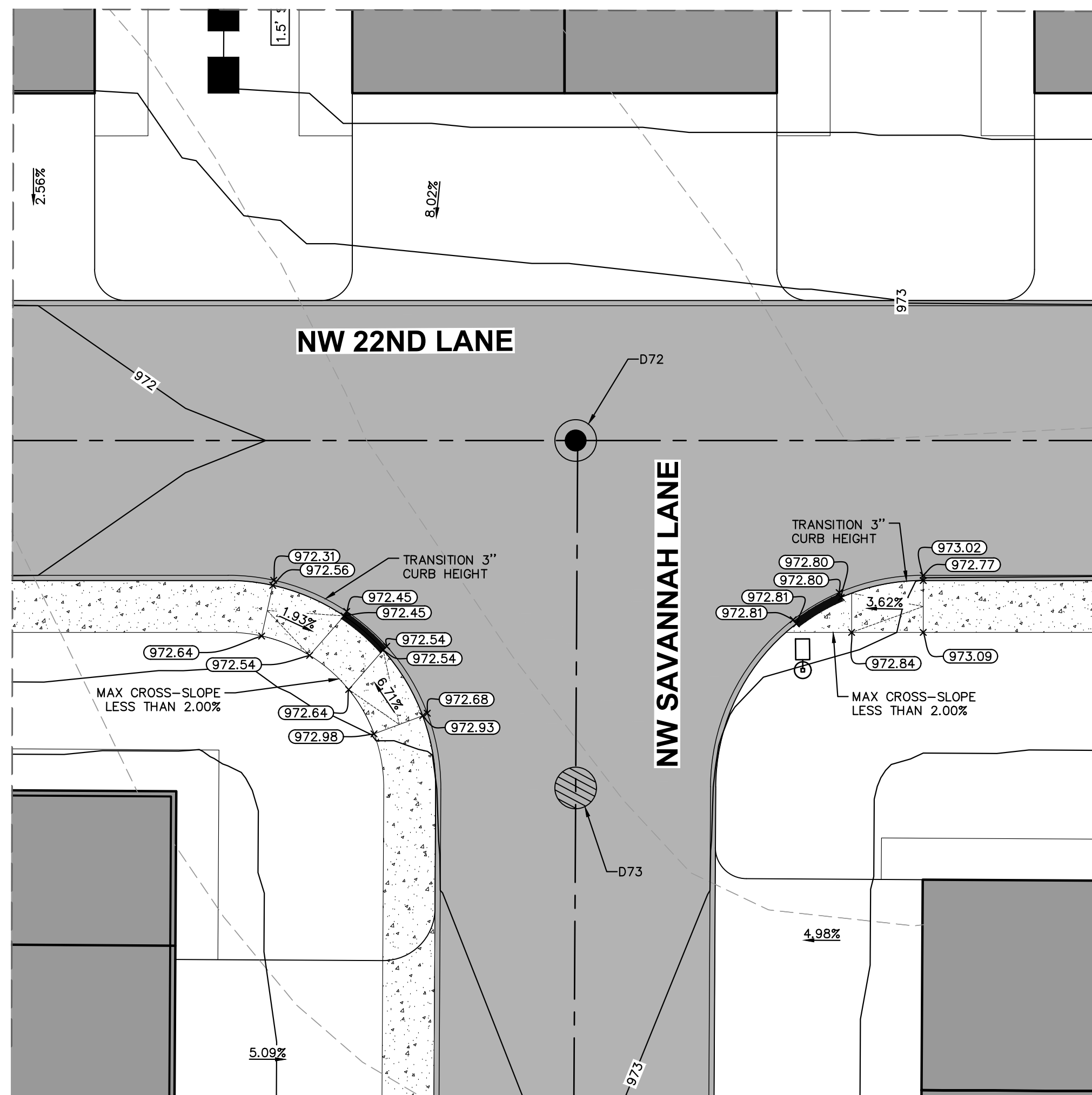
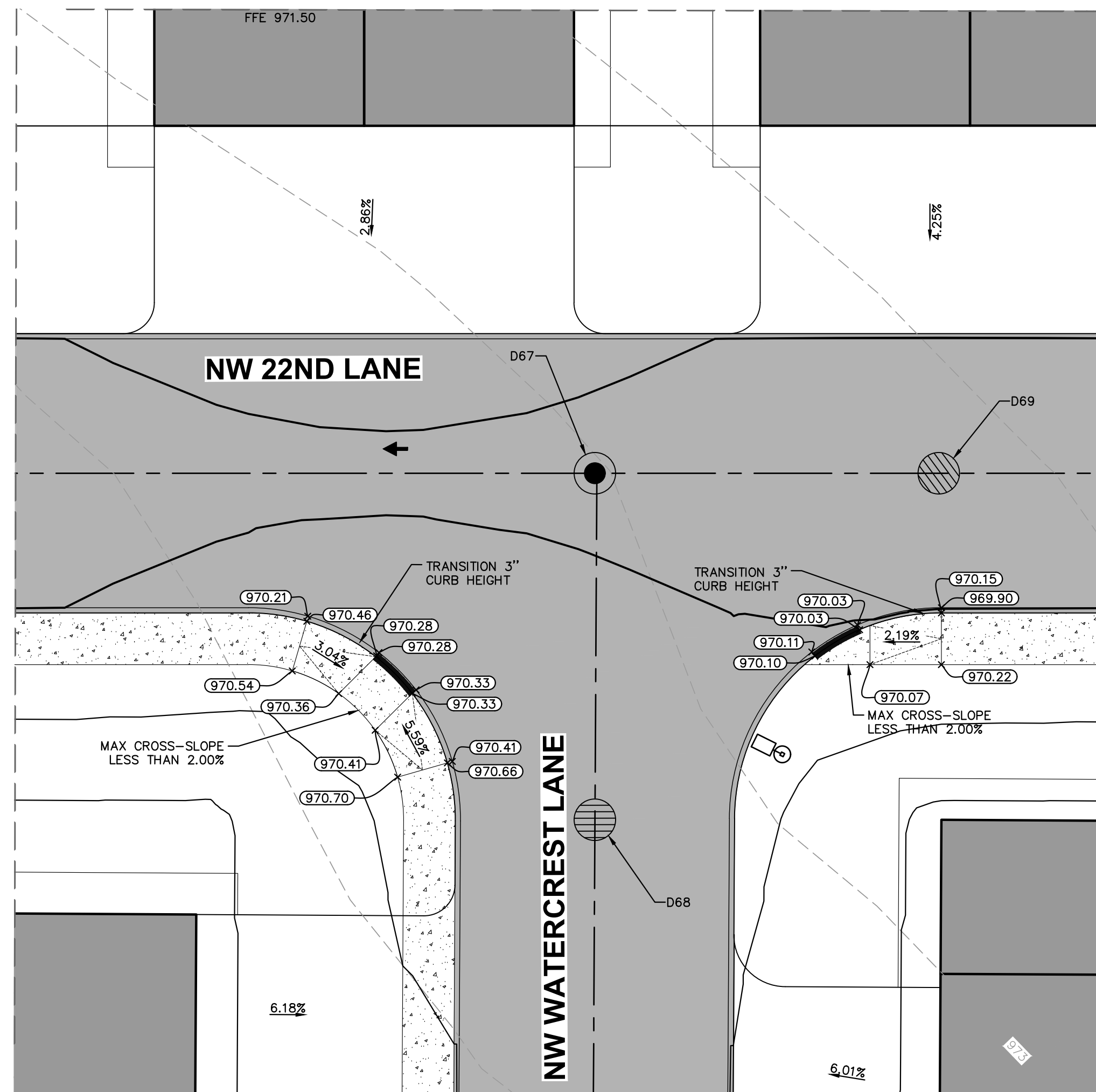
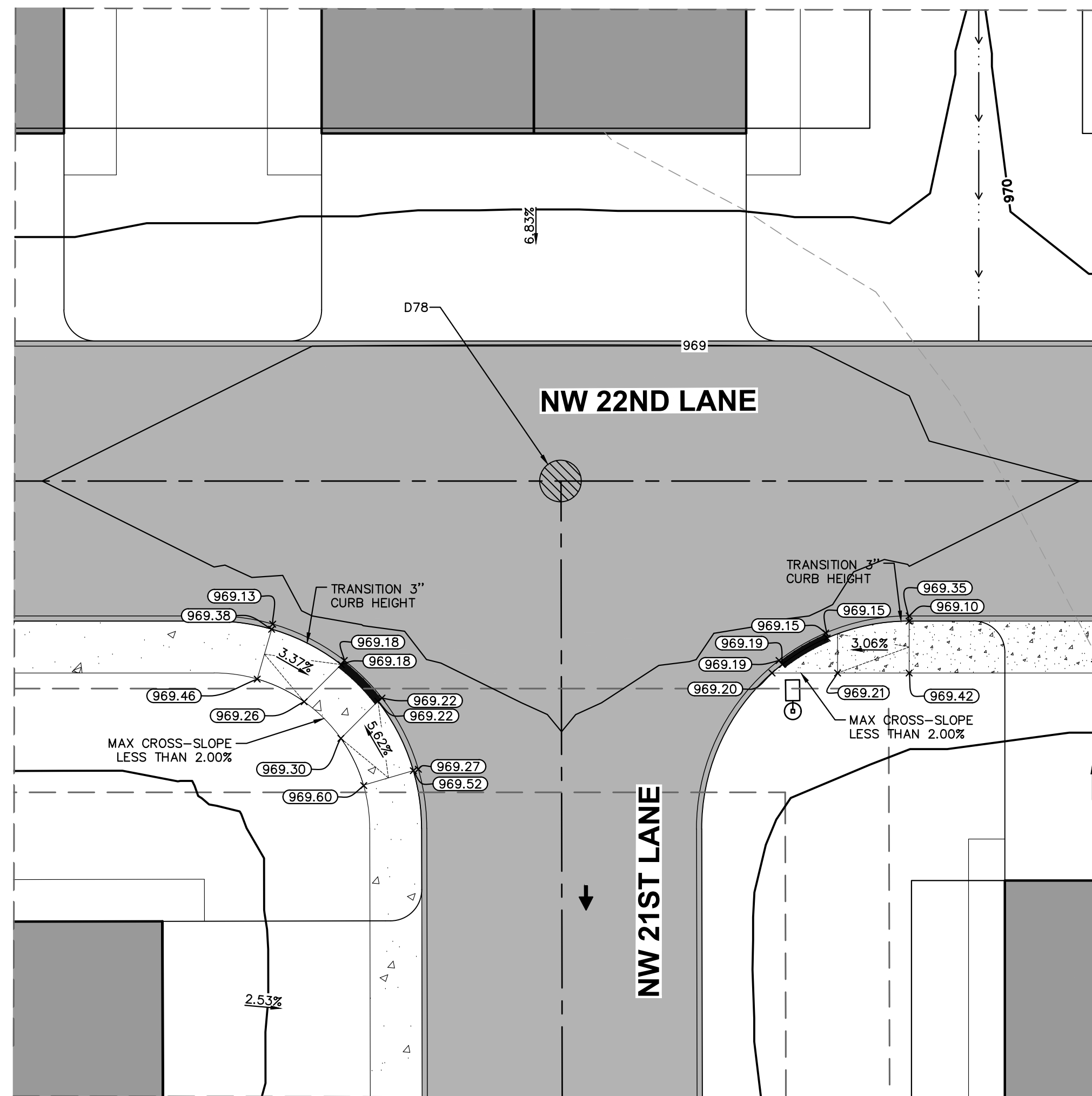
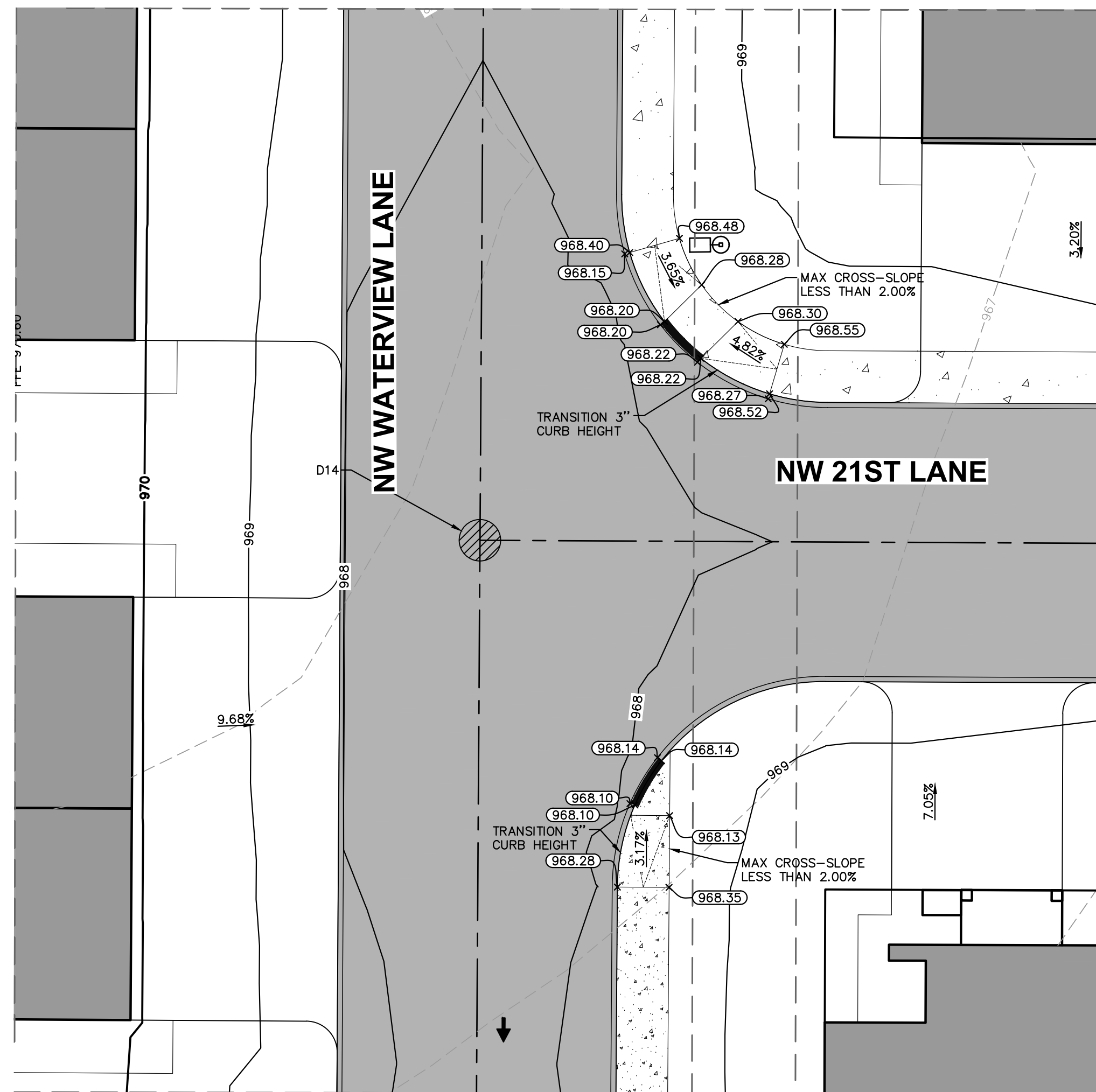
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CHECKED BY: WAW

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1	02/24/23	TK
2	02/01/23	TK/AWD
3	11/22/22	TK/AWD

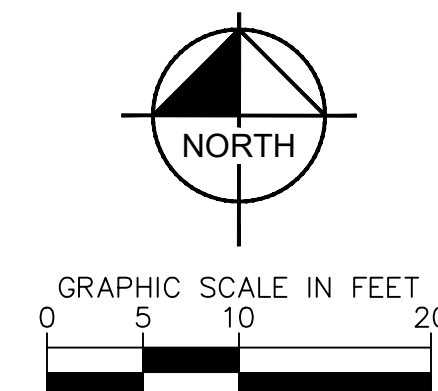
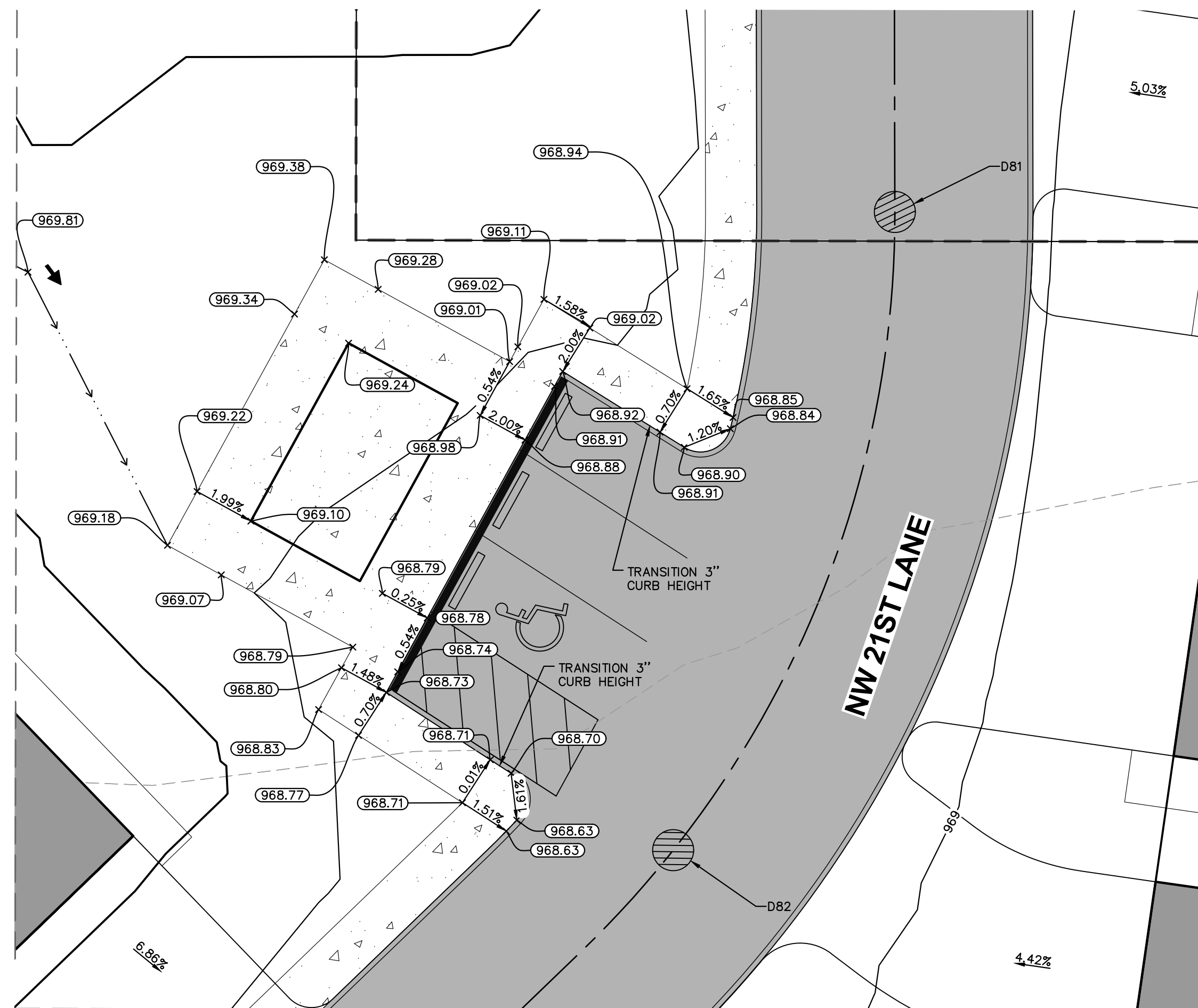
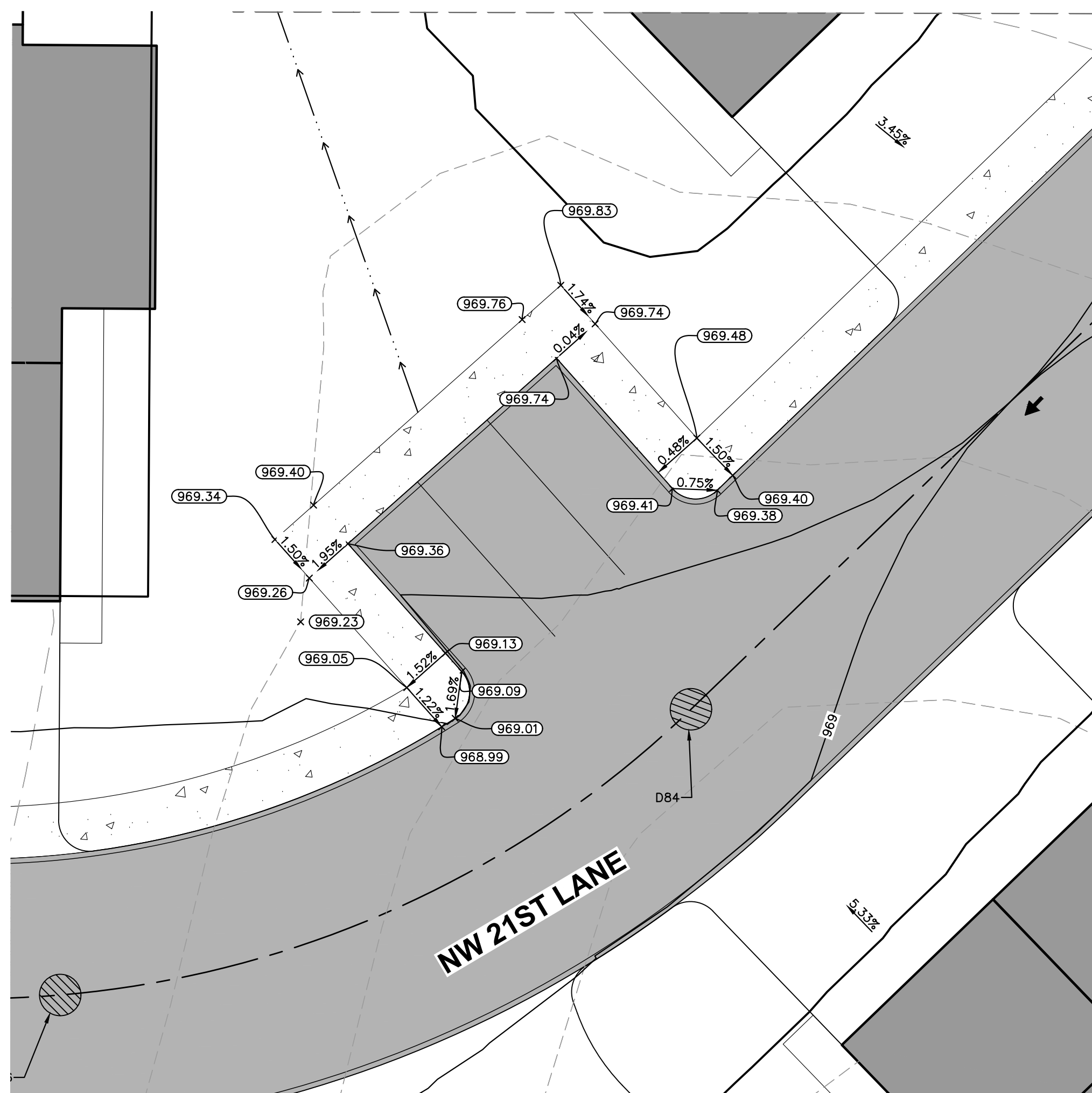
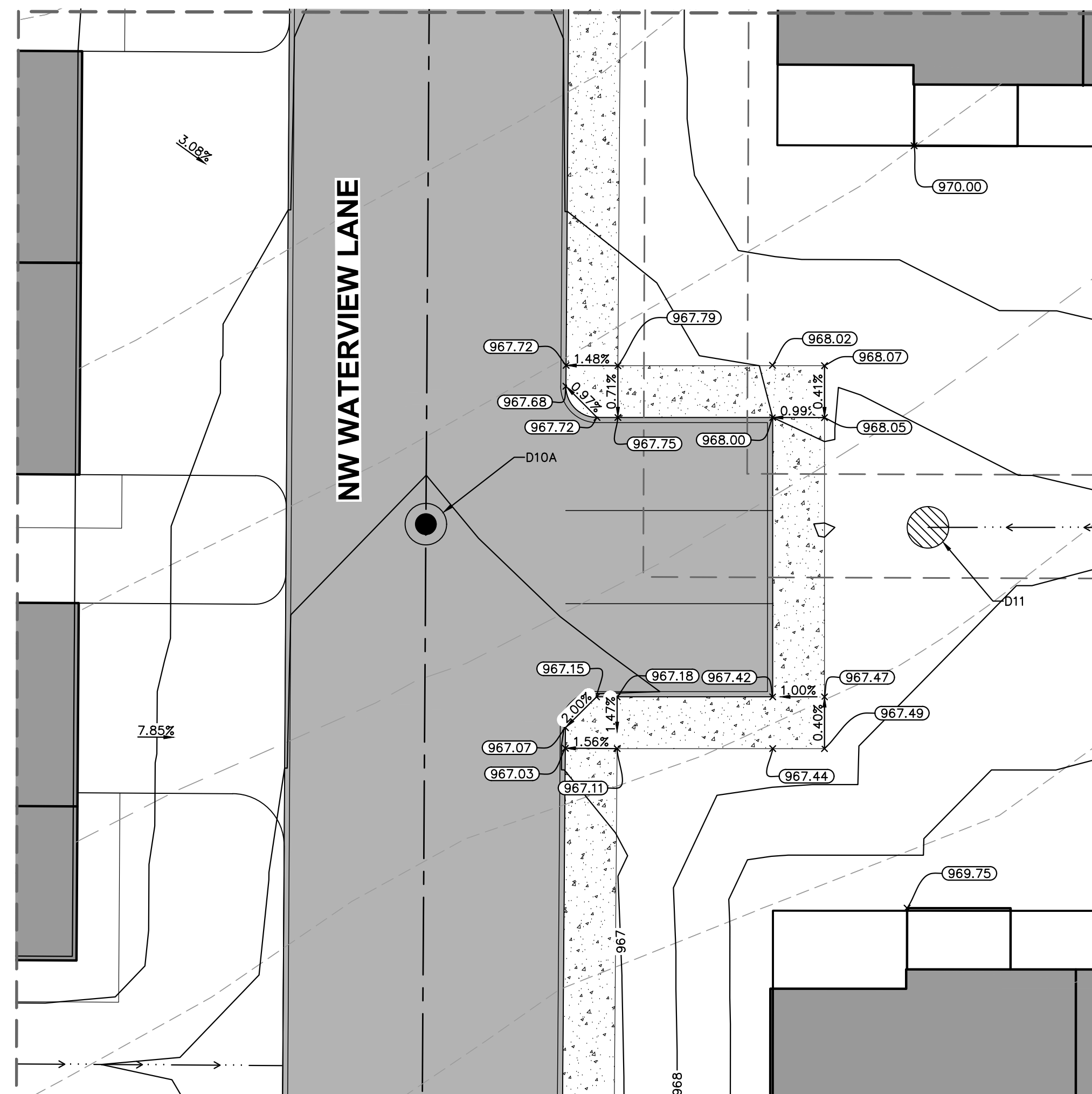
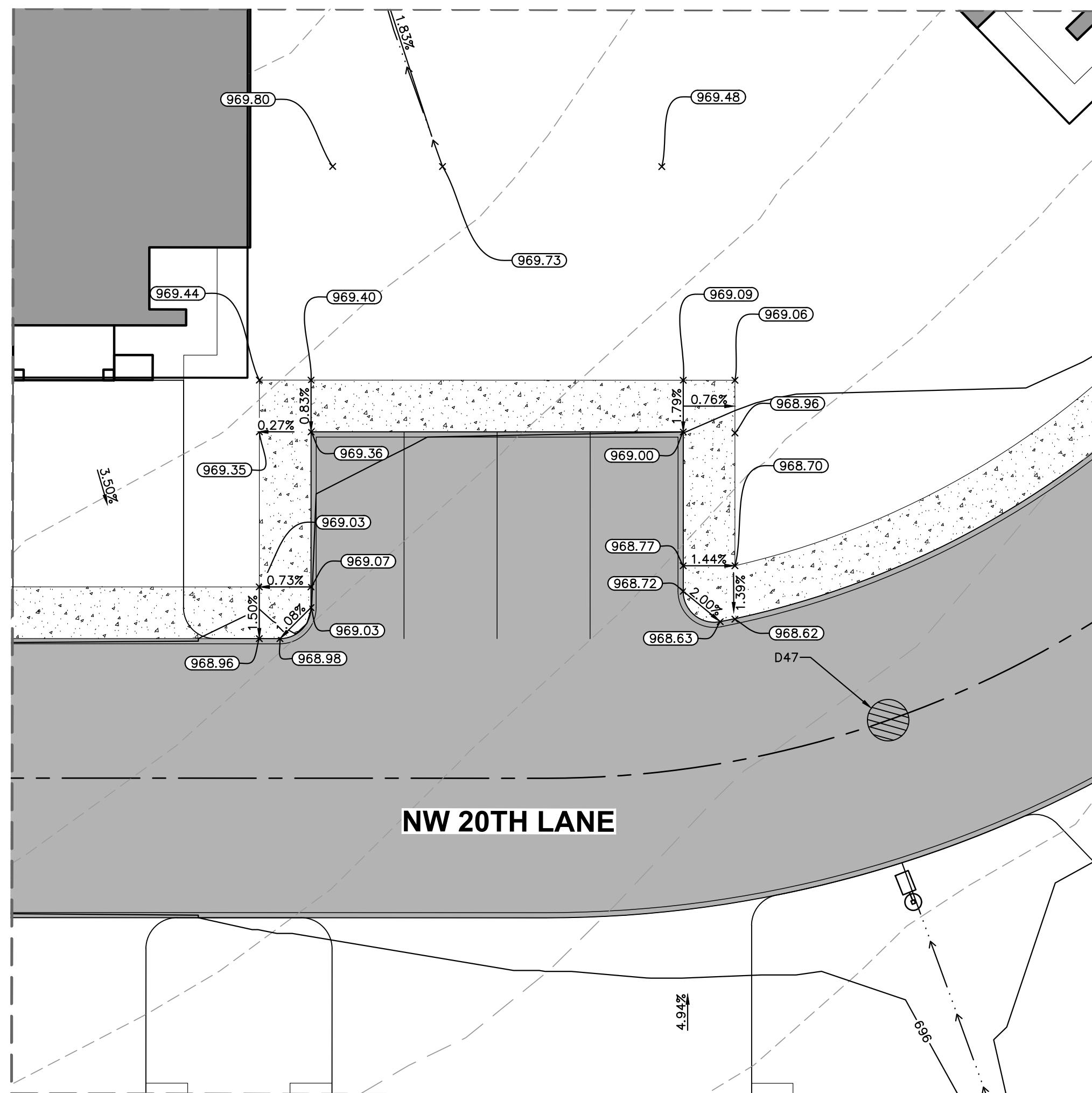
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12/03/2021
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168891003
SHEET NUMBER
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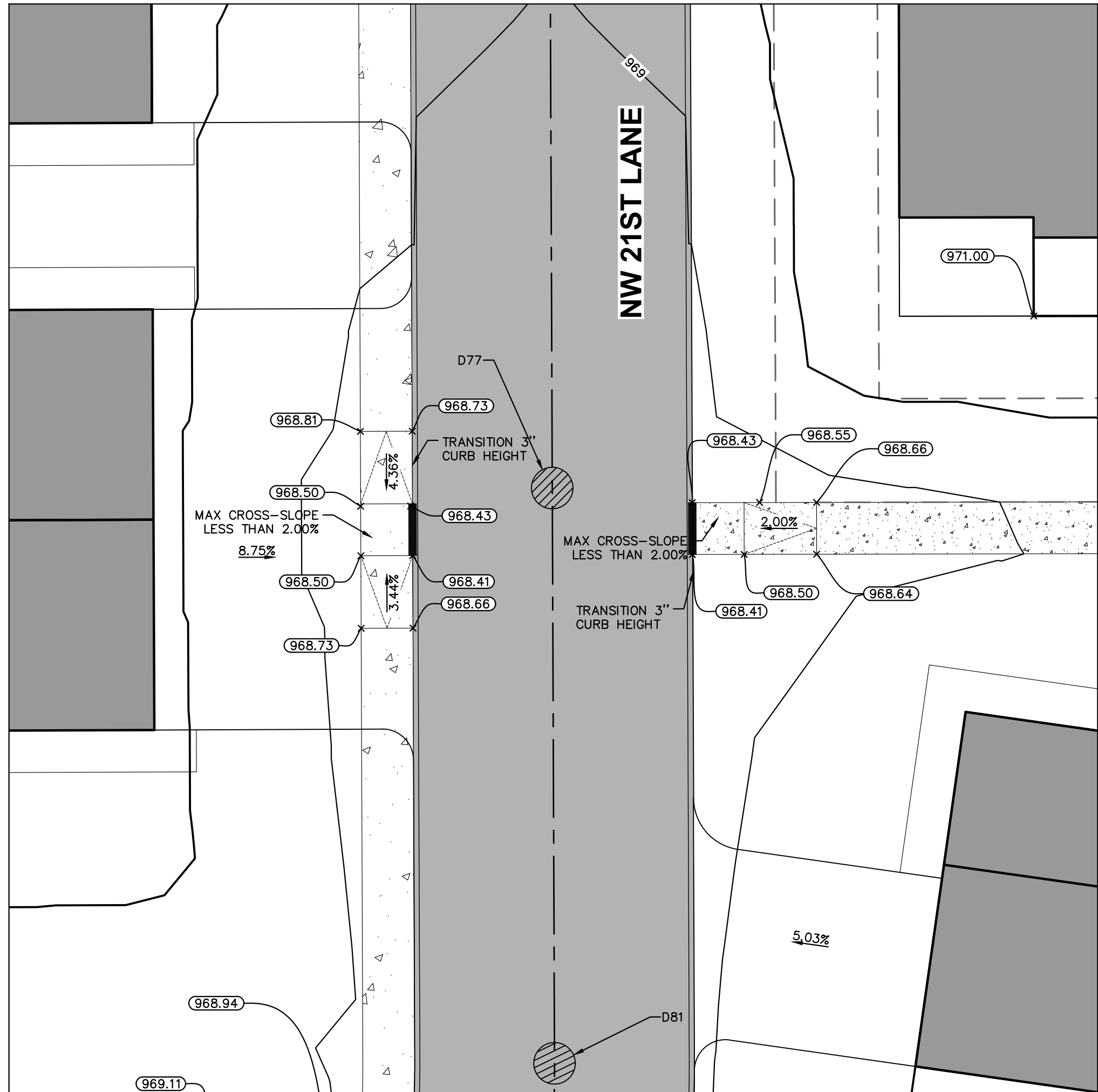


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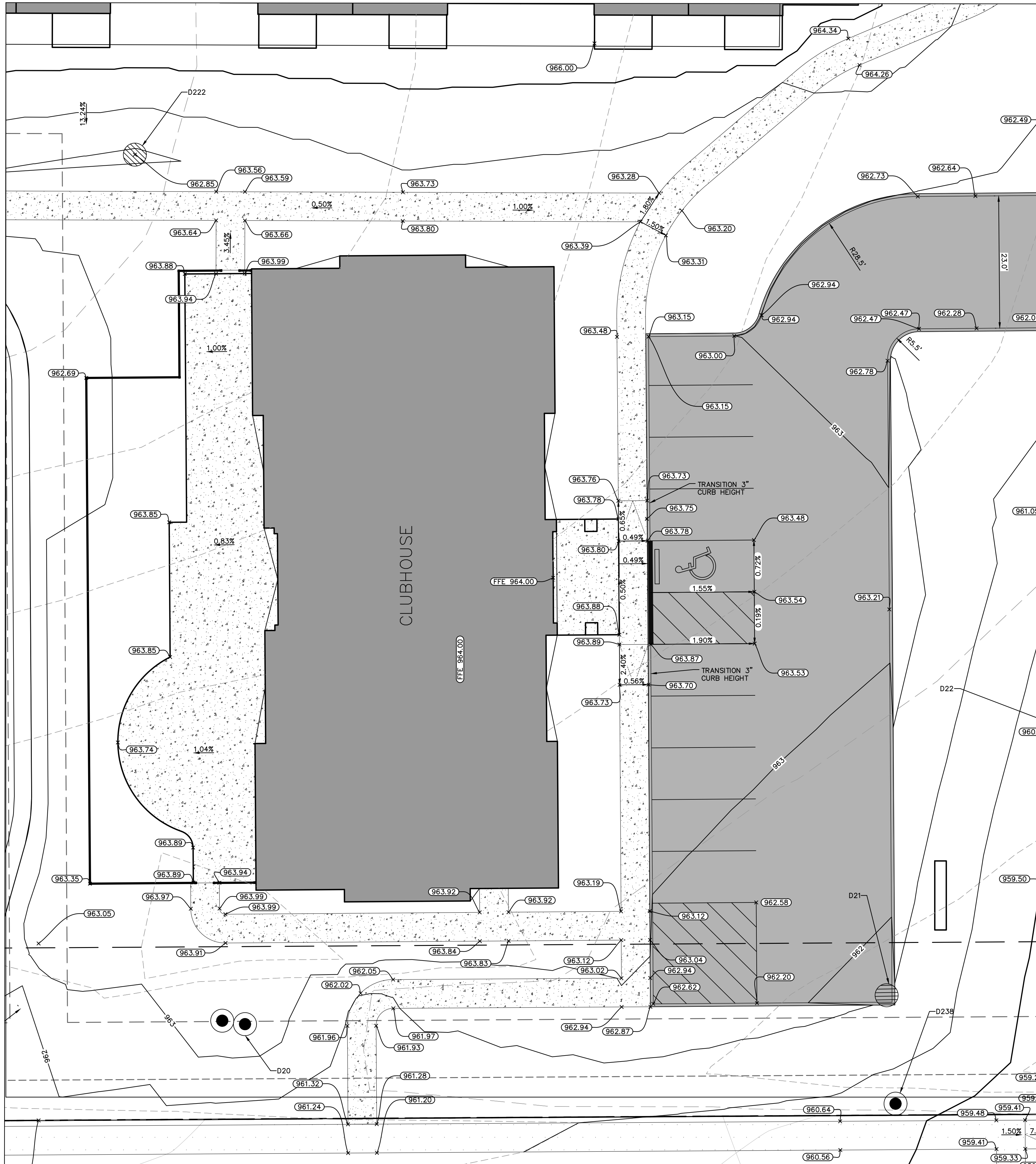


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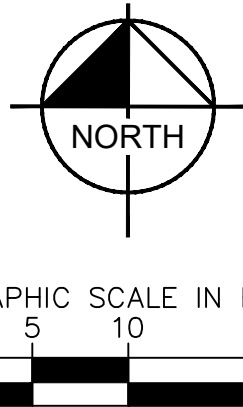
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ADA DETAIL #21
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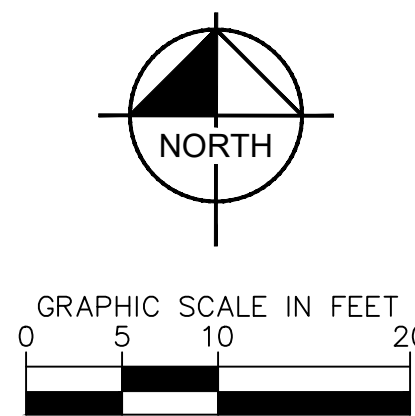
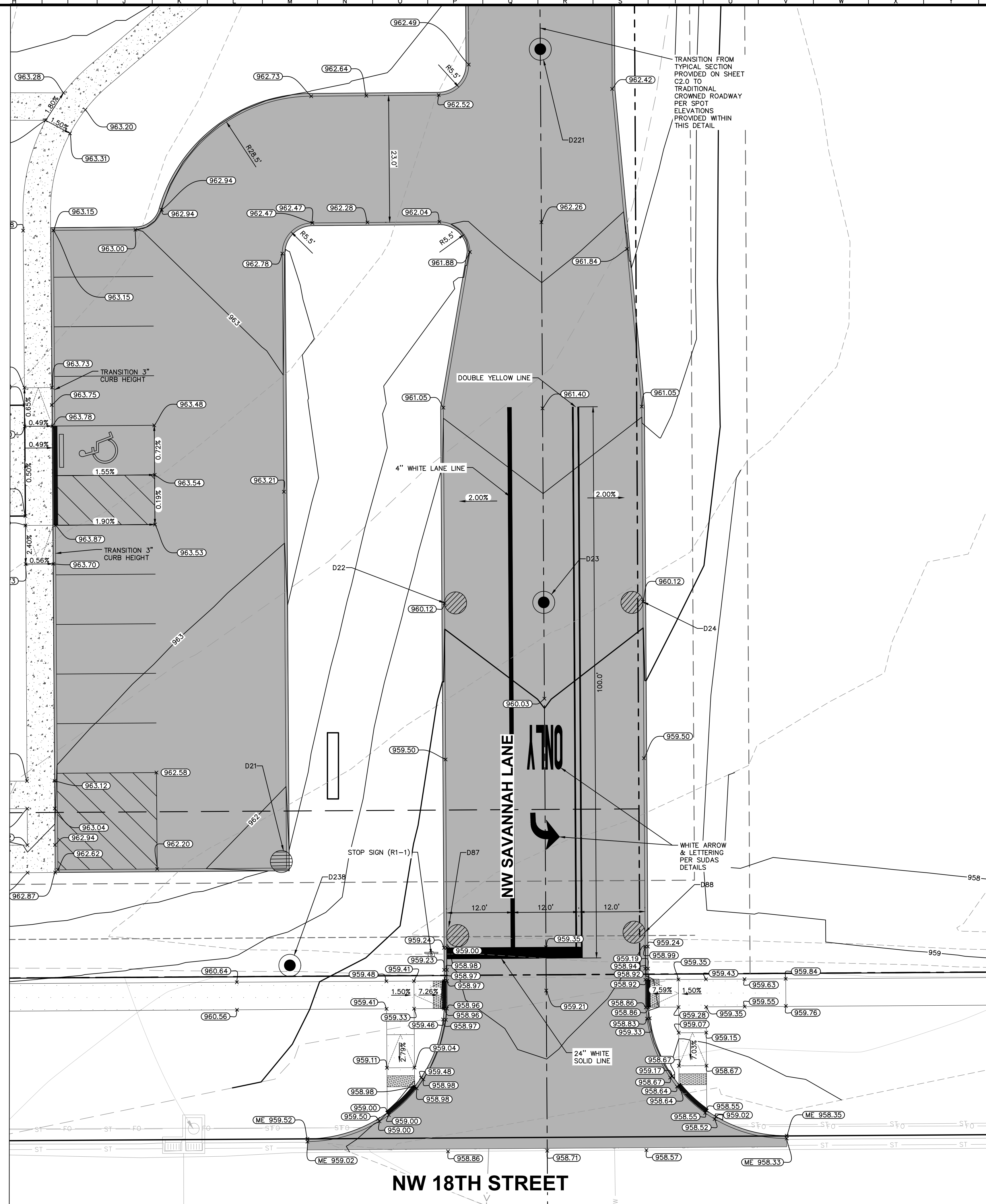


ADA DETAIL #22
SCALE: 1"=10'



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KHA PROJECT NO. 168891003		DRAWN BY: AD/TTK		CITY COMMENTS 11/22/22 TTK/AWD	11/22/22 TTK
SHEET NUMBER C3.11		CHECKED BY: WAW		REVISIONS	DATE
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 User: Ryan Martin
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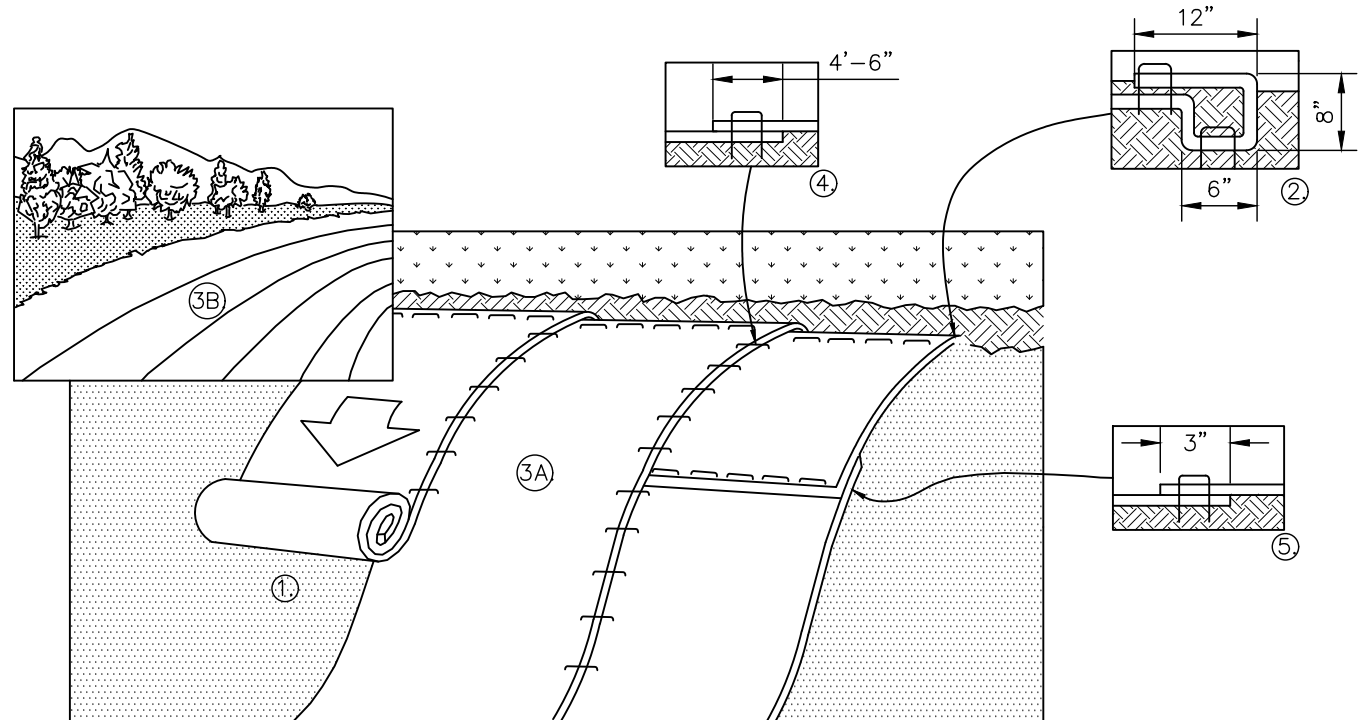
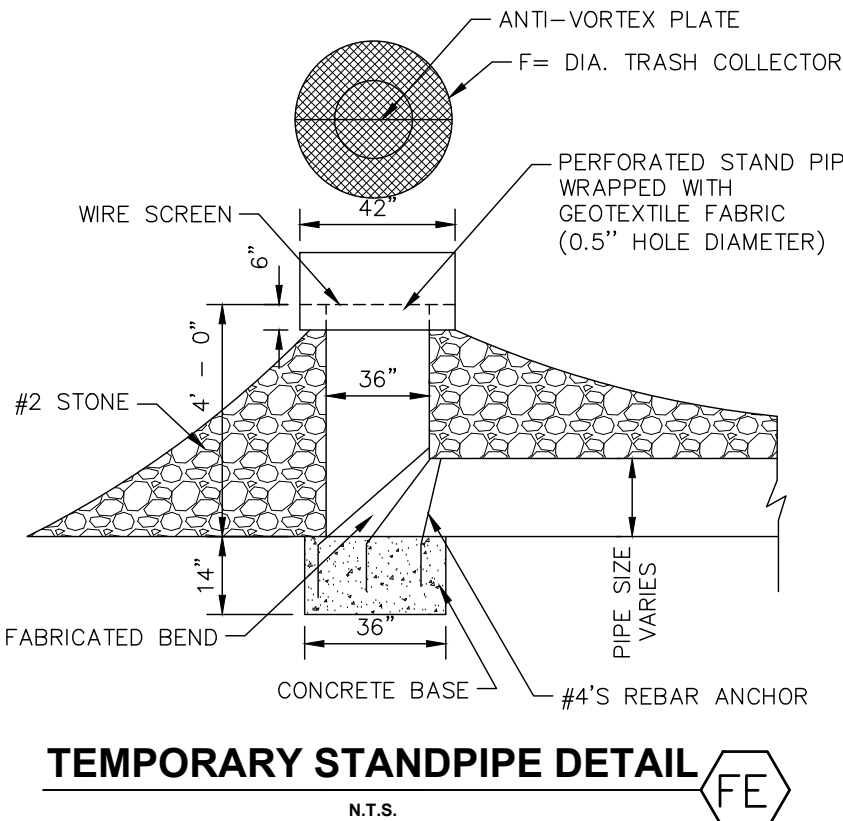
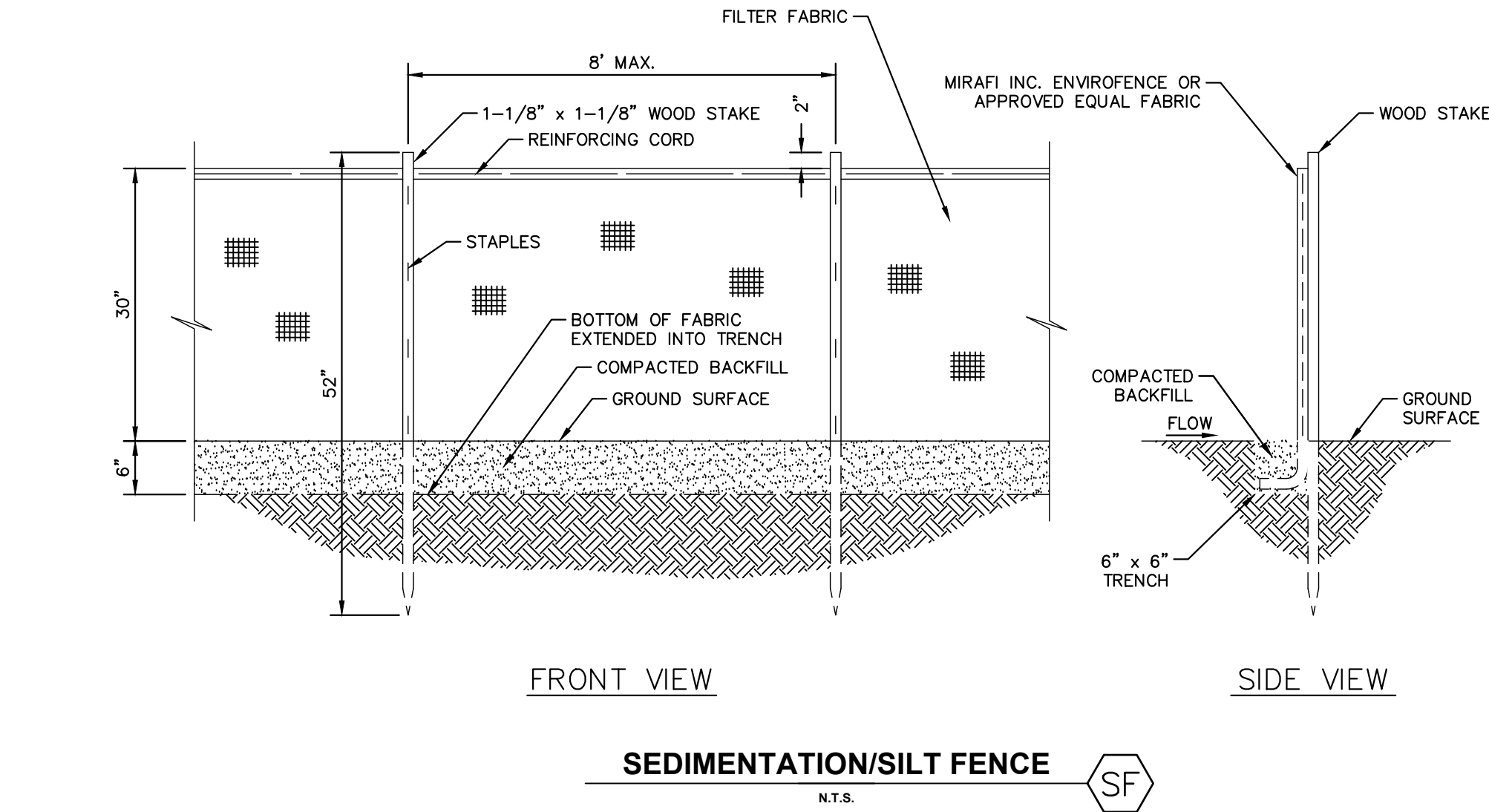
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EROSION CONTROL PLAN

ORIGINAL ISSUE:	12/03/2021
KHA PROJECT NO.	168891003
SHEET NUMBER	

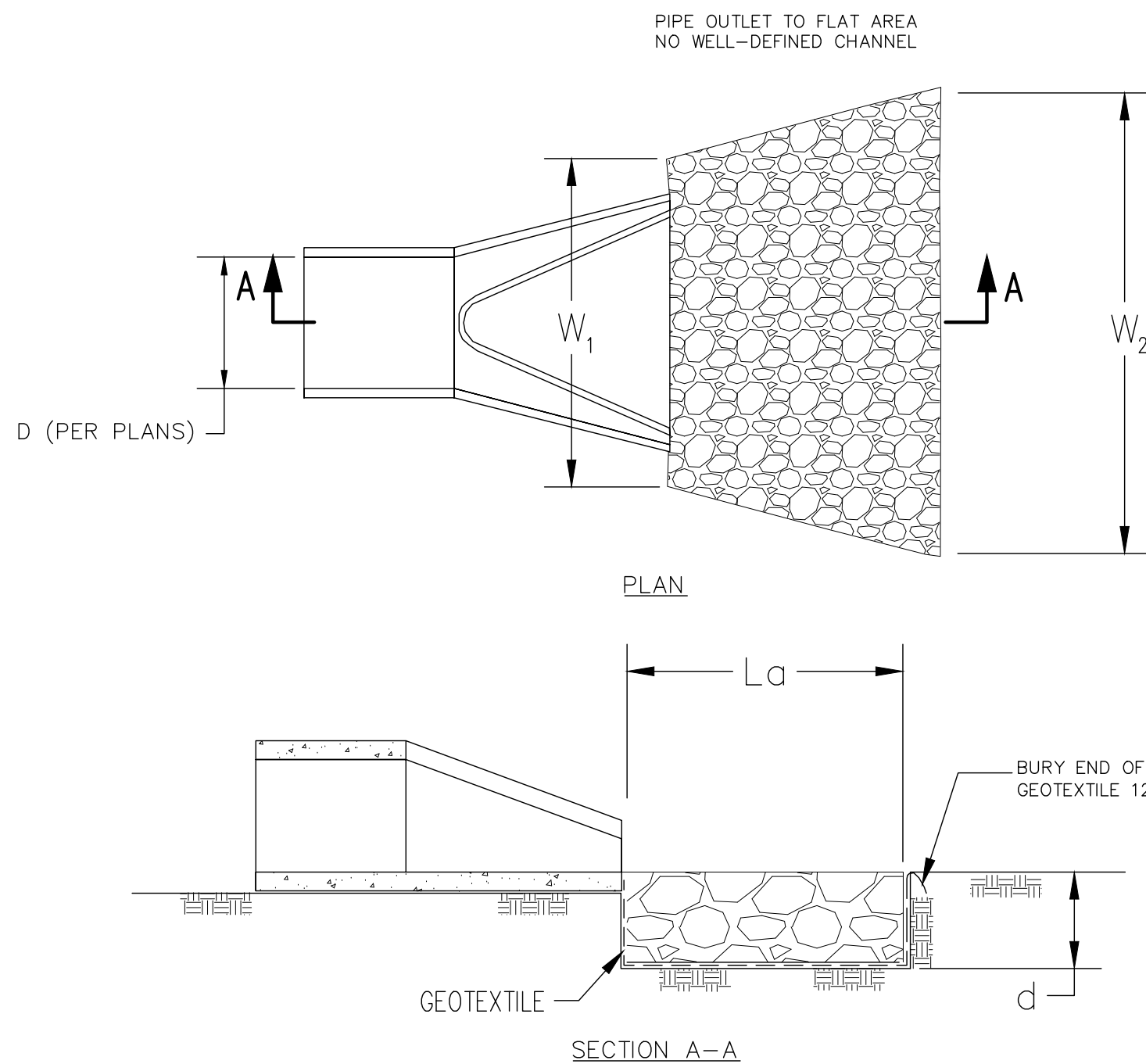
1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE DEMONSTRATION. FOR EXAMPLE, SILT FENCES LOCATED AT THE TOP OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENTATION. FOR EXAMPLE, SILT FENCES LOCATED AT THE TOP OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAIL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL, OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREA OF THE SEDIMENT DELTA OR REPAIR RESULTING IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO REPAIR AND RESTABILIZE THE AREA IMMEDIATELY. REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AGENCIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE DRIVEWAY. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND REPORTING REQUIREMENTS AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS MUST BE REMOVED FROM THE SITE. SESC MEASURES MUST BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN Dewatering DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THE STABILIZATION MEASURE SHALL NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

Drawing name: K:\GIS_LDE\168891003\Stoneleigh-Akeny, IA2 Design\CA0\PlanSheets\Final Engineering\CA-0 - EROSION CONTROL PLAN.dwg Cx.1 Feb 23, 2023 7:56am by Ryan Martin
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- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 - ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 - CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
 - PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
- NOTES:
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 - FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
 - PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.

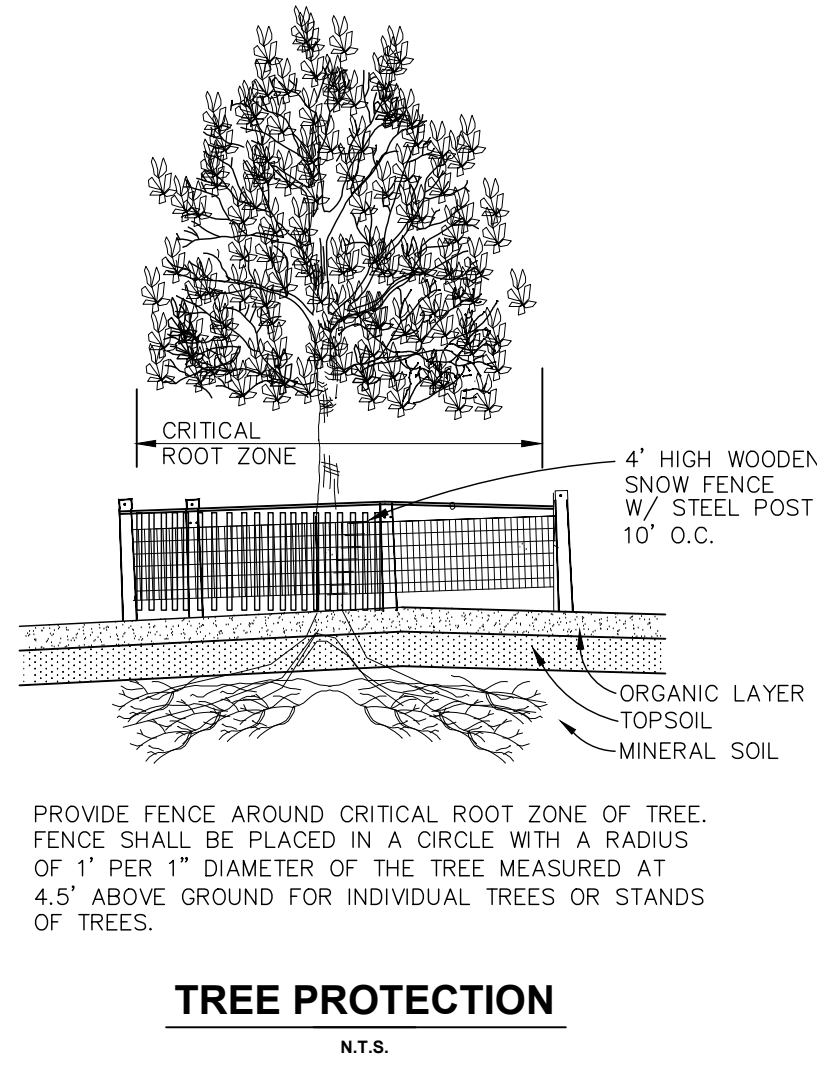
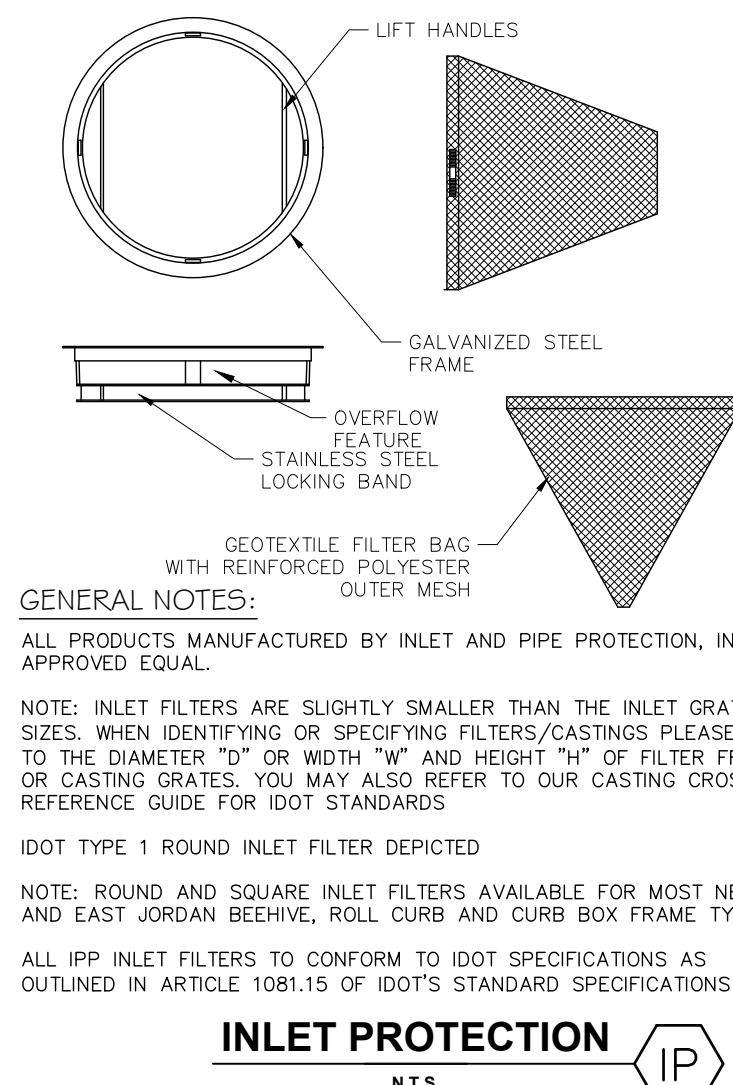


RIP RAP DETAIL OUTLET PROTECTION
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F		**									

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C SPRING OATS 100 LBS/ACRE	* WATERING NEEDED DURING JUNE AND JULY
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	D WHEAT OR CEREAL RYE 150 LBS/ACRE	** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
	E SOD	
	F STRAW MULCH 2 TONS/ACRE	

SEEDING CHART

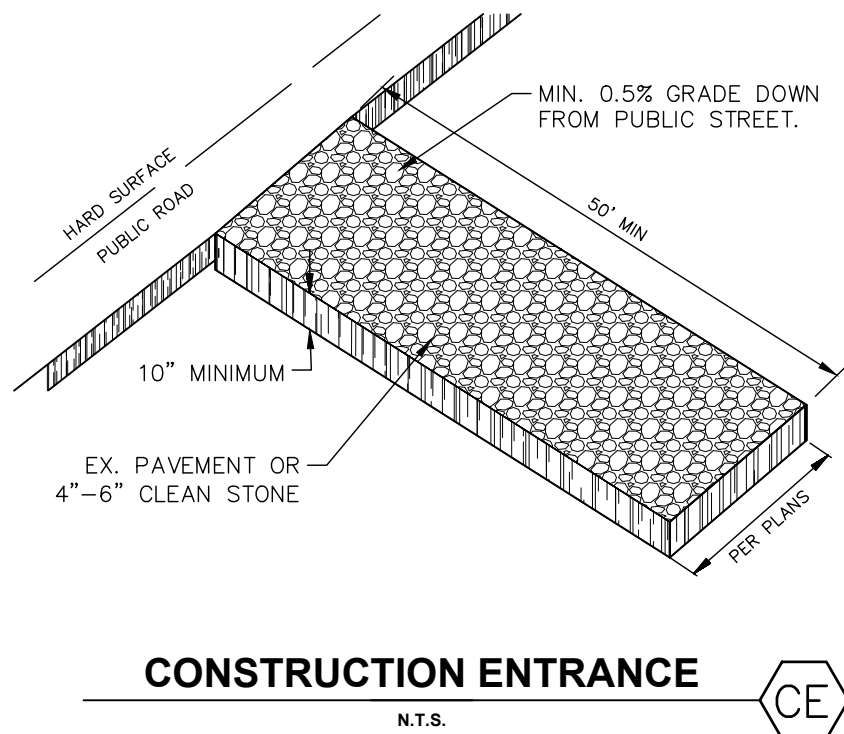


TREE PROTECTION
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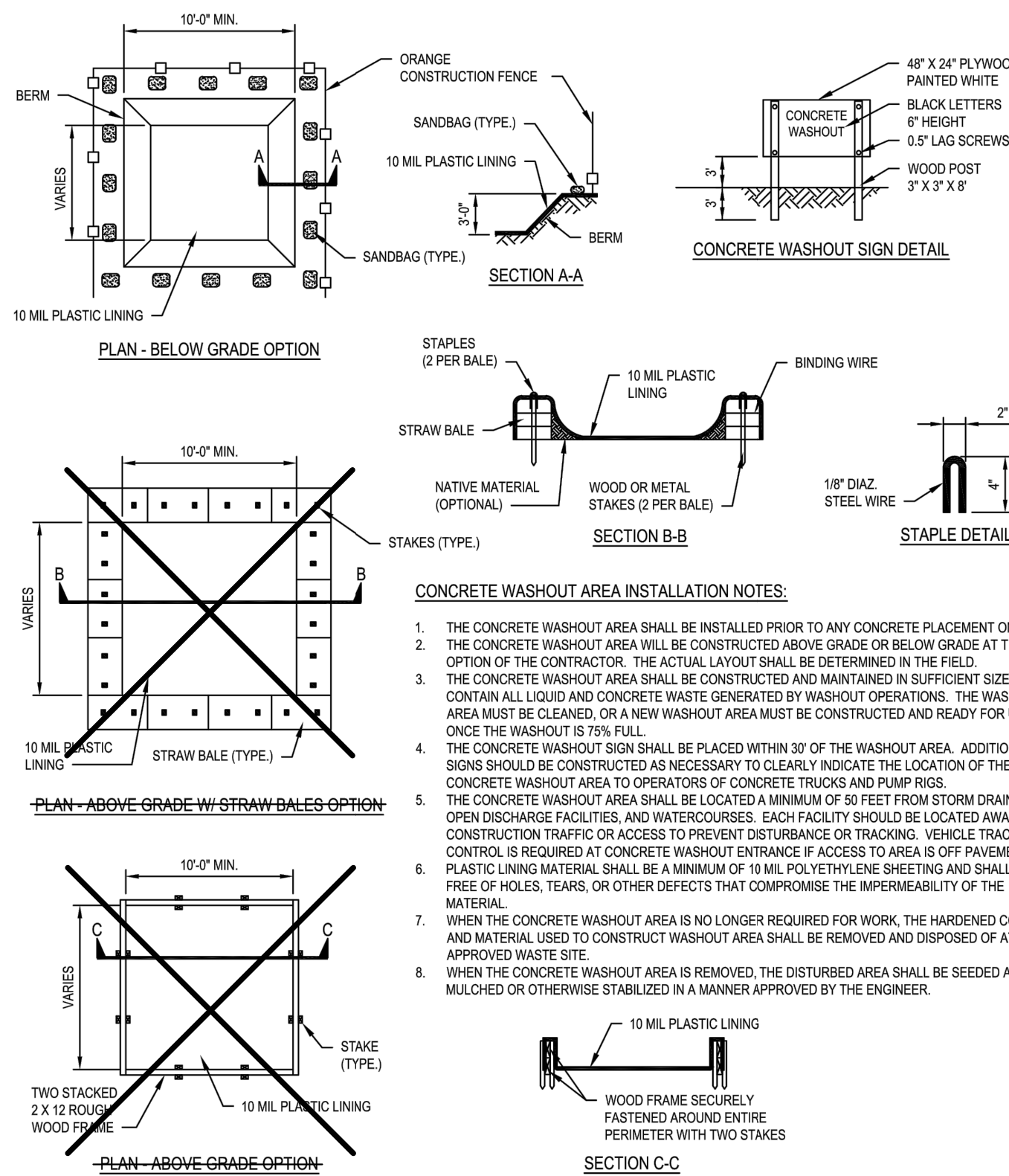
- NOTES:
- THE ROCK RIPRAP SHALL MEET SUDAS (FIGURE 7E-10.03 AND 7E-10.04) REQUIREMENTS FOR GRADATION.
 - GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:

2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.)	6
2.2. TENSILE STRENGTH (LB) ASTM D 4632	180
2.3. ELONGATION AT FAILURE (%) ASTM D 4632	≥ 50
2.4. PUNCTURE (LB) ASTM D 4833	80
2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355	MIN 70
2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751	MAX 40 SIEVE
2.7. PERMITTIVITY SEC-1 ASTM D 4491	MIN 0.70
 - ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.
 - APRON WIDTH W1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W2 SHALL BE EQUAL TO L1 PLUS THE PIPE DIAMETER.
 - APRON LENGTH L1 AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO SUDAS 7E-10 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE.

INLET PIPE SIZE d (IN)	LENGTH OF APRON L1 (FT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	3.00	13.00	15
15	12	3.75	13.25	15
18	16	4.50	17.50	20
21	16	5.25	17.75	20
24	20	6.00	22.00	20
27	20	6.75	22.50	20
30	22	7.50	24.50	20
36	24	9.00	27.00	28
42	24	10.50	27.50	30
48	28	12.00	32.00	32



CONSTRUCTION ENTRANCE
N.T.S.



CONCRETE WASHOUT AREA

SAVANNAH AT ANKENY

EROSION CONTROL PLAN

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
DES MOINES, IOWA 50319
PHONE: 515-281-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: AD

DRAWN BY: AD/TK

CHECKED BY: WAW

10/24/23

02/01/23

11/22/22

DATE

TK

TK/AMD

TK/AMD

BY

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

REVISIONS

12/03/2021

PROJECT NO. 168891003

SHEET NUMBER

C4.1



	EX. WATER LINE
	EX. TRAFFIC MANHOLE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	UTILITY POLE
	EX. OVERHEAD TRANSMISSION LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. TELEPHONE MANHOLE
	PROPOSED OPEN LID SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE

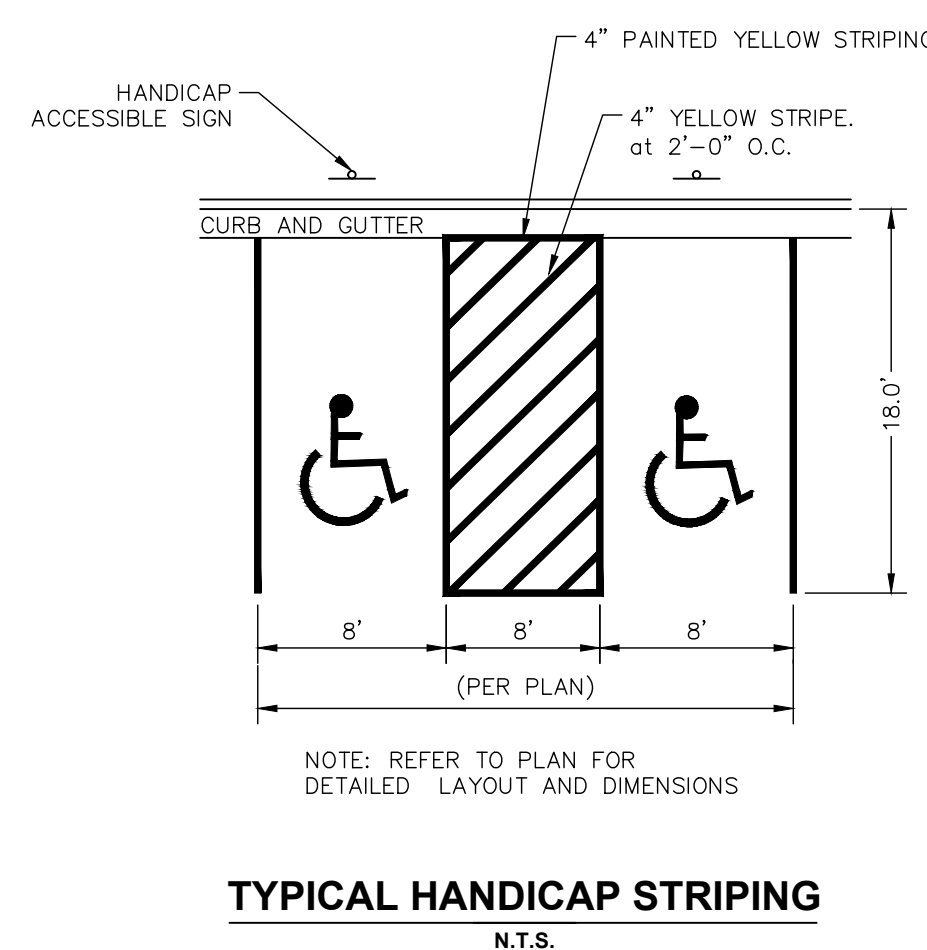
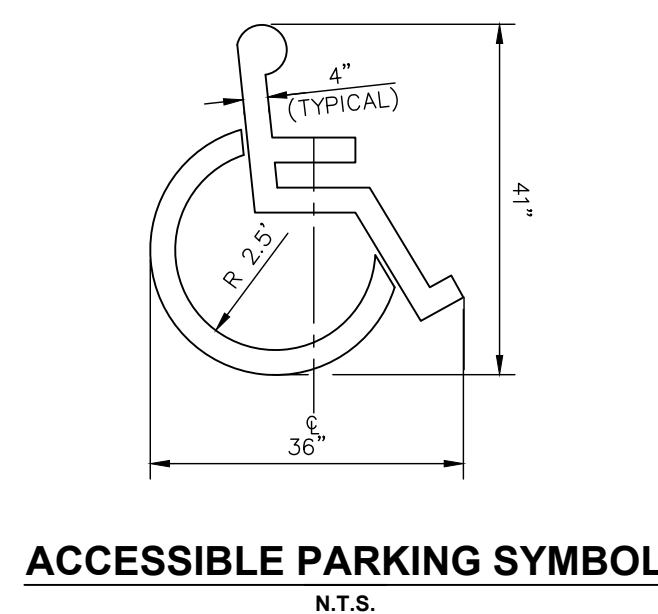
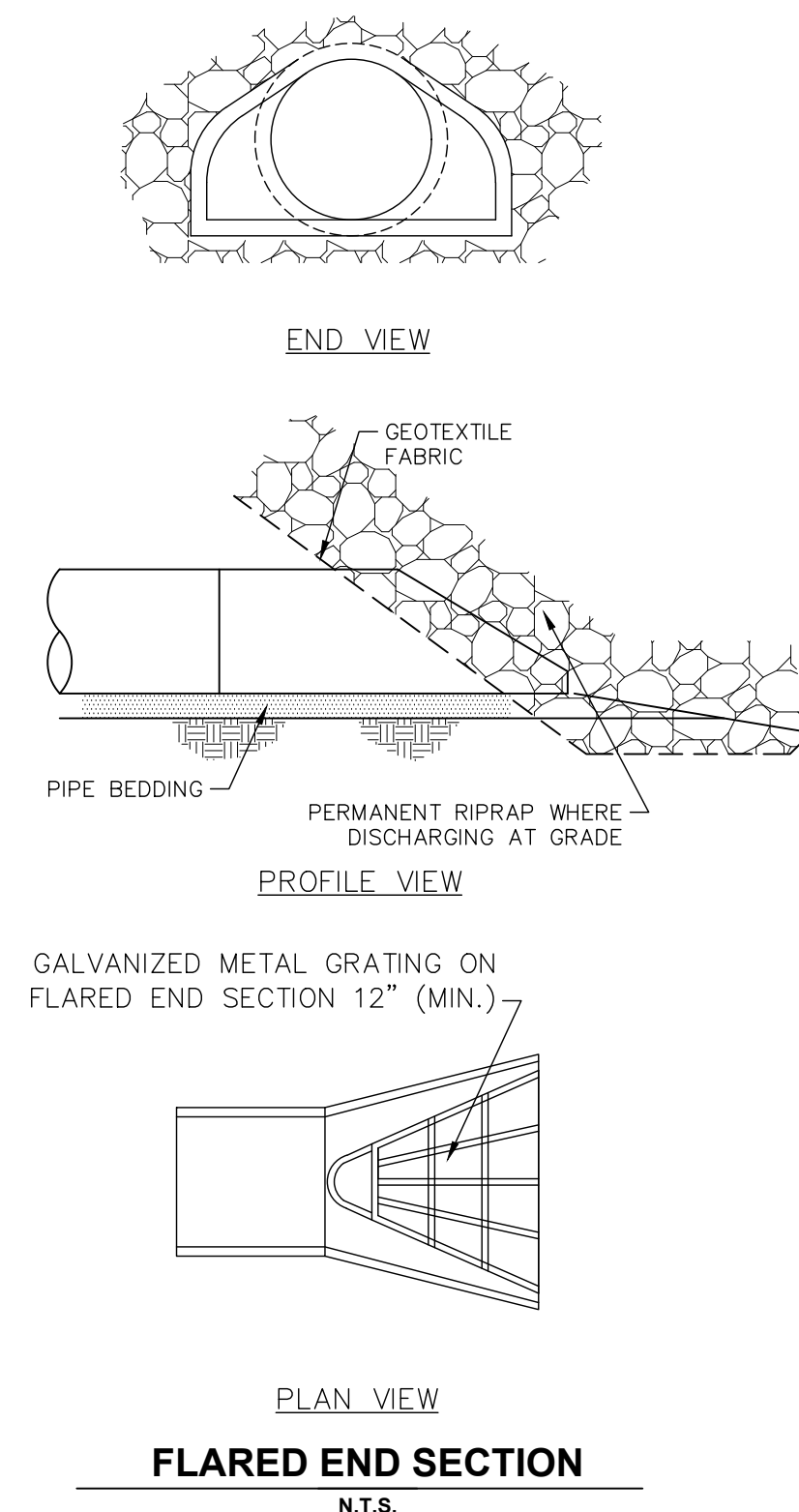
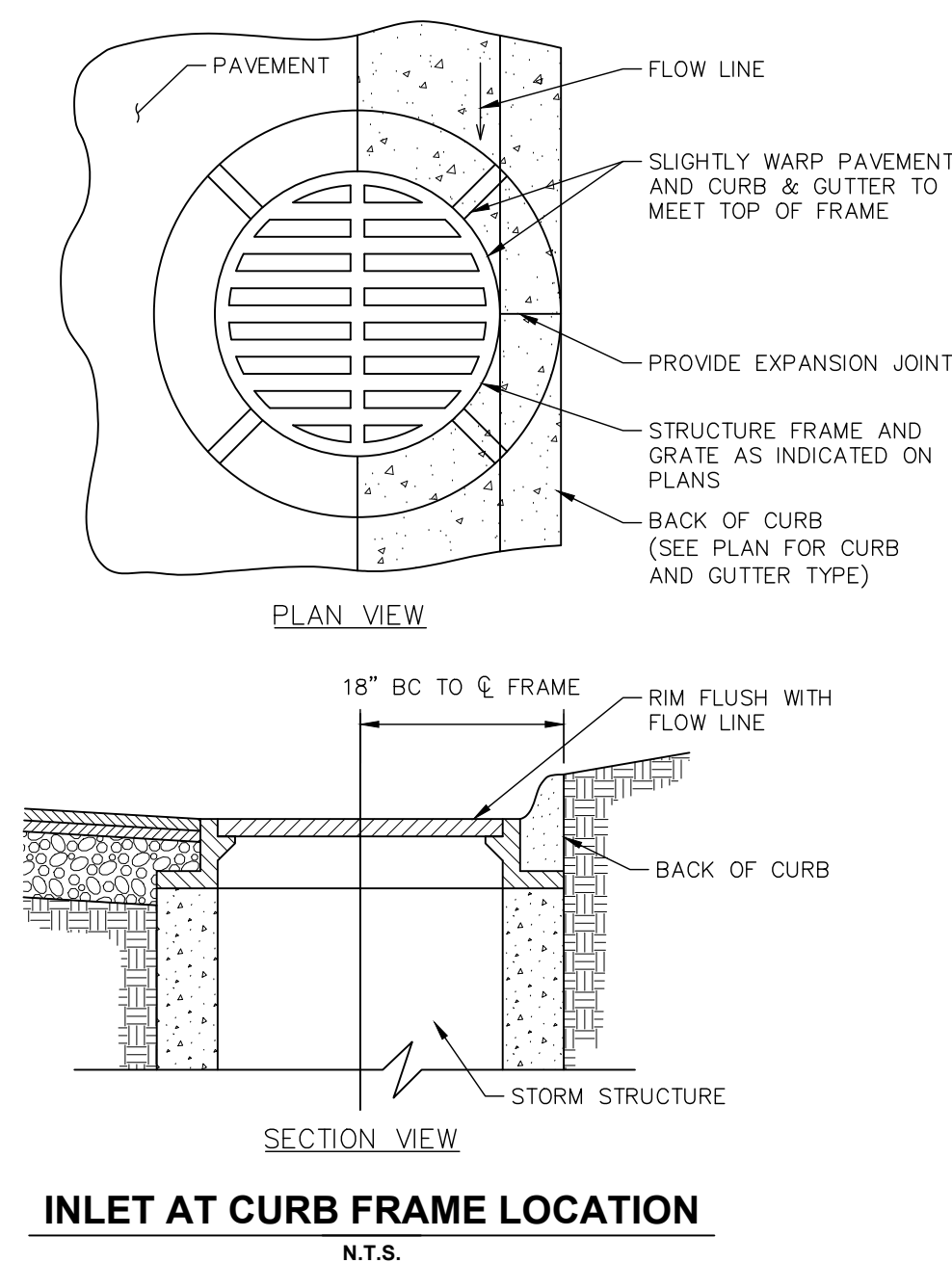
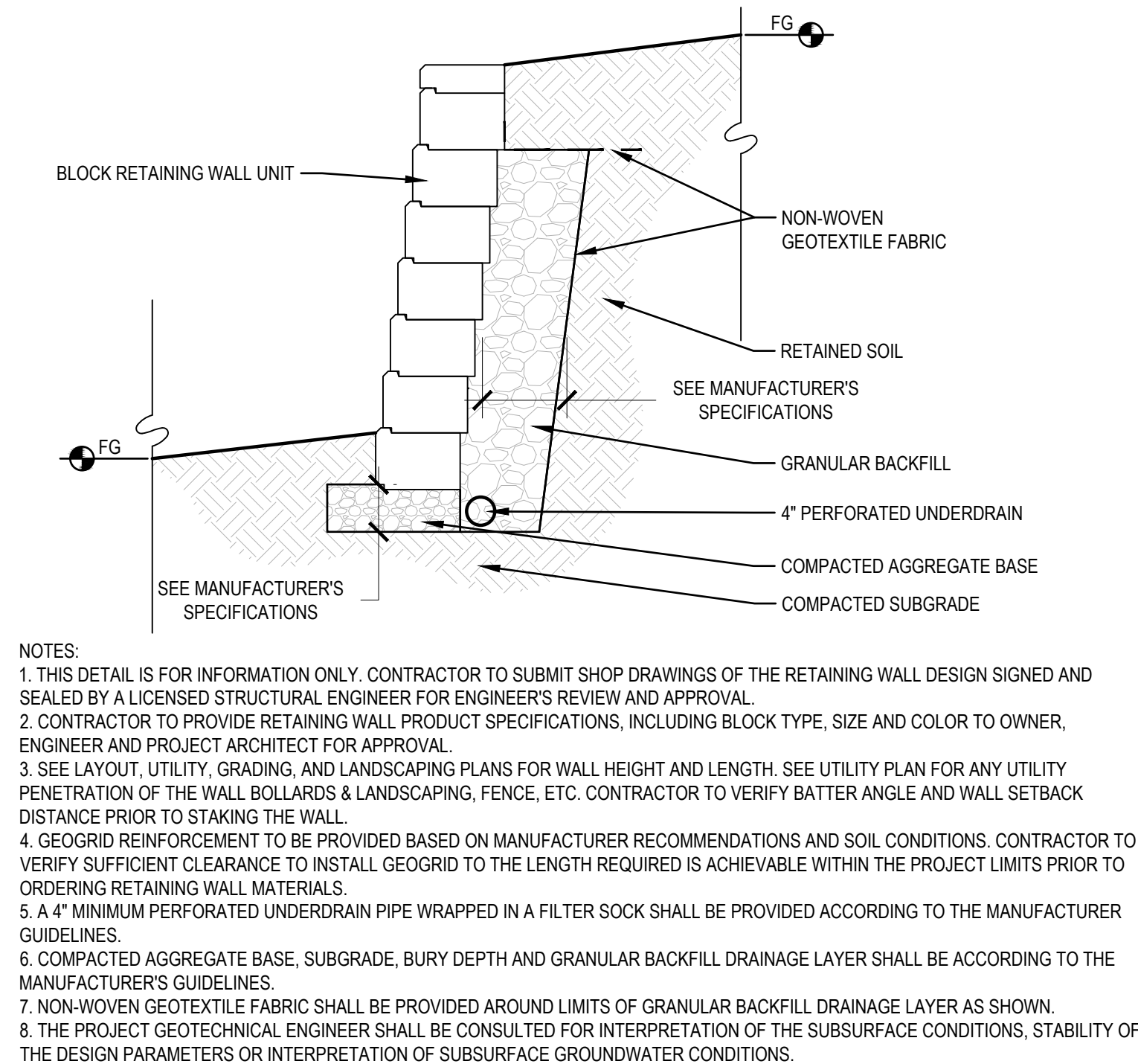
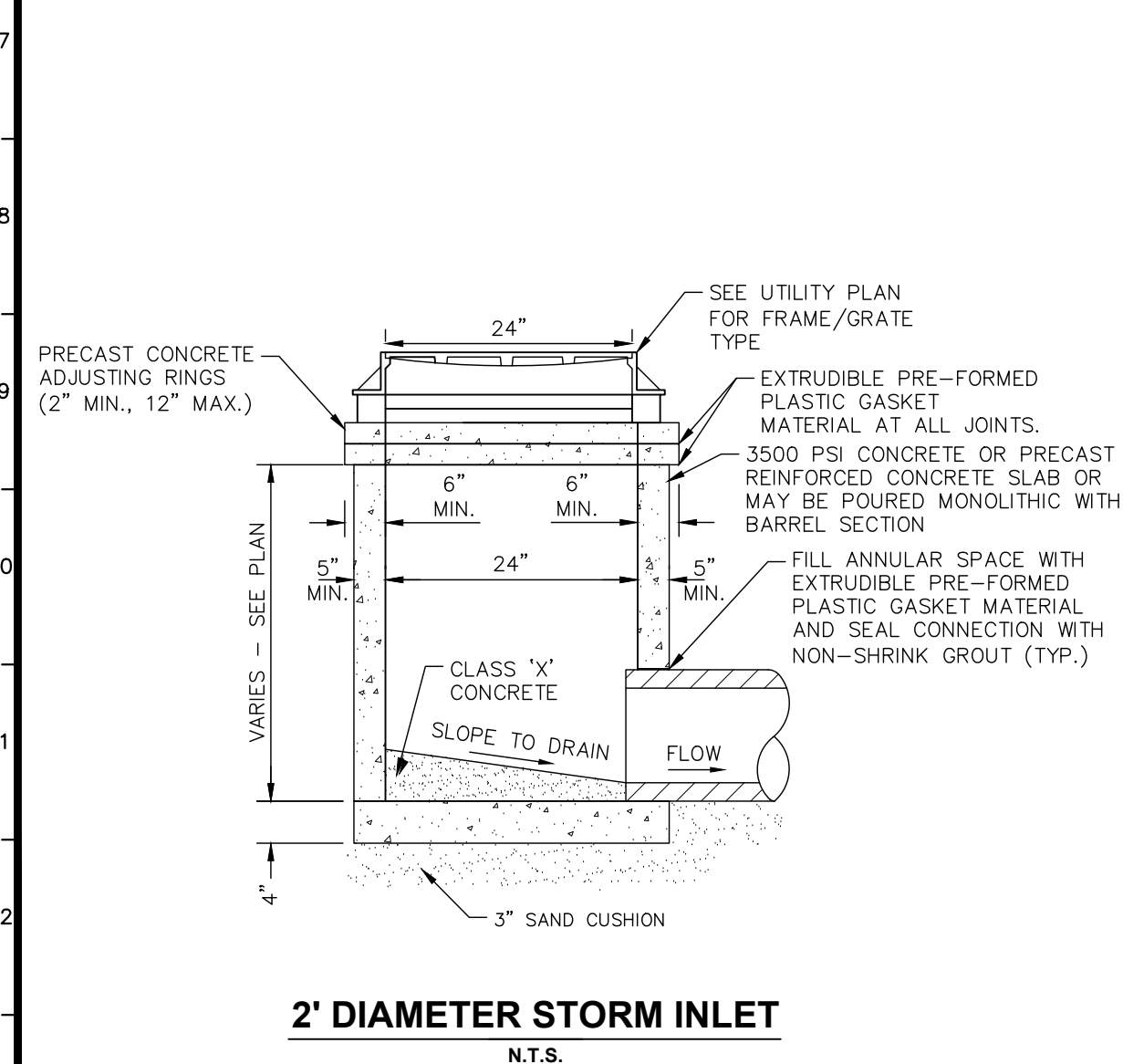
3. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
4. ALL SANITARY SEWER LINES SHALL BE PVC MGMT. ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASTING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
5. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
6. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
7. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
8. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
9. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION OF ANY CONNECTION. CONTRACTOR SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
10. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING. CONTRACTOR SHALL USE ALL AVAILABLE SAFETY SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
11. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
12. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
13. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
14. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
15. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
16. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.



SEPARATION BETWEEN PUBLIC AND
PRIVATE CONSTRUCTION FOR
SANITARY SEWER ENDS 3'-10"
BEYOND EASEMENT LIMITS

ORIGINAL ISSUE: 12/03/2021
KHA PROJECT NO. 168891003
SHEET NUMBER

C5.0

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SCALE: AS NOTED
DESIGNED BY: AD
DRAWN BY: AD/TTK
CHECKED BY: WAW

STONELEIGH
COMPANIES



CONSTRUCTION DETAILS

**SAVANNAH AT
ANKENY**
NW CORNER OF
NW WEIGEL ST AND NW 18TH ST
ANKENY, IA 50023

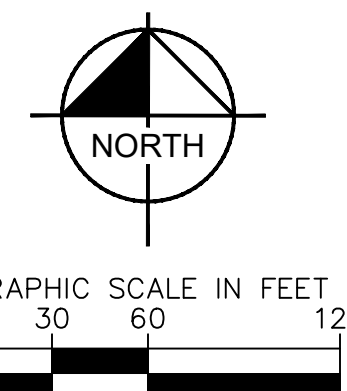
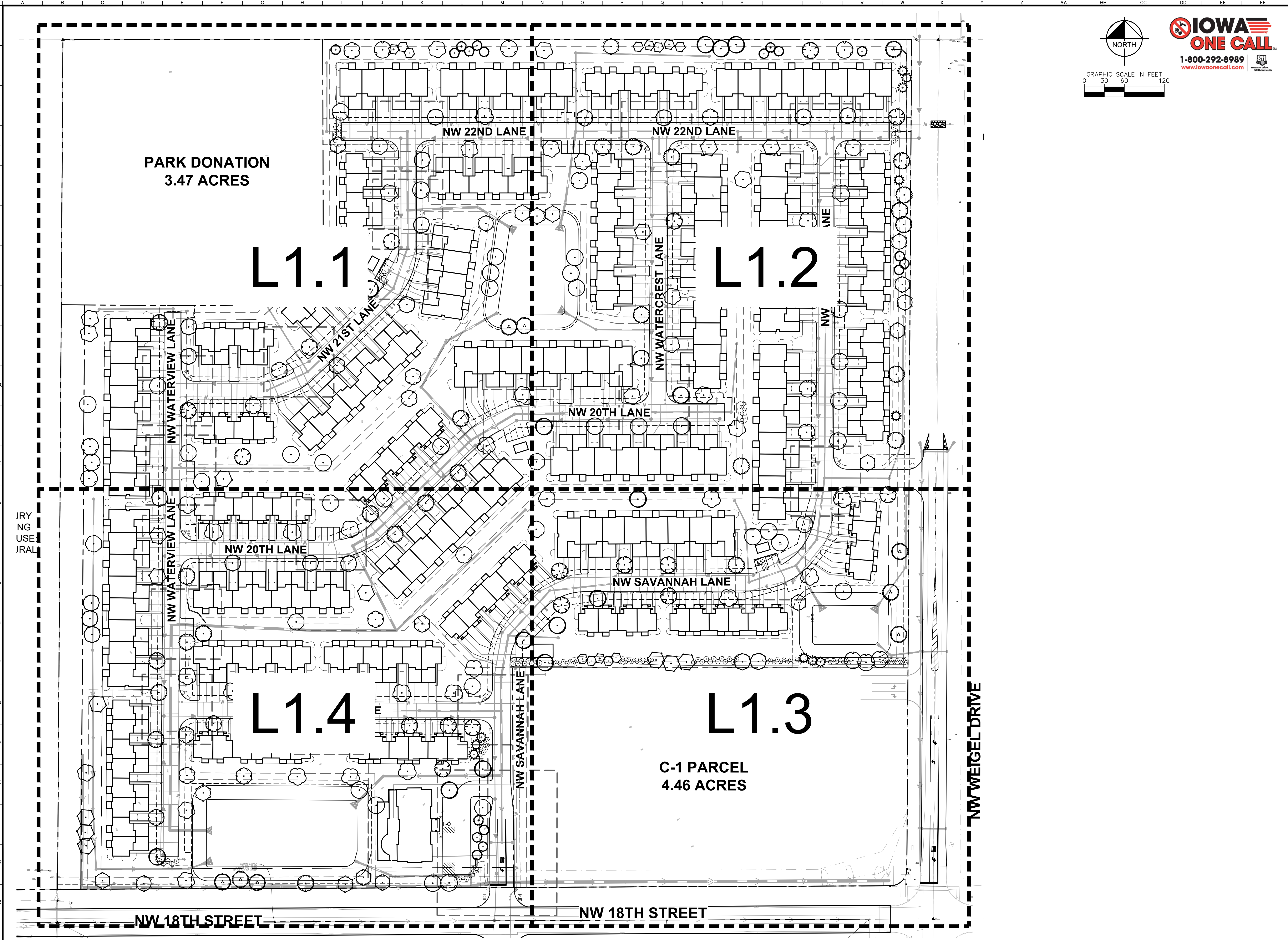
ORIGINAL ISSUE:
12/03/2021

KHA PROJECT NO.
168891003

SHEET NUMBER

C6.0

Drawing name: K:\GIS\LDE\168891003_Stoneleigh-Ankeny, IA\2 Design\CAO\PlanSheets\Final Engineering\L1.0 LANDSCAPE PLAN.dwg L1.0 OVERALL LANDSCAPE PLAN Feb 23, 2023 7:56am by Ryan Martin
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SAVANNAH AT ANKENY NW CORNER OF NW WEIGEL ST AND NW 18TH ST ANKENY, IA 50023		OVERALL LANDSCAPE PLAN		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WATFIELD ROAD, SUITE 600 DES MOINES, IOWA 50319 PHONE: 515-281-5550 WWW.KIMLEY-HORN.COM		DATE	BY
ORIGINAL ISSUE: 12/03/2021		CITY COMMENTS		02/24/23		TTK	
KHA PROJECT NO. 168891003		CITY COMMENTS		02/01/23		TTK/AWD	
SHEET NUMBER		REVISIONS		11/22/22		TTK/AWD	
L1.0		No.		No.		No.	

PARK DONATION

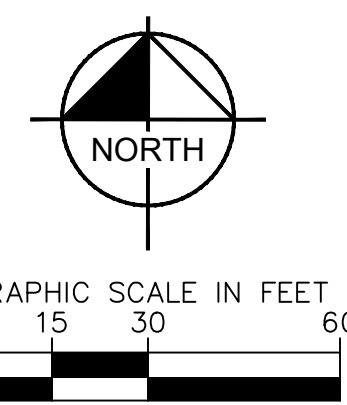
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NW 22ND LANE

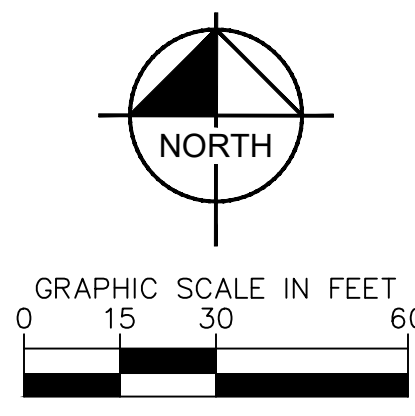
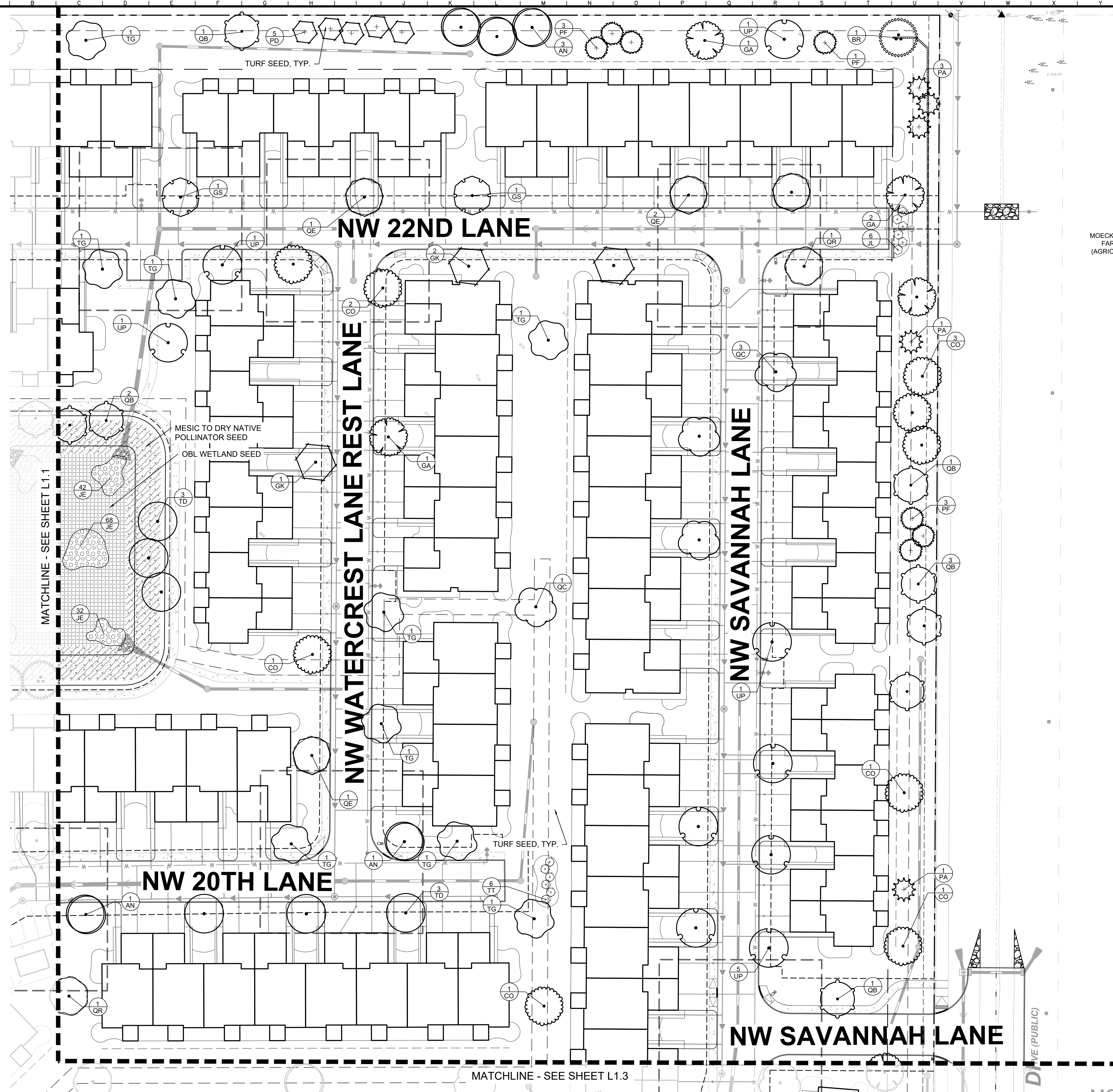
NW WATERVIEW LANE

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.2



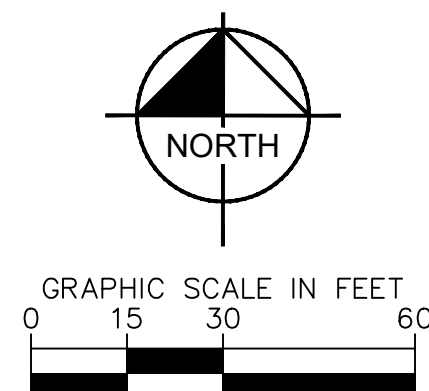
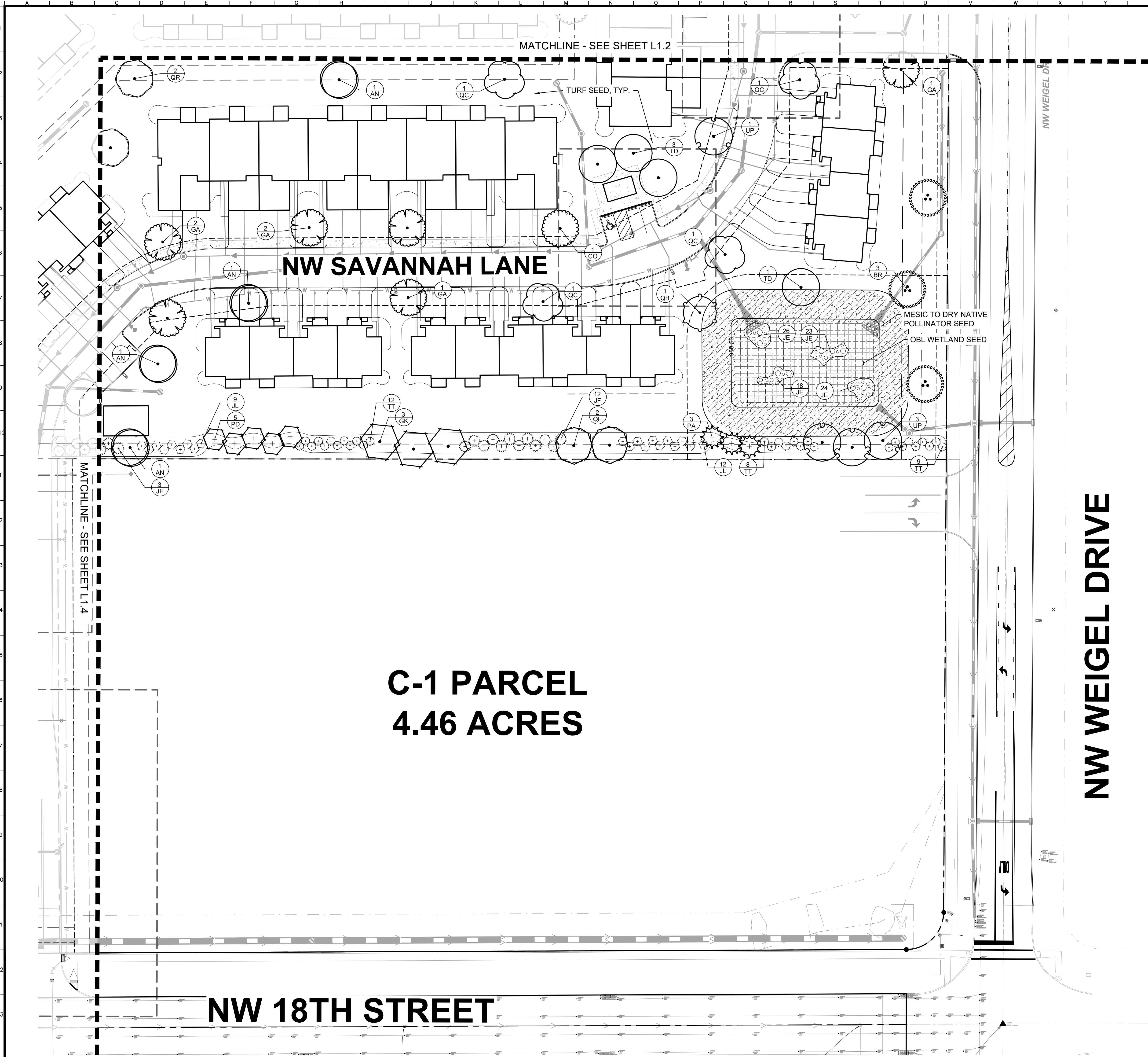
SAVANNAH AT ANKENY		 DETAILED LANDSCAPE PLAN		 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1000 WEST 10TH AVENUE SUITE 600 WARRENVILLE, IL 60555 TEL: 630.375.4600 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: AD DRAWN BY: AD/TTK CHECKED BY: WAW		CITY COMMENTS CITY COMMENTS CITY COMMENTS		DATE BY	
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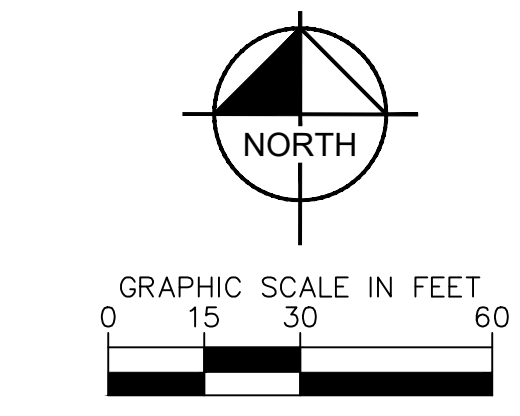
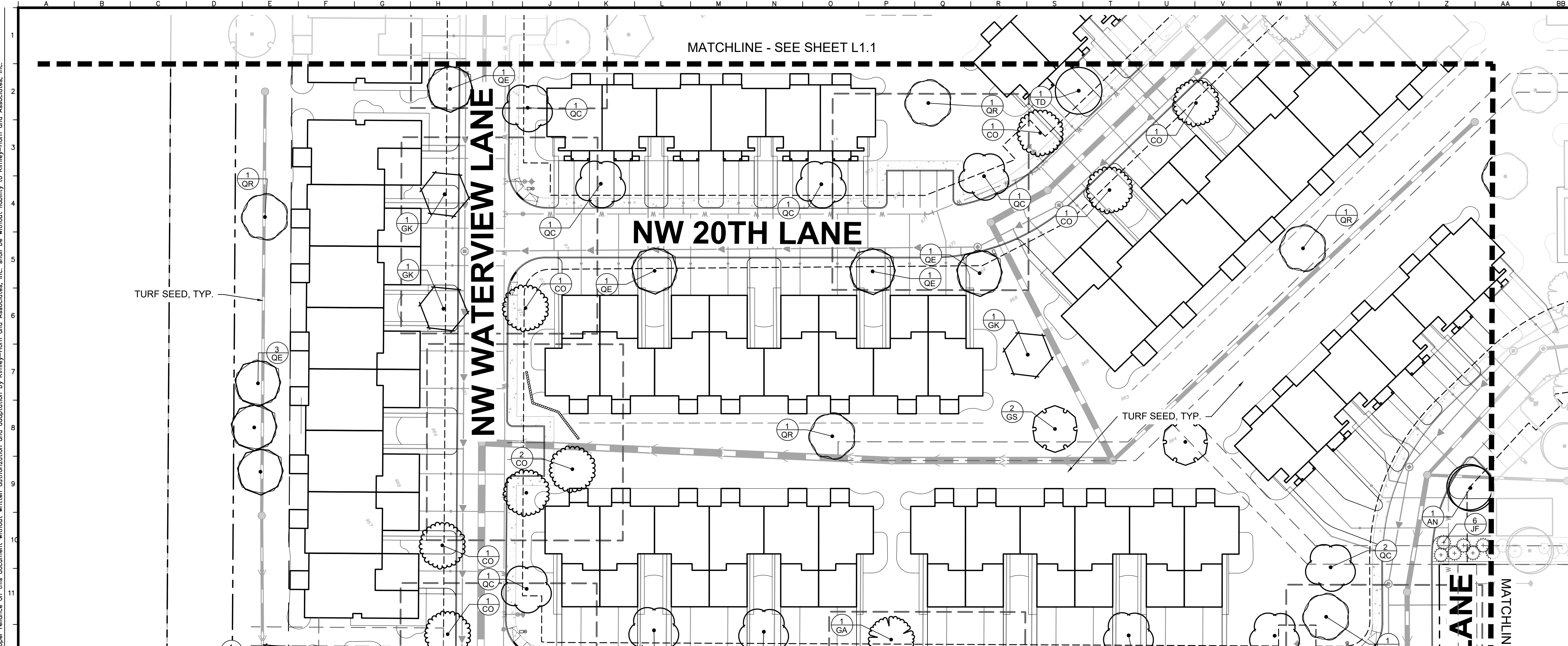

Know what's below.
Call before you dig.

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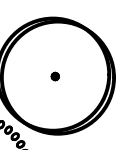
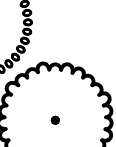
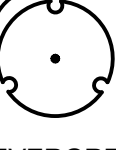
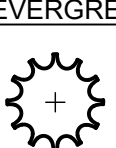
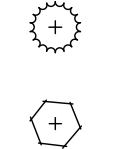
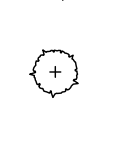
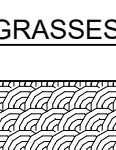
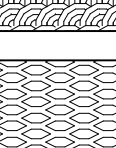
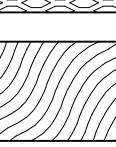
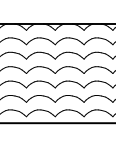
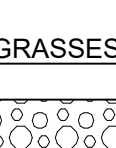
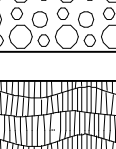
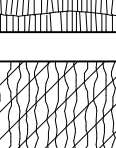
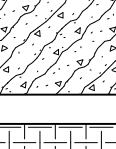
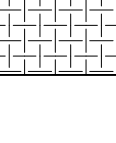
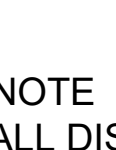
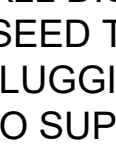


SAVANNAH AT ANKENY	NW CORNER OF NW WEIGEL ST AND NW 18TH ST ANKENY, IA 50023		DETAILED LANDSCAPE PLAN		SCALE:	AS NOTED	Kimley»»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1000 WEST RIVERSIDE AVENUE SUITE 600 WARRENVILLE, IL 60057 PHONE: 630-487-5550 WWW.KHAHS-KHORN.COM				
					DESIGNED BY:	AD					
					DRAWN BY:	AD/TJK					
					CHECKED BY:	WAW					
ORIGINAL ISSUE: 12/03/2021											
KHA PROJECT NO. 168891003											
SHEET NUMBER											
L1.3											

Inc. shall be without liability to Winslow-Horn and Associates, Inc. on this document without written authorization and adaptation by Winslow-Horn and Associates, Inc.

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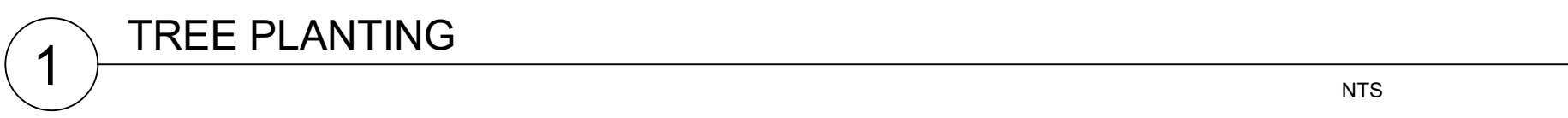
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AN	14	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	1.5" CAL. MIN	
	BR	9	BETULA NIGRA / RIVER BIRCH	B & B	1.5" CAL. MIN	MULTI-STEM
	CO	22	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	1.5" CAL. MIN	
	GA	18	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	1.5" CAL. MIN	
	GK	15	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	1.5" CAL. MIN	
	GS	19	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	1.5" CAL. MIN	
	QB	17	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	1.5" CAL. MIN	
	QC	23	QUERCUS MACDANIELLI 'CLEMONS' TM / HERITAGE OAK	B & B	1.5" CAL. MIN	
	QE	20	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	B & B	1.5" CAL. MIN	
	QR	15	QUERCUS RUBRA / RED OAK	B & B	1.5" CAL. MIN	
	TD	21	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	1.5" CAL. MIN	
	TG	18	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	1.5" CAL. MIN	
	UP	21	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	1.5" CAL. MIN	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PA	11	PICEA ABIES / NORWAY SPRUCE	B & B		5' HT MIN
	PD	13	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		5' HT MIN
	PF	18	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S LIMBER PINE	B & B		5' HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	PD2	7	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL NINEBARK	-	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF	26	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	-	SEE PLAN	18" HT. MIN.
	JL	40	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	-	SEE PLAN	18" HT. MIN.
	TT	41	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	-	SEE PLAN	18" HT. MIN.
GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AS2	14	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL	24" OC	
	CC2	8	COREOPSIS X 'CREME BRULEE' / CREME BRULEE TICKSEED	1 GAL	36" OC	
	DN	96	DIANTHUS X 'NEON STAR' / NEON STAR DIANTHUS	1 GAL	12" OC	
	SA	19	SEDUM SPECTABILE 'AUTUMN JOY' / AUTUMN JOY STONECROP	1 GAL	24" OC	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JE	619	JUNCUS EFFUSUS / SOFT RUSH	2" PLUG	36" OC	
	PC	14	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY SWITCH GRASS	1 GAL	24" OC	
	ST2	129	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL	12" OC	
GROUND COVERS			BOTANICAL / COMMON NAME			
			ERNST SEED MIX - ERNMX-105 / MESIC TO DRY NATIVE POLLINATOR MIX			
			ERNST SEED MIX - ERNMX-131 / OBL WETLAND MIX			

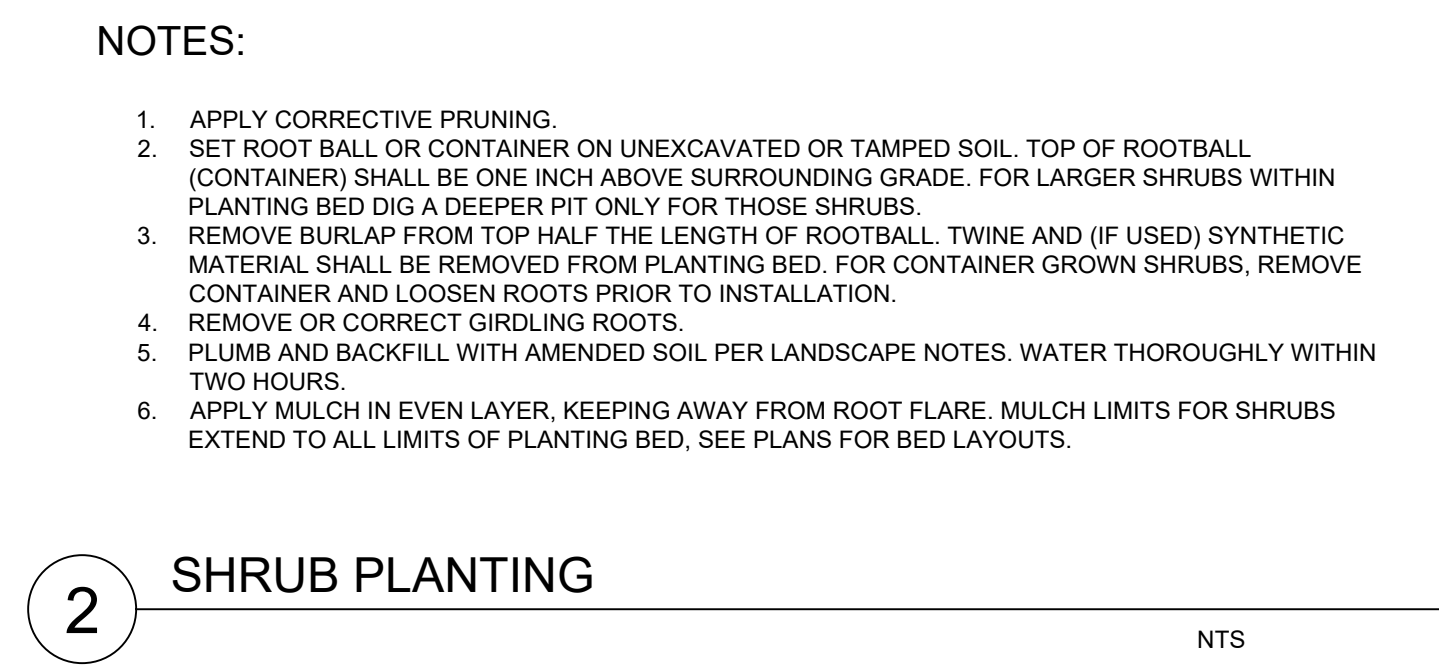
*NOTE
-ALL DISTURBED AREAS ON SITE SHALL BE PLANTED WITH TURF UNLESS NOTED.
-SEED TO BE INSTALLED ONLY WITHIN AREAS THAT ARE NOT INUNDATED WITH WATER AT THE TIME OF PLANTING.
PLUGGING WILL NEED TO BE CONSIDERED IN AREAS WHERE SEEDING IS IMPOSSIBLE DUE TO HIGH WATER LEVELS AND
TO SUPPLEMENT SEED AS NEEDED TO IMPROVE VEGETATIVE COVERAGE.

ANKENY, IA LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
191.15 MINIMUM OPEN SPACE		
THE TOTAL LAND AREA DEVEOTED TO OPEN SPACE, SHALL NOT BE LESS THAN 20% OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT.	TOTAL SITE AREA = 1,276,498.29 SQ. FT. 1,276,498.29 SQ. FT. x 0.20 = 255,299.66 255,300 SQ. FT. OF OPEN SPACE REQUIRED	585,446.40 SQ. FT. OF OPEN SPACE PROVIDED THROUGHOUT THE SITE
TREES AND SHRUBBERY SHALL BE PROVIDED AT A MINIMUM OF 1 LANDSCAPE UNIT PER 3,000 SQ. FT. OF REQUIRED OPEN SPACE. 1 LANDSCAPE UNIT CONSISTS OF 2 TREES AND 6 SHRUBS OR 3 TREES AND 3 SHRUBS.	REQUIRED OPEN SPACE = 255,300 SQ. FT. 255,300 SQ. FT. / 3,000 SQ. FT. = 85.1 85.1 x 2 TREES = 170.2 = 170 TREES REQUIRED 85.1 x 6 SHRUBS = 510.6 = 511 SHRUBS REQUIRED	170 TREES PROVIDED THROUGHOUT THE SITE 19 SHRUBS PROVIDED IN LANDSCAPE PROTOTYPE x 36 BUILDINGS = 684 SHRUBS PROVIDED THROUGHOUT THE SITE (TOTAL NUMBER OF SHRUBS MAY VARY BASED ON DIFFERENT PROTOTYPE LAYOUT, QUANTITY SHALL BE EQUAL TO OR GREATER THAN MINIMUM REQUIRED) 28 ADDITIONAL SHRUBS PROVIDED FOR HEADLIGHT SCREENING
194.01(6) E OFF-STREET PARKING		
PARKING AREAS SHALL BE REQUIRED TO PROVIDE NATURAL SHADING, THROUGH THE USE OF DECIDUOUS TREES, IN AN AMOUNT EQUAL TO 20% OF THE PARKING AREA.	TOTAL GROSS PAVED AREA = 187,743.60 SQ. FT. 187,743.60 SQ. FT. x 0.20 = 37,548.72 SQ. FT. 37,548.72 SQ. FT. / 706 SQ. FT. = 53.18 53 SHADE TREES REQUIRED	53 SHADE TREES PROVIDED ADJACENT TO OFF-STREET PARKING
194.02 SCREENING		
R-3 ADJACENT TO R-1: BROKEN SCREEN (A) A SCREEN COMPOSED OF INTERMITTENT VISUAL OBSTRUCTIONS FROM THE GROUND TO A HEIGHT OF A LEAST 20 FEET.	TYPE A SCREEN REQUIRED ADJACENT TO R-1 PARCEL (NORTH AND EAST)	TYPE A SCREEN PROVIDED ADJACENT TO R-1 PARCEL (NORTH). ALONG THE EAST LANDSCAPE HAS BEEN PROVIDED WHERE SPACE ALLOWS SCREEN
R-3 ADJACENT TO C-1: SEMI-OPAQUE SCREEN (B) A SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF 3 FEET WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20 FEET.	TYPE B SCREEN REQUIRED ADJACENT TO C-1 PARCEL	TYPE B SCREEN PROVIDED ADJACENT TO C-1 PARCEL

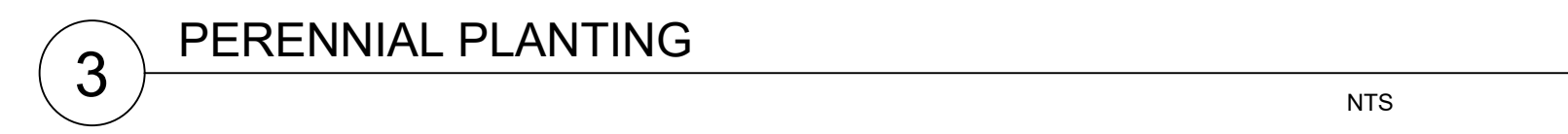
SAVANNAH AT ANKENY	LANDSCAPE NOTES AND DETAILS		SCALE: AS NOTED DESIGNED BY: AD DRAWN BY: AD/7TK CHECKED BY: WAW	Kimley»Horn © 2021 KIMLEY HORN AND ASSOCIATES, INC. 1000 WEST 15TH AVENUE, SUITE 600 WASHINGTON, DC 20005 TEL: 202.391.9000 WWW.KIMLEY-HORN.COM	CITY COMMENTS CITY COMMENTS CITY COMMENTS REVISIONS DATE BY
ORIGINAL ISSUE: 12/03/2021 KHA PROJECT NO. 168891003	NW CORNER OF NW WEIGEL ST AND NW 18TH ST ANKENY, IA 50023				02/24/23 TTK 02/01/23 TTK/AWD 11/22/22 TTK/AWD
SHEET NUMBER	L1.5				



1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TOP SOIL (IF USED), AND ANY POTENTIAL MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL, TAMPED TO FIRM. EXCESS CLUMP OR POTENTIAL SOIL SHALL RECEIVE SOIL SETTLEMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BEDS, A DEEPER PIT MAY BE USED FOR THESE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO WEEKS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

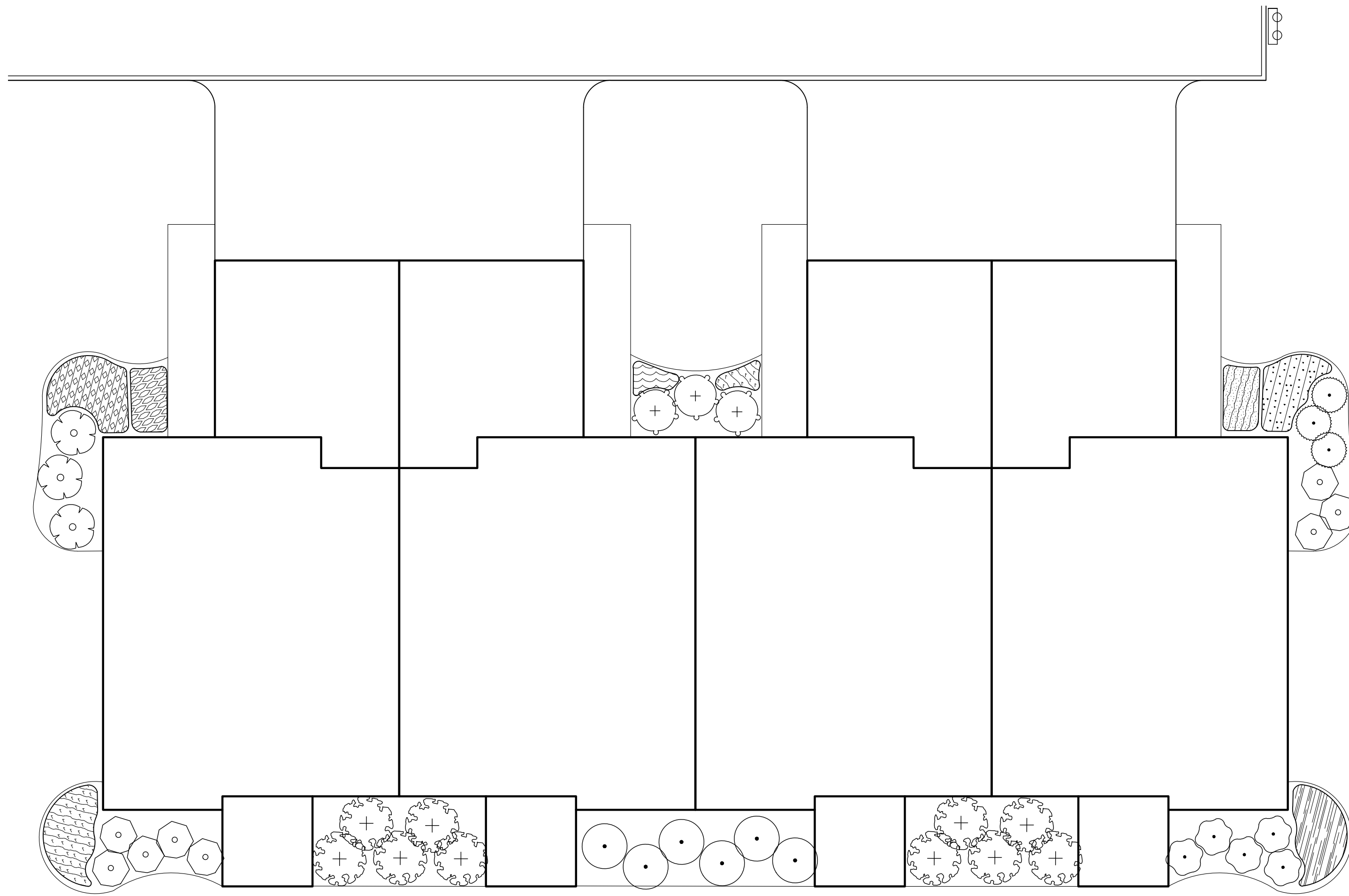


1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL, SHALLOW LAID OUT BY FOLLOWING THE BED EDGE. WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LISTS FOR PERENNIALS SIGNATURE COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE SCHEDULE FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

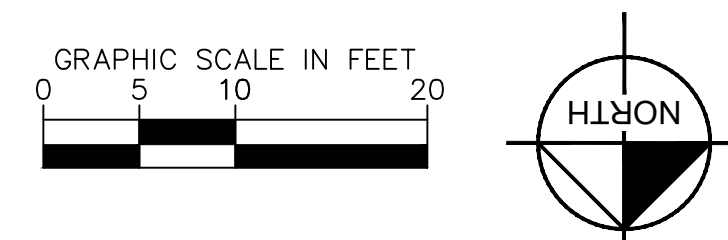
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

SAVANNAH AT ANKENY	LANDSCAPE NOTES AND DETAILS			SCALE:	AS NOTED				
				DESIGNED BY:	AD				
				DRAWN BY:	AD/TTK				
				CHECKED BY:	WAW				
ORIGINAL ISSUE: 12/03/2021	KHA PROJECT NO. 168891003	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM							
SHEET NUMBER									
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<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
	HA	6	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	-	SEE PLAN	24" HT MIN
<u>EVERGREEN SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
	JD	3	JUNIPERUS CHINENSIS 'DAUB'S FROSTED' / DAUB'S FROSTED JUNIPER	-	SEE PLAN	18" HT MIN
	TD2	10	TAXUS X MEDIA 'HINSDALE DENSE' / HINSDALE DENSE YEW	-	SEE PLAN	24" HT MIN
<u>GRASSES AND PERENNIALS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
	EE	5	ECHINACEA X 'KIM'S KNEE HIGH' / KIM'S KNEE HIGH CONEFLOWER	1 GAL	18" OC	
	SA	4	SEDUM SPECTABILE 'AUTUMN JOY' / AUTUMN JOY STONECROP	1 GAL	24" OC	



NOTE: THIS PROTOTYPE IS TO SHOW THE LEVEL OF LANDSCAPE AROUND THE BUILDING FOUNDATIONS. EACH BUILDING MAY VARY FROM THIS BUT HAVE SIMILAR DESIGN INTENT AND QUANTITIES.



STONELEIGH
COMPANIES

SCALE:	AS NOTED
DESIGNED BY:	AD
DRAWN BY:	AD/TTK
CHECKED BY:	WAW

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
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FEBRUARY 22, 2023

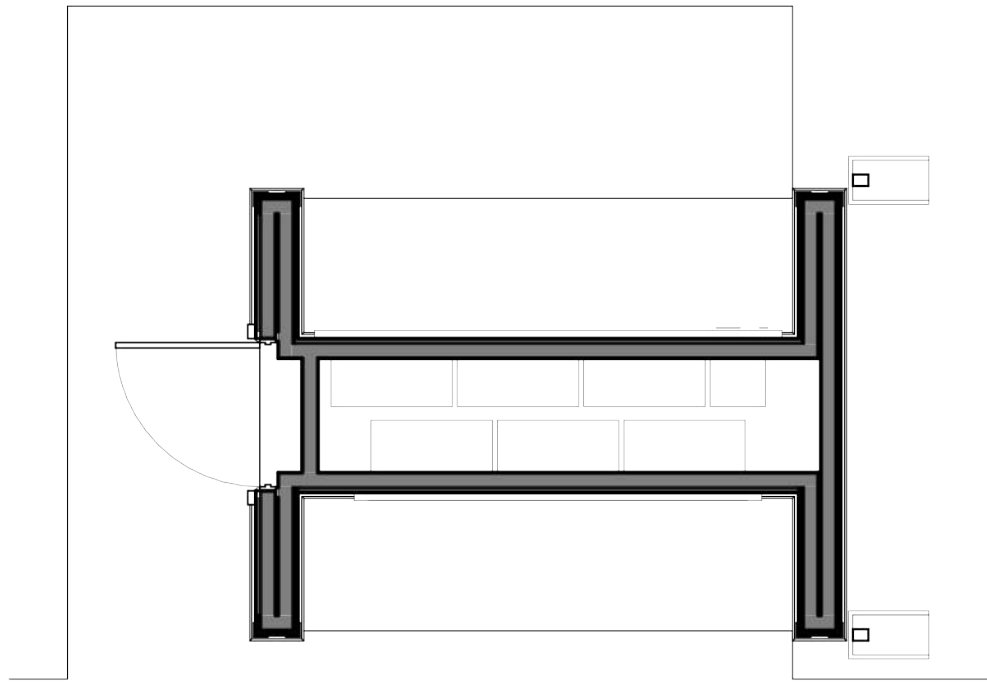
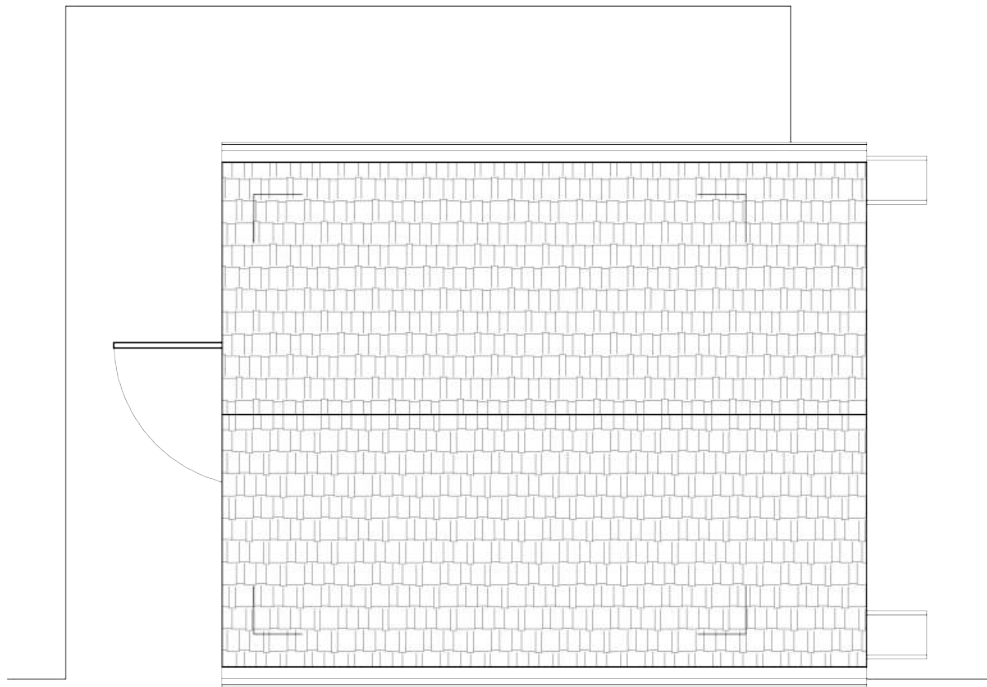
An architectural rendering of a row of modern townhouses. The houses have dark grey roofs, light-colored horizontal siding, and stone accents at the base. Each unit features a small front porch with white columns and a red door. A man is riding a red bicycle on a paved path in front of the houses. A silver car is parked on the right. The sky is blue with white clouds.

STONELEIGH COMPANIES, LLC SAVANNAH AT ANKENY

MASTER PLAN

MATERIAL REQUIREMENT	
40% Primary Material Requirement	
MULTIFAMILY	
B UNITS	82 UNITS
C UNITS	82 UNITS
D UNITS	14 UNITS
E UNITS	48 UNITS
MULTIFAMILY TOTAL	226 UNITS





MAIL KIOSK BUILDING		
	STREET ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	98	72
STONE (SF)	19	18
WINDOWS (SF)	0	0
PERCENT OF PRIMARY MATERIAL	19%	25%

4 ROOF PLAN
SCALE: 1/4" = 1'-0"

3 FLOOR PLAN
SCALE: 1/4" = 1'-0"

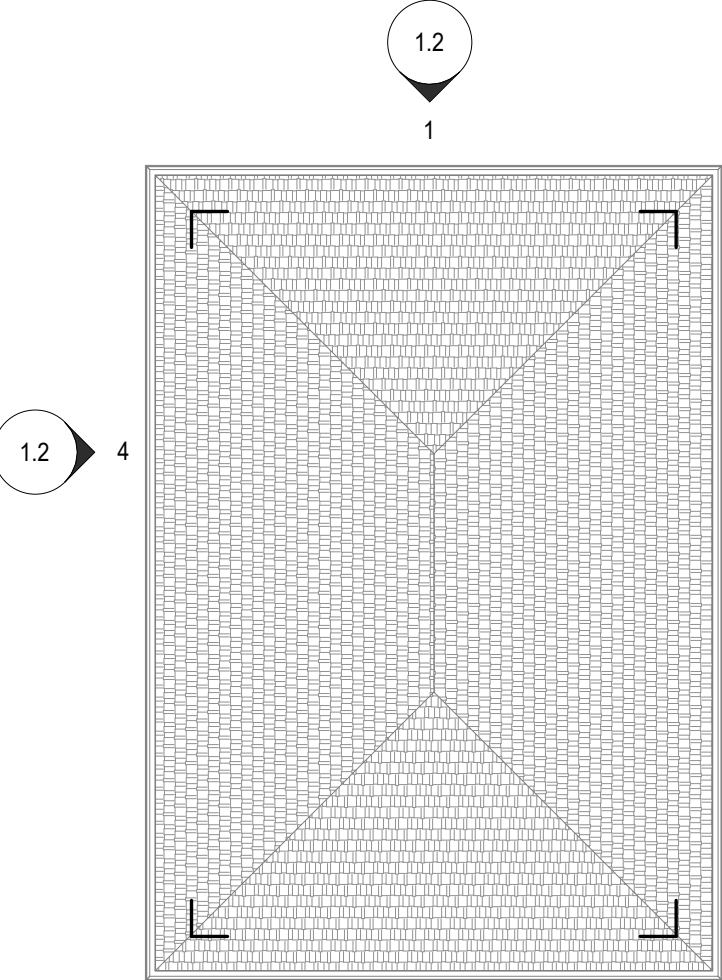


2 STREET ELEVATION
SCALE: 1/4" = 1'-0"

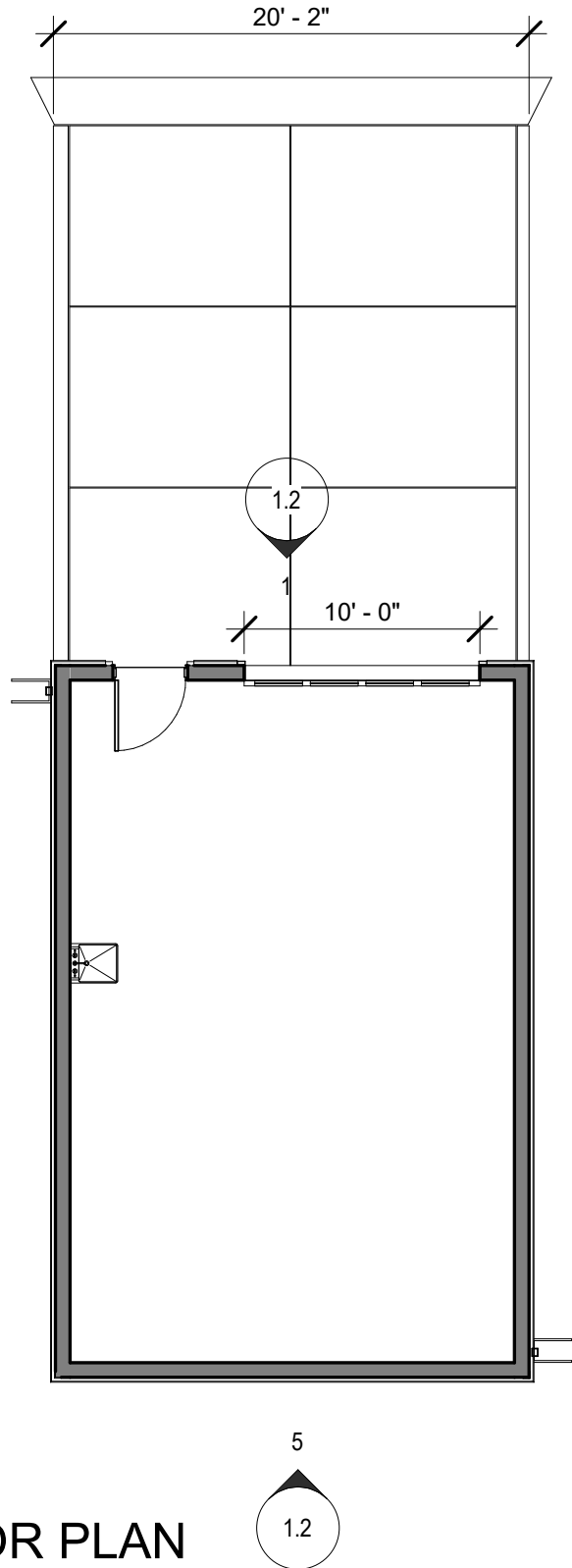


1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

UTILTIY BUILDING EXTERIOR MATERIALS:
STONE BASE 40"

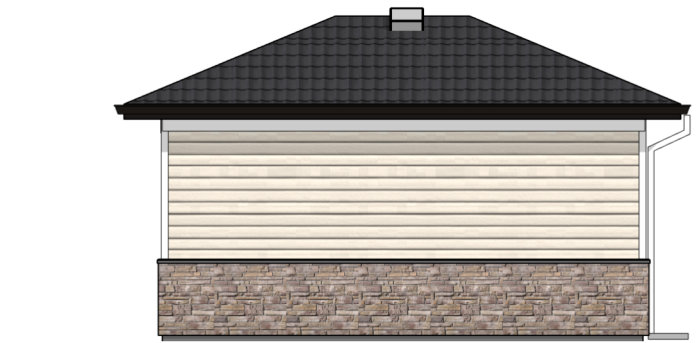


3 ROOF PLAN
SCALE: 1/8" = 1'-0"

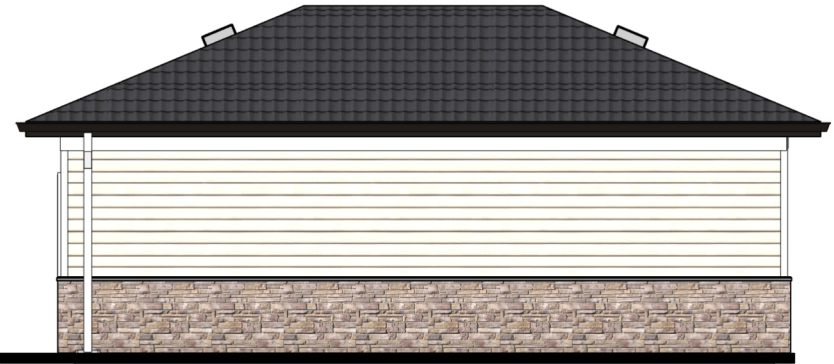


2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

UTILITY BUILDING



5 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



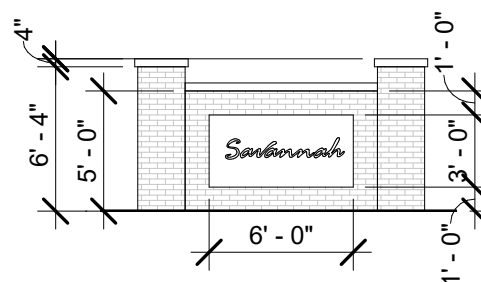
1 STREET ELEVATION
SCALE: 1/8" = 1'-0"



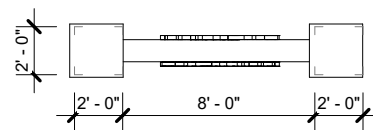
6 SAVANNAH ENTRY
SCALE: 1/2" = 1'-0"



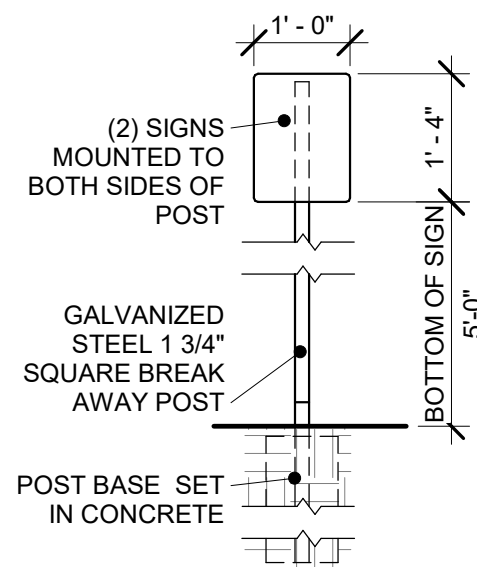
3 SAVANNAH AXON
SCALE: 1/2" = 1'-0"



5 SAVANNAH ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



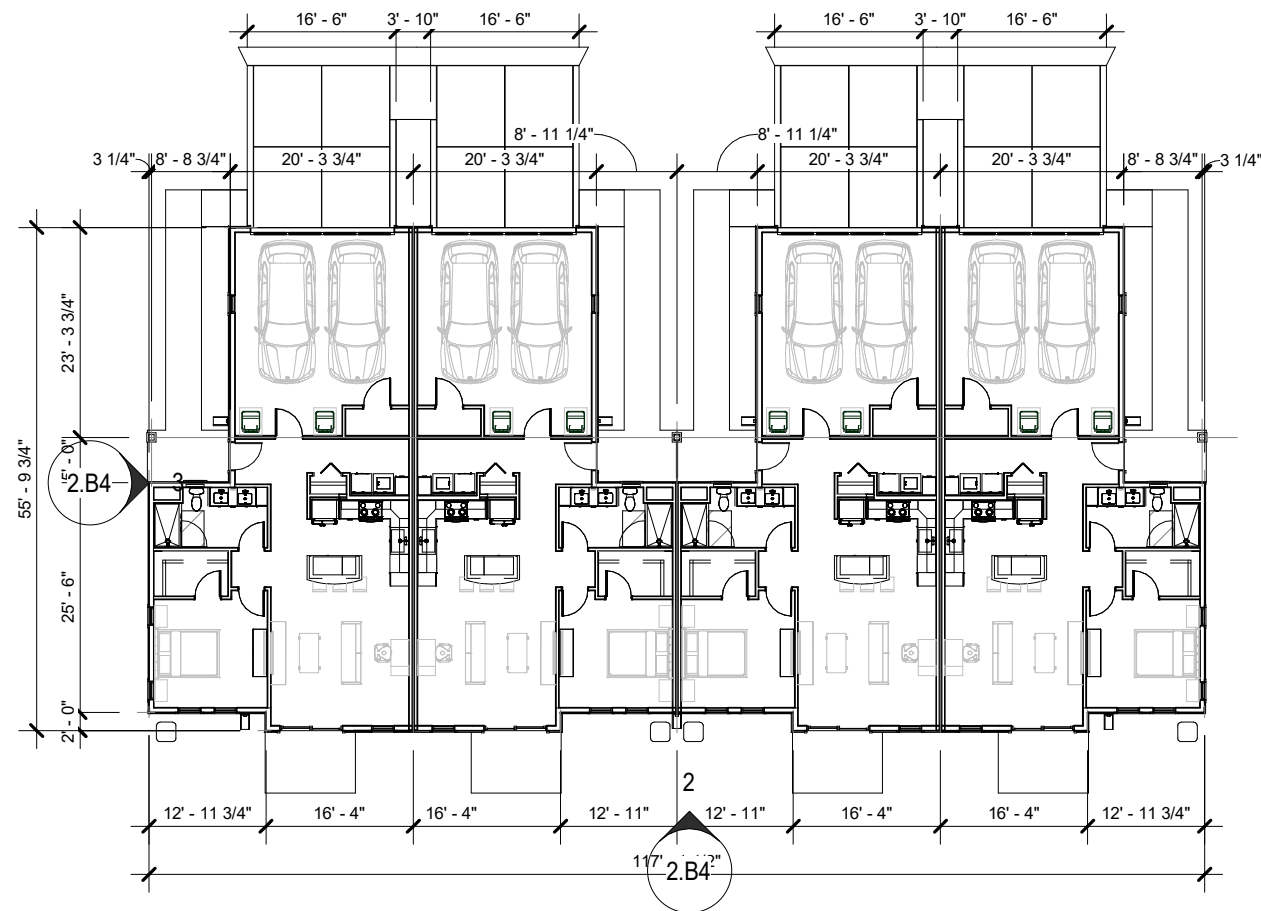
2 SAVANNAH ENTRY SIGN
SCALE: 1/8" = 1'-0"



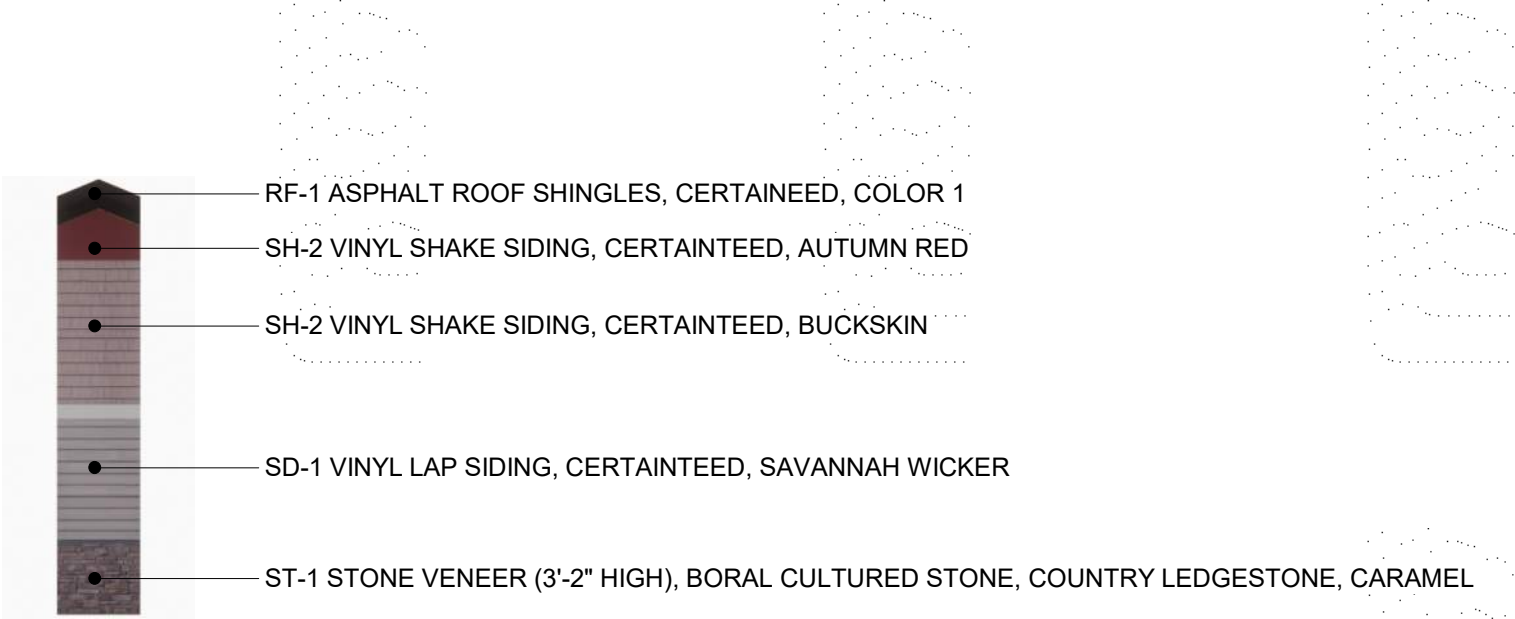
4 POST MOUNTED SIGN
SCALE: 1/2" = 1'-0"



1 DIRECTIONAL SIGN FACE
SCALE: 1 1/2" = 1'-0"



1 BUILDING B4 PLAN
SCALE: 3/64" = 1'-0"



Building B4 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	1566	1091	504
STONE (SF)	309	225	228
WINDOWS (SF)	16	346	40
PERCENT OF PRIMARY MATERIAL	21%	52%	53%



4 B4 RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"



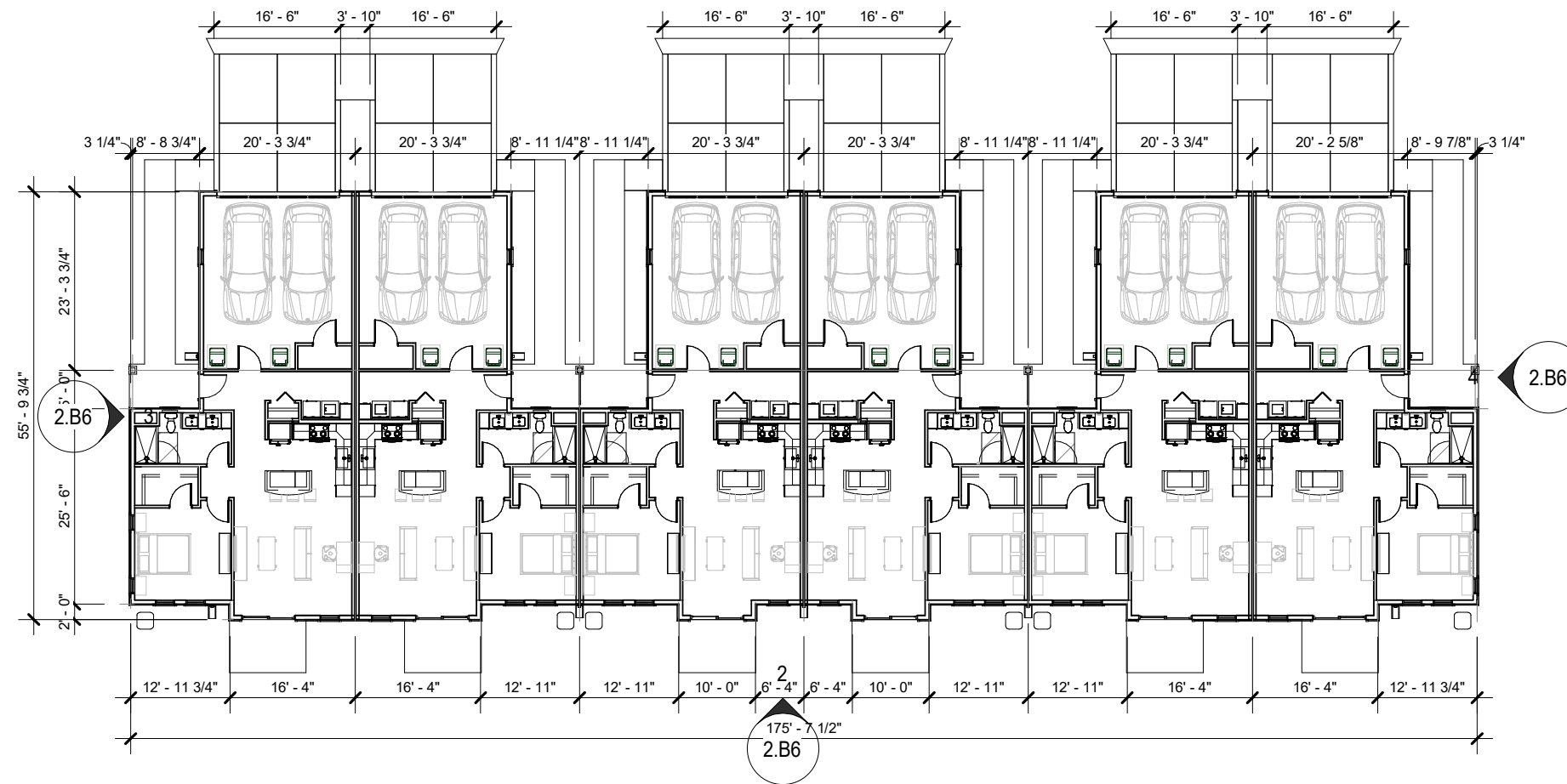
3 B4 LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



2 B4 COURTYARD ELEVATION
SCALE: 1" = 20'-0"



1 B4 STREET ELEVATION
SCALE: 1" = 20'-0"



1 **BUILDING B6 PLAN**
SCALE: 3/64" = 1'-0"



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN
- SD-2 VINYL LAP SIDING, CERTAINEED, FOREST GREEN
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARMEL

Building B6 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	2597	1592	504
STONE (SF)	538	335	228
WINDOWS (SF)	12	519	40
PERCENT OF PRIMARY MATERIAL	21%	54%	53%



3

B6 LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



4

B6 RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



2

B6 COURTYARD ELEVATION

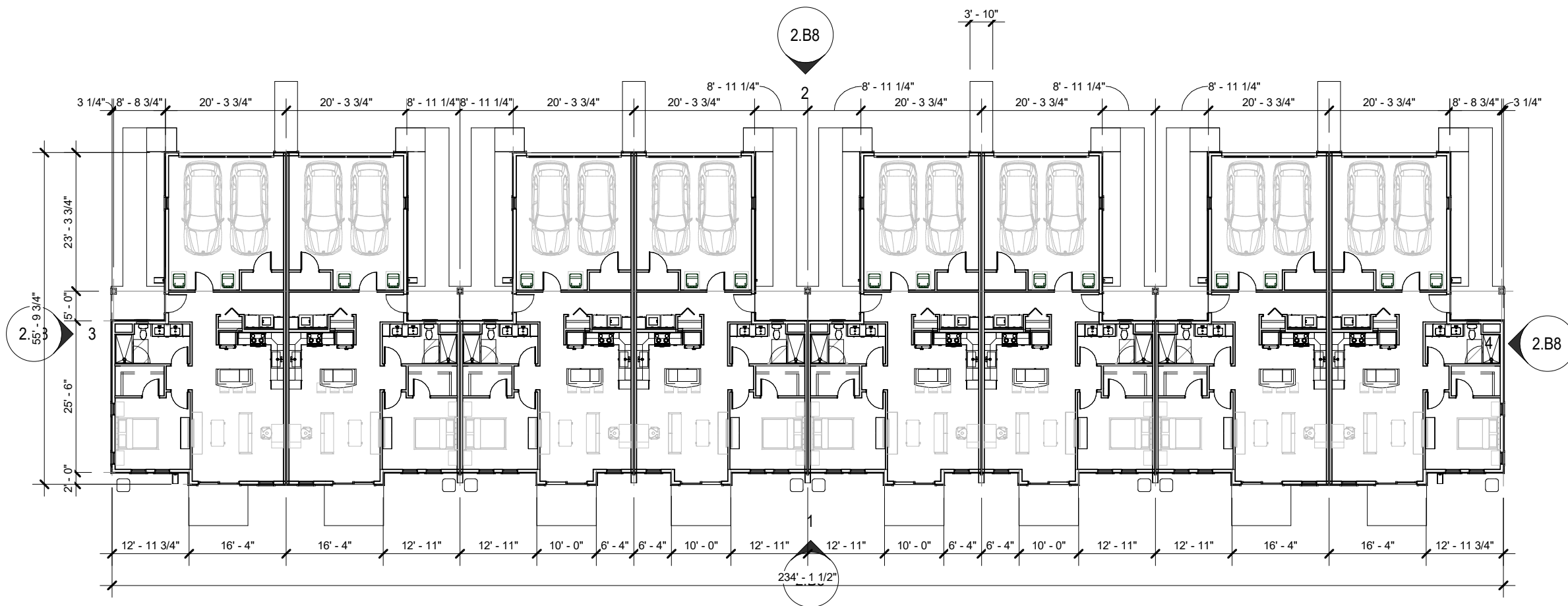
SCALE: 1" = 20'-0"



1

B6 STREET ELEVATION

SCALE: 1" = 20'-0"



1 BUILDING B8 PLAN
 SCALE: 3/64" = 1'-0"

RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1

SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED

SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN

SD-2 VINYL LAP SIDING, CERTAINEED, FOREST GREEN

ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARAMEL

Building B8 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	3636	2286	504
STONE (SF)	766	505	228
WINDOWS (SF)	16	692	40
PERCENT OF PRIMARY MATERIAL	22%	52%	53%



3

B8 LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



4

B8 RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



2

B8 STREET ELEVATION

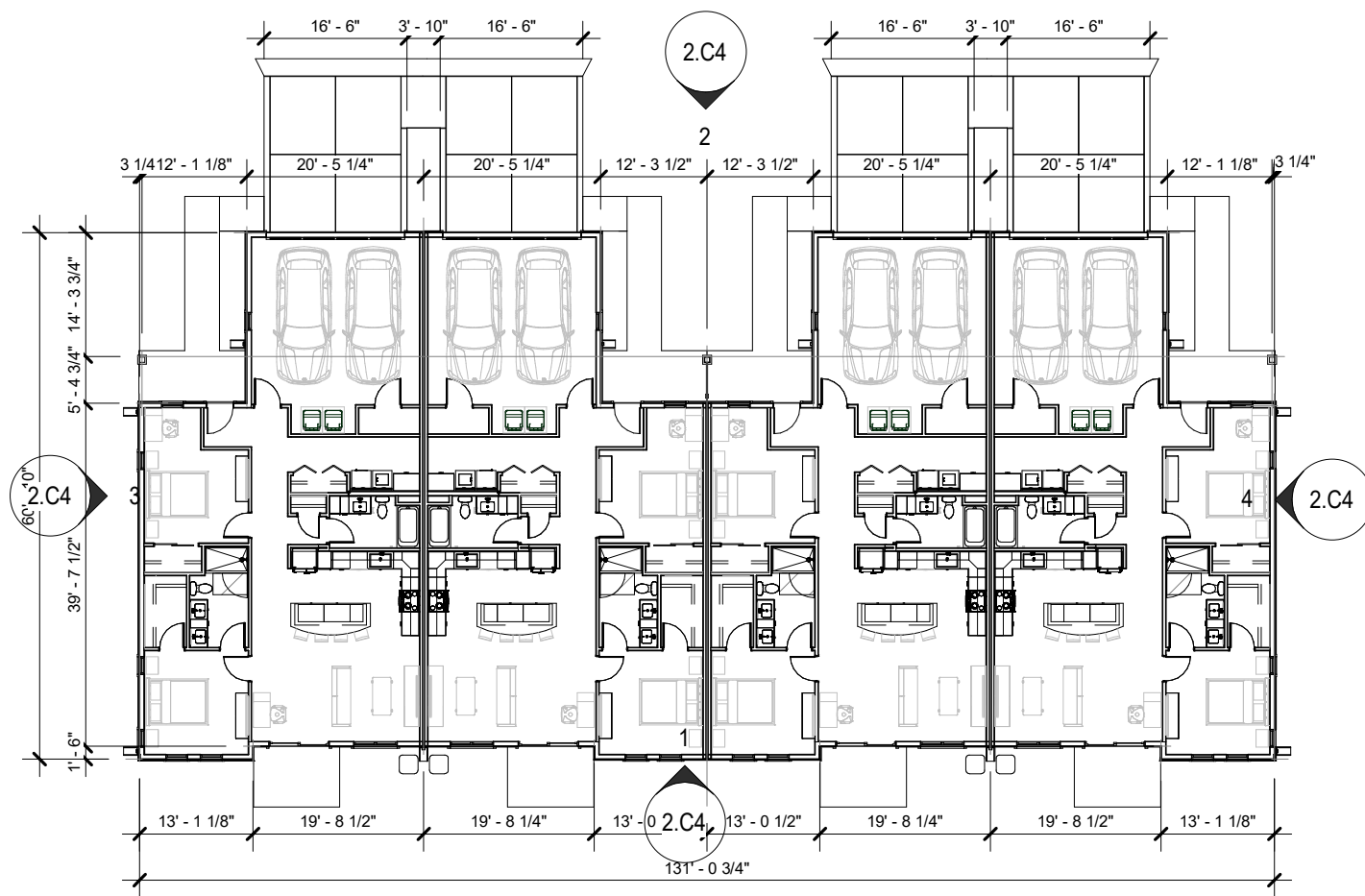
SCALE: 1" = 20'-0"



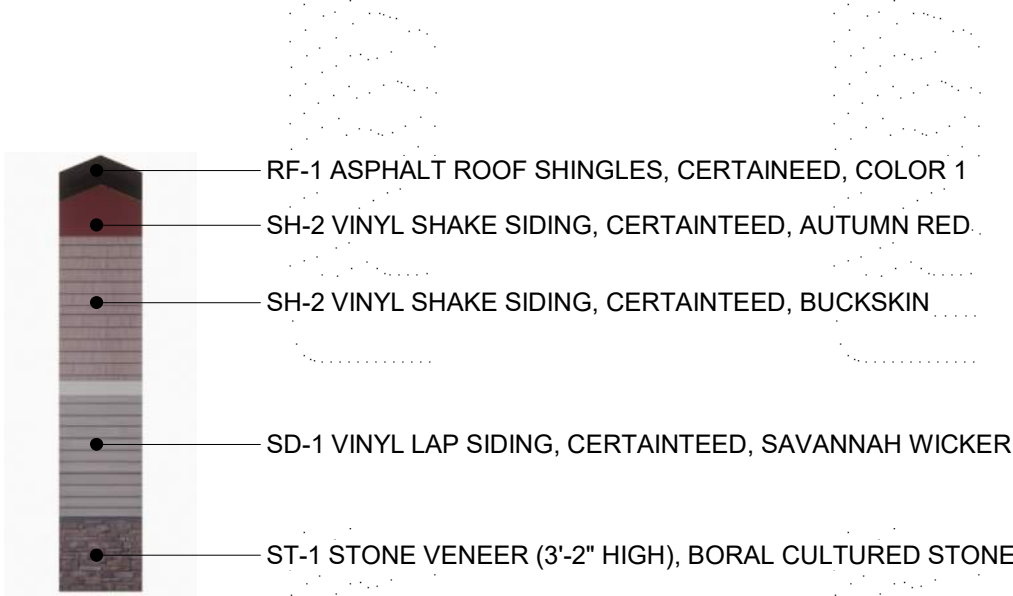
1

B8 COURTYARD ELEVATION

SCALE: 1" = 20'-0"



1 BUILDING C4 PLAN
SCALE: 3/64" = 1'-0"



Building C4 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	1539	1251	548
STONE (SF)	256	268	178
WINDOWS (SF)	50	396	40
PERCENT OF PRIMARY MATERIAL	20%	53%	40%



4

C4 RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



3

C4 LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



2

C4 COURTYARD ELEVATION

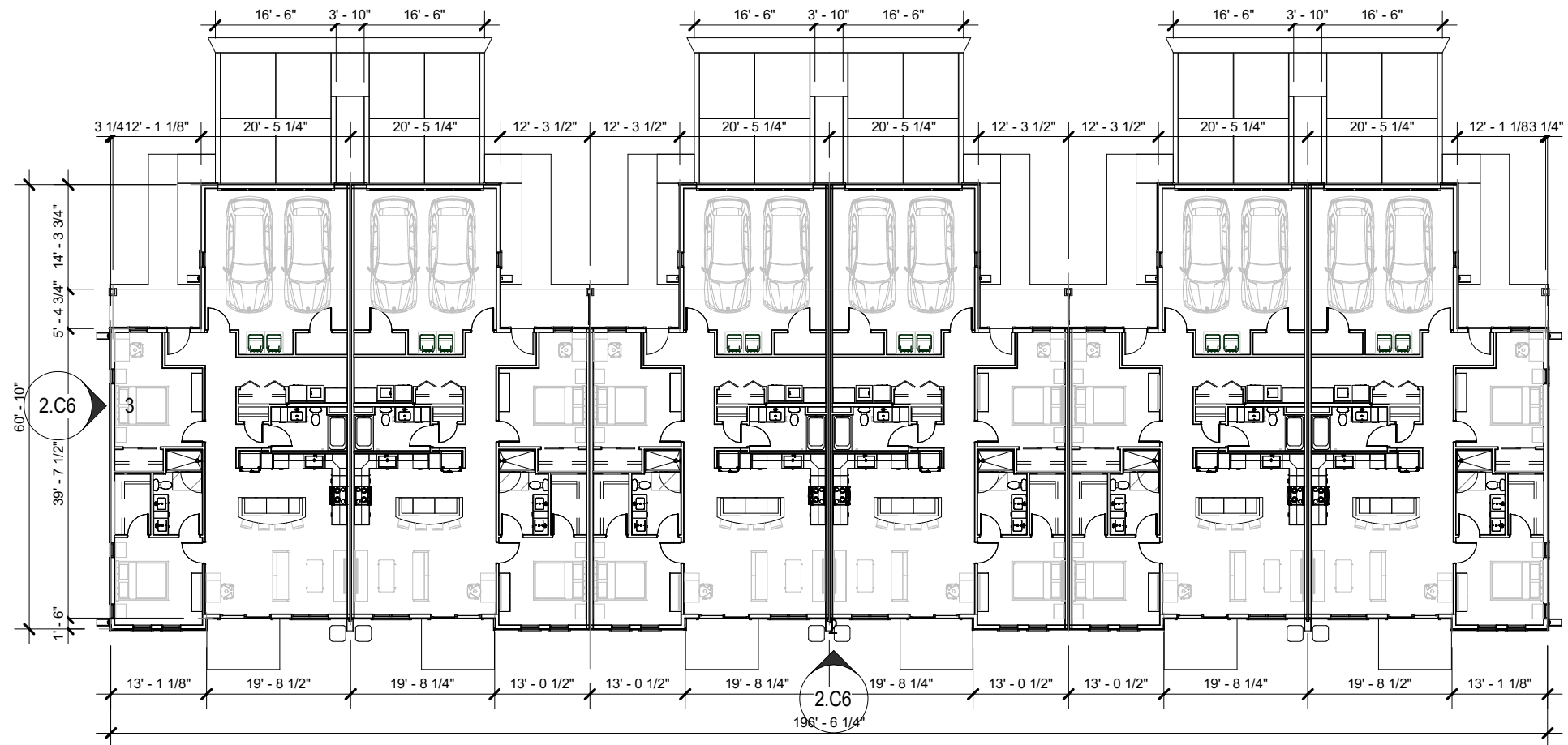
SCALE: 1" = 20'-0"



1

C4 STREET ELEVATION

SCALE: 1" = 20'-0"



1 BUILDING C6 PLAN
SCALE: 3/64" = 1'-0"



RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1

SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED

SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN

SD-3 VINYL LAP SIDING, CERTAINEED, FLAGSTONE BLUE

ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CAMEL

Building C6 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	2493	1881	548
STONE (SF)	441	413	178
WINDOWS (SF)	75	594	40
PERCENT OF PRIMARY MATERIAL	21%	54%	40%



3

C6 LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



4

C6 RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



2

C6 COURTYARD ELEVATION

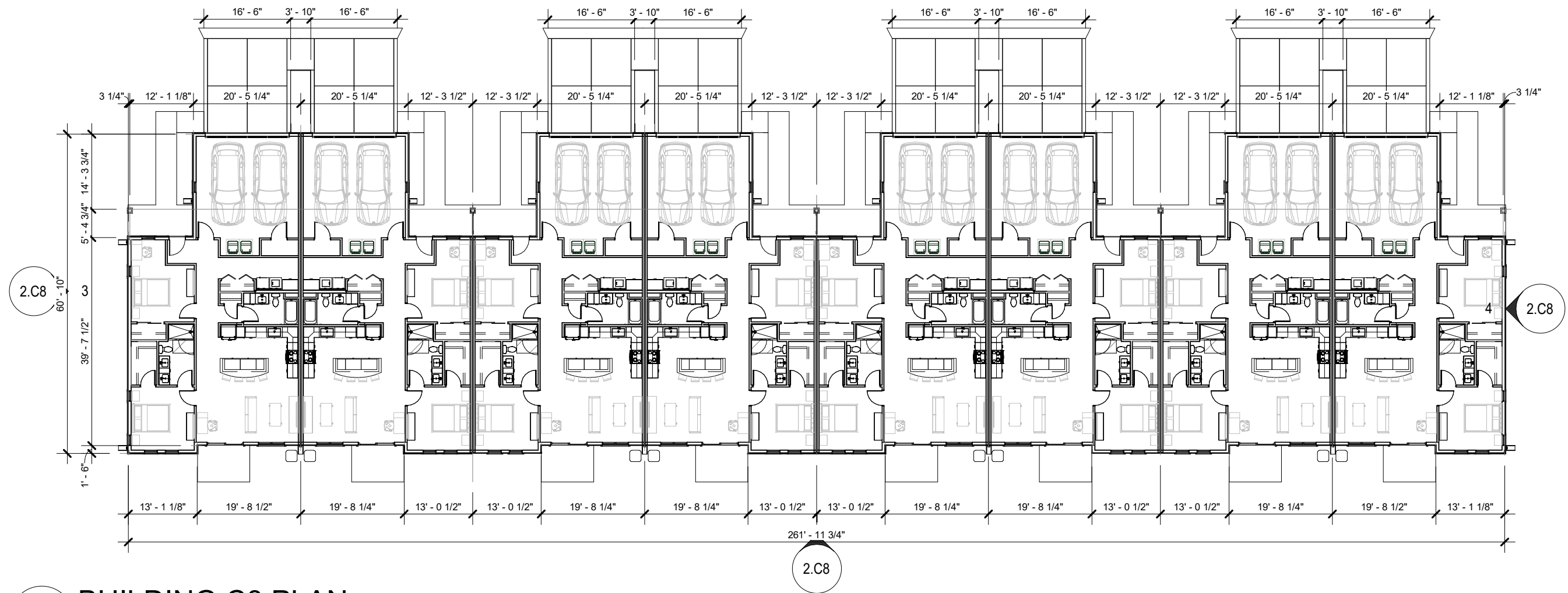
SCALE: 1" = 20'-0"



1

C6 STREET ELEVATION

SCALE: 1" = 20'-0"



1 BUILDING C8 PLAN
 SCALE: 3/64" = 1'-0"

C8 BUILDING TYPE
 13,345 SF



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN
- SD-3 VINYL LAP SIDING, CERTAINEED, FLAGSTONE BLUE
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARAMEL

Building C8 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	2538	2502	548
STONE (SF)	568	550	178
WINDOWS (SF)	100	792	40
PERCENT OF PRIMARY MATERIAL	26%	54%	40%



3 C8 LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



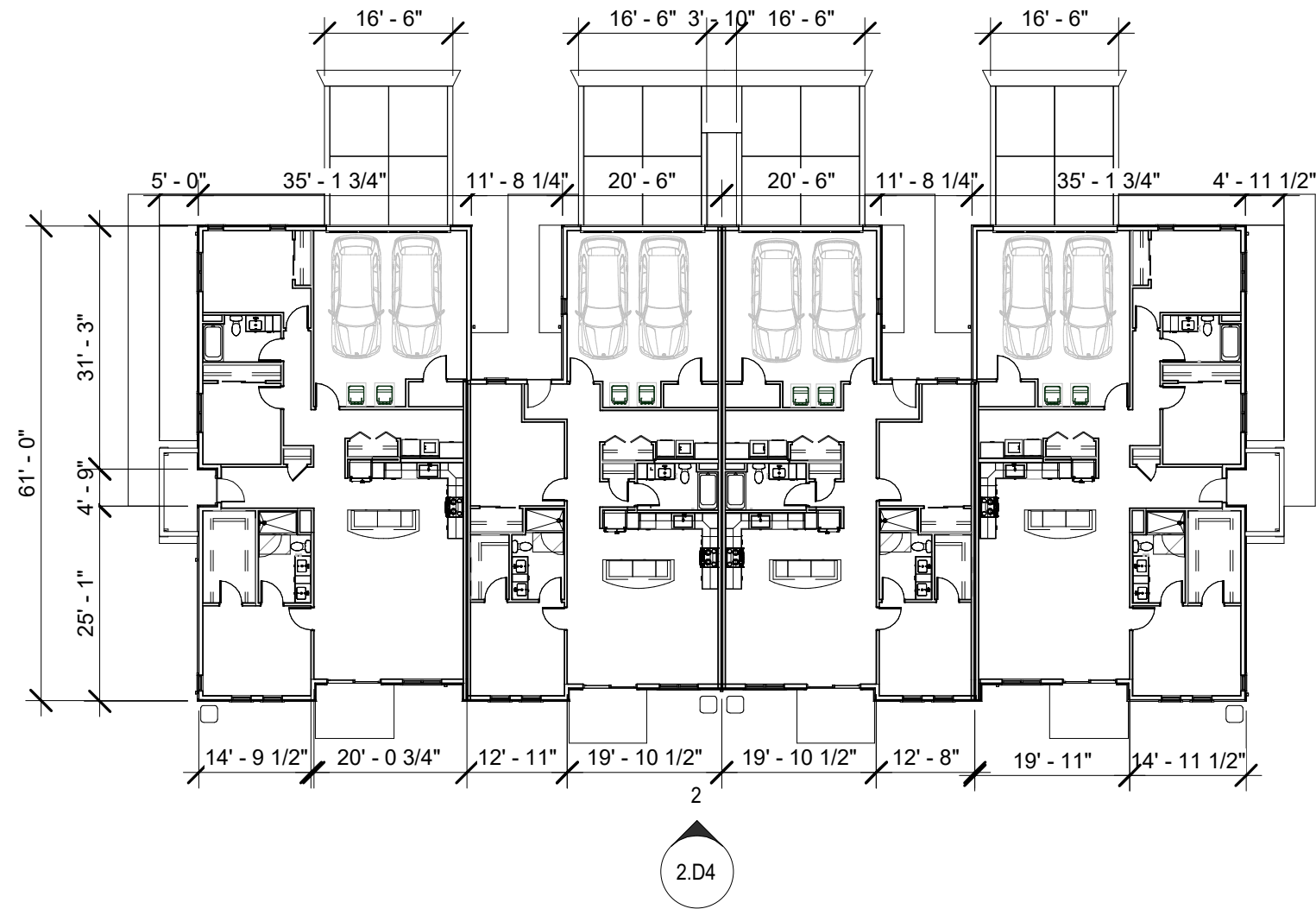
4 C8 RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"



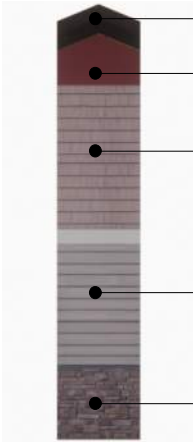
2 C8 STREET ELEVATION
SCALE: 1" = 20'-0"



1 C8 COURTYARD ELEVATION
SCALE: 1" = 20'-0"



1 D4 PLAN 11X17
SCALE: 3/64" = 1'-0"



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAITEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAITEED, BUCKSKIN
- SD-1 VINYL LAP SIDING, CERTAITEED, SAVANNAH WICKER
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CAMEL

Building D4 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	1931	1283	549
STONE (SF)	279	299	195
WINDOWS (SF)	65	396	70
PERCENT OF PRIMARY MATERIAL	18%	54%	48%



3 D4 LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



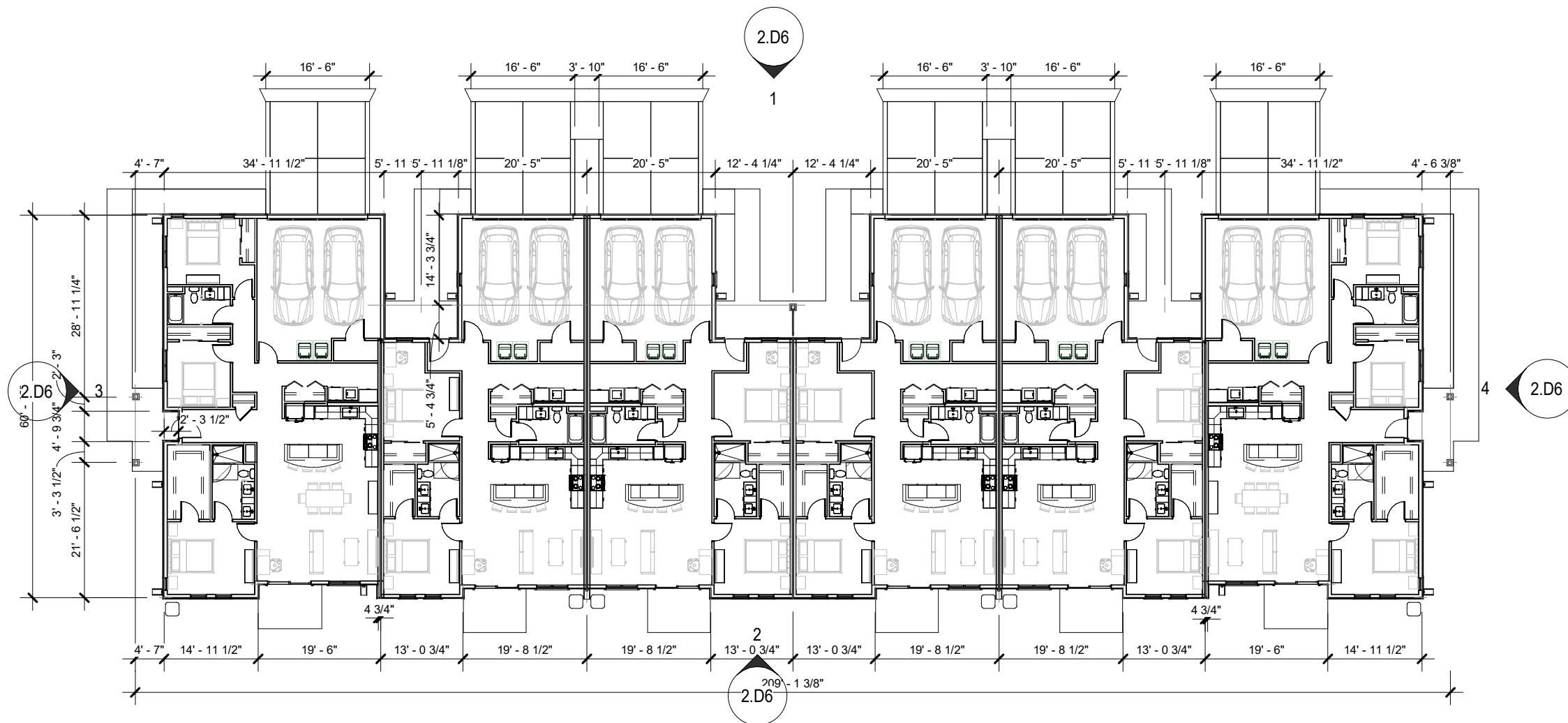
4 D4 RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"



2 D4 COURTYARD ELEVATION
SCALE: 1" = 20'-0"



1 D4 STREET ELEVATION
SCALE: 1" = 20'-0"



1 BUILDING D6 PLAN
SCALE: 3/64" = 1'-0"



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN
- SD-2 VINYL LAP SIDING, CERTAINEED, FOREST GREEN
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARMEL

Building D6 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	2880	1944	549
STONE (SF)	599	424	195
WINDOWS (SF)	90	594	70
PERCENT OF PRIMARY MATERIAL	24%	52%	48%



3 D6 LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



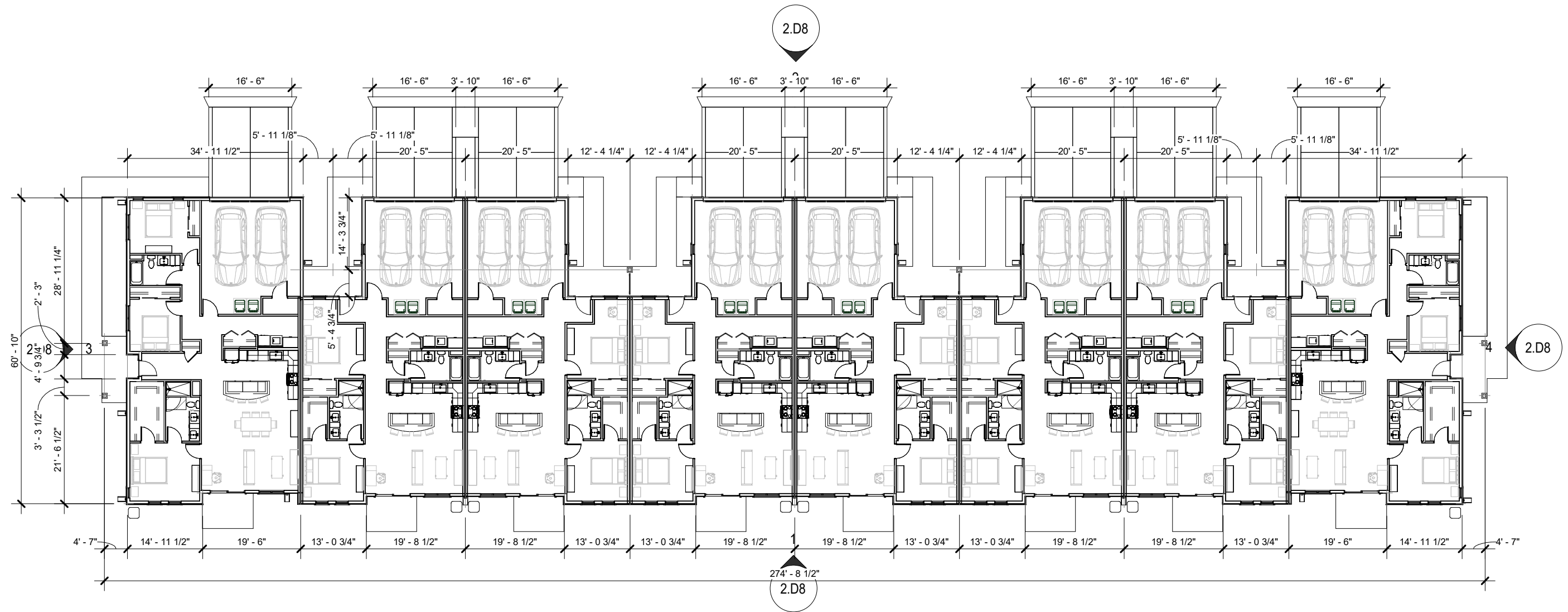
4 D6 RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"



2 D6 COURTYARD ELEVATION
SCALE: 1" = 20'-0"



1 D6 STREET ELEVATION
SCALE: 1" = 20'-0"



1 BUILDING D8 PLAN
SCALE: 3/64" = 1'-0"



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN
- SD-2 VINYL LAP SIDING, CERTAINEED, FOREST GREEN
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARMEL

Building D8 - PRIMARY MATERIAL MATIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	3834	2570	549
STONE (SF)	789	544	195
WINDOWS (SF)	115	792	70
PERCENT OF PRIMARY MATERIAL	24%	52%	49%



3 D8 LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



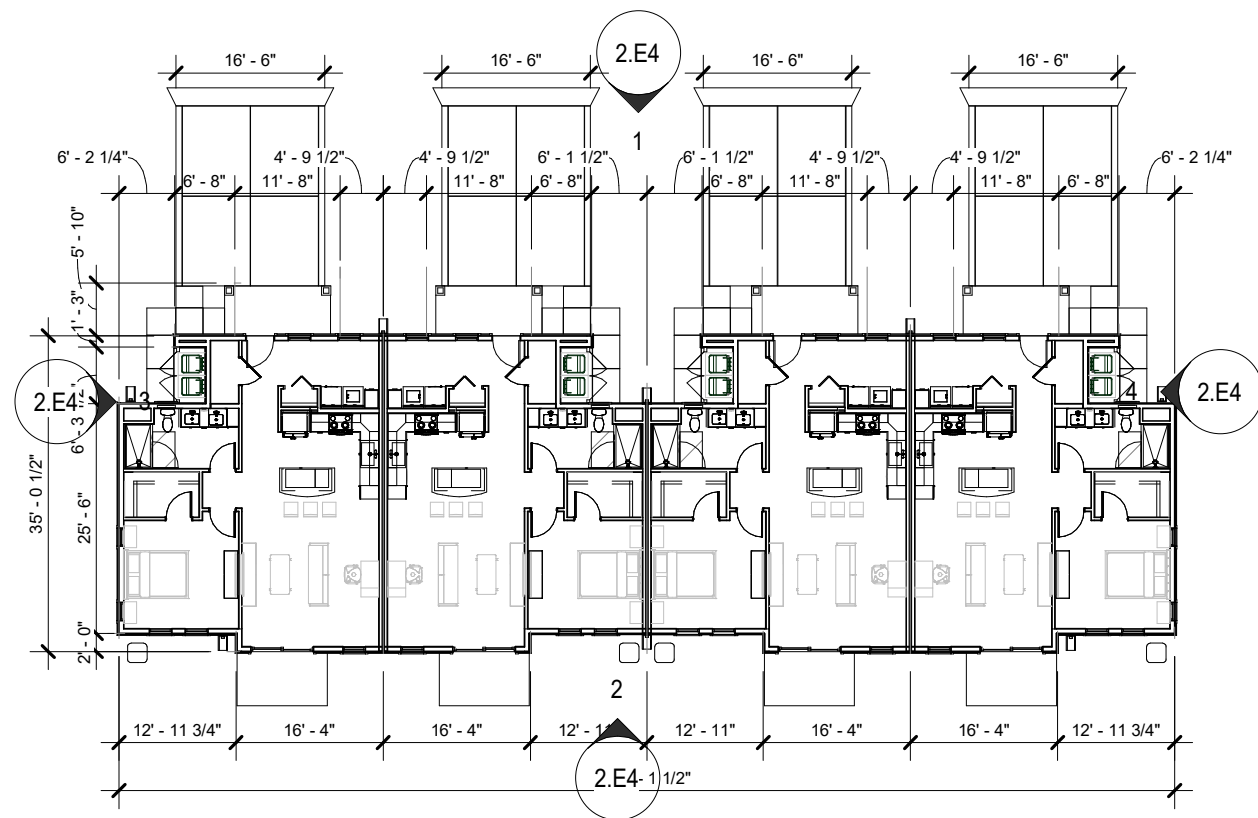
4 D8 RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"



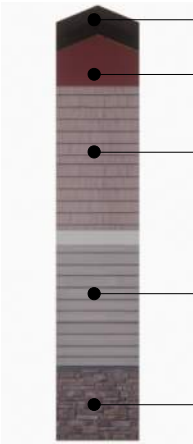
2 D8 STREET ELEVATION
SCALE: 1" = 20'-0"



1 D8 COURTYARD ELEVATION
SCALE: 1" = 20'-0"



1 BUILDING E4 PLAN
SCALE: 3/64" = 1'-0"



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN
- SD-1 VINYL LAP SIDING, CERTAINEED, SAVANNAH WICKER
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARAMEL

Building E4 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	1053	1089	315
STONE (SF)	289	234	85
WINDOWS (SF)	116	346	20
PERCENT OF PRIMARY MATERIAL	39%	53%	33%



4

E4 RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



3

E4 LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



2

E4 COURTYARD ELEVATION

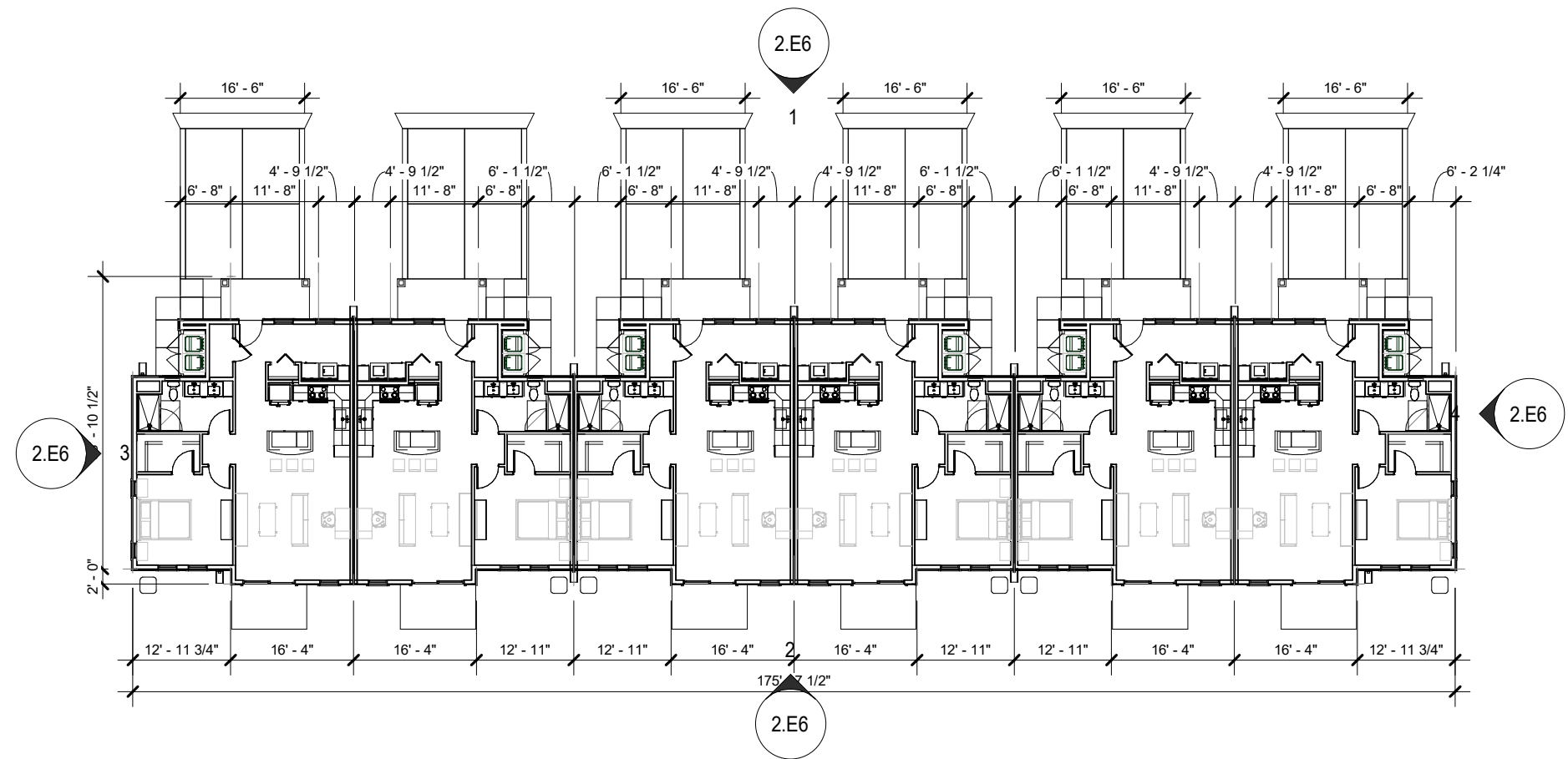
SCALE: 1" = 20'-0"



1

E4 STREET ELEVATION

SCALE: 1" = 20'-0"



1 BUILDING E6 PLAN
 SCALE: 3/64" = 1'-0"



- RF-1 ASPHALT ROOF SHINGLES, CERTAINEED, COLOR 1
- SH-2 VINYL SHAKE SIDING, CERTAINEED, AUTUMN RED
- SH-2 VINYL SHAKE SIDING, CERTAINEED, BUCKSKIN
- SD-2 VINYL LAP SIDING, CERTAINEED, FOREST GREEN
- ST-1 STONE VENEER (3'-2" HIGH), BORAL CULTURED STONE, COUNTRY LEDGESTONE, CARMEL

Building E6 - PRIMARY MATERIAL MATRIX

	STREET ELEVATION	COURTYARD ELEVATION	SIDE ELEVATION
OVERALL AREA (SF)	1584	1656	315
STONE (SF)	432	357	85
WINDOWS (SF)	174	519	20
PERCENT OF PRIMARY MATERIAL	38%	53%	33%



3

E6 LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



4

E6 RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



2

E6 COURTYARD ELEVATION

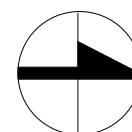
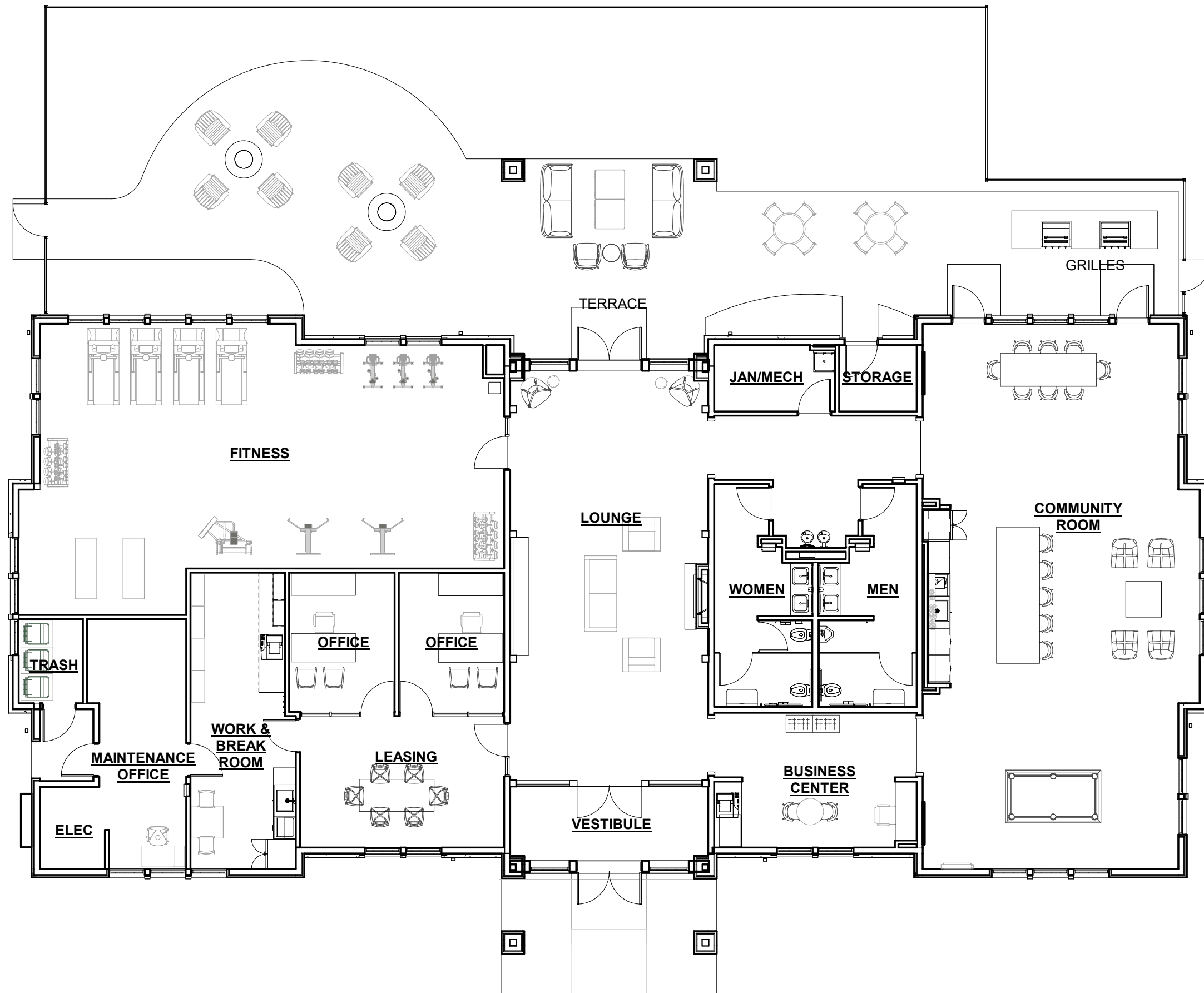
SCALE: 1" = 20'-0"



1

E6 STREET ELEVATION

SCALE: 1" = 20'-0"



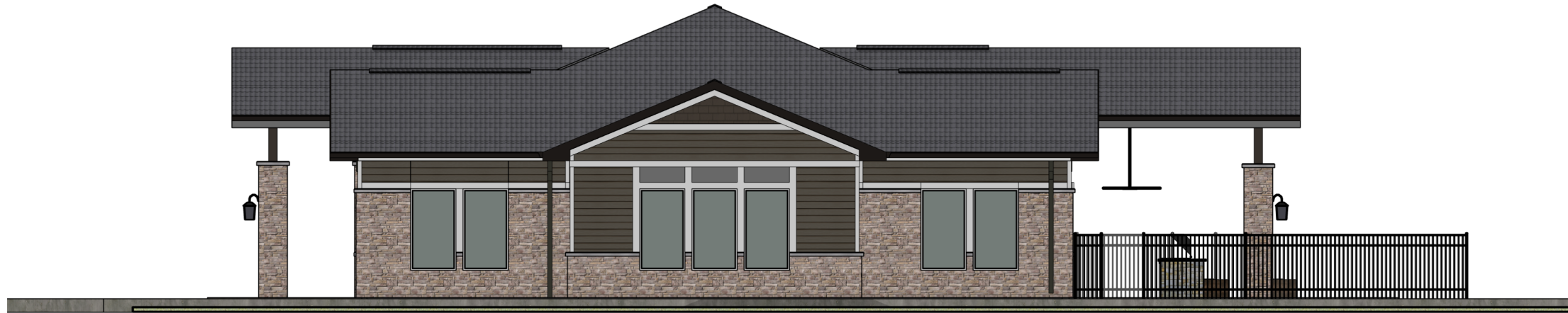


1 EAST ELEVATION
SCALE: 1" = 10'-0"

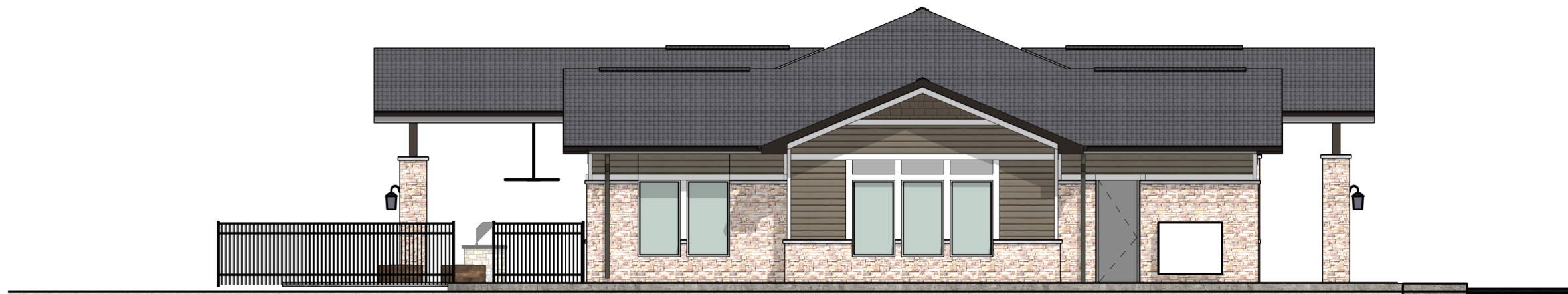


2 WEST ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR MATERIALS:
STONE AT 40" MINIMUM ALL SIDES
STONE/GLASS QUANTITY: 64% OF FACADE MATERIALS
SIDING QUANTITY: 36% OF FACADE MATERIALS



1 NORTH ELEVATION
SCALE: 1" = 10'-0"



2 SOUTH ELEVATION (facing NW 18th Street)
SCALE: 1" = 10'-0"

EXTERIOR MATERIALS:
STONE AT 40" MINIMUM ALL SIDES
STONE/GLASS QUANTITY: 64% OF FACADE MATERAILS
SIDING QUANTITY: 36% OF FACADE MATERIALS





PLAN AND ZONING COMMISSION

March 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2401 W 1st Street - Treehouse Growing and Learning Center Parking Lot Expansion Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 2401 W 1st Street, Treehouse Growing and Learning Center Parking Lot Expansion.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

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



1 inch = 100 feet

Date: 3/2/2023

**2401 W 1st Street
Treehouse Growing & Learning Center
Parking Lot Expansion**



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 7, 2023

Agenda Item: 2401 W 1st Street – Treehouse Growing & Learning Center Parking Lot Expansion
Report Date: March 2, 2023 *ESC*
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2401 W 1st Street, Treehouse Growing & Learning Center Parking Lot Expansion.

Project Summary:

The subject property at 2401 W 1st Street consists of two parcels and a total 0.63 acres (+/-), and is situated on Lot 7 Lakeview Plaza Plat 2 and Plat 3; located just south of W 1st Street and west of SW Linden Street. The site is zoned C-2, General Retail & Highway Oriented Commercial Business District, with similarly zoned properties surrounding the site. The proposed site plan includes adding a paved access drive along the east side of the property, leading to a parking lot south of the existing building, trash enclosure, landscaping and other necessary improvements to the site.

The site is primarily accessed from the northwest corner of the site via a shared access to W 1st Street. A secondary shared access to W 1st Street can be accessed through the property to the east. Parking requirements for a Daycare requires 1 space per employee, 1 space per 300 sf of gross floor area and 1 space per 5,000 sf of gross floor area. Currently the site has 7 parking spaces along W 1st Street. These will be restriped to provide 6 parking spaces with a handicap accessible stall. The proposed parking expansion adds another 15 parking stalls, providing a total of 21 parking stalls on site. The landscaping shown on the proposed site plan generally complies with all applicable regulations. There are no proposed updates to utilities on site.

Site Plan Worksheet
2401 W 1st Street
Treehouse Growing & Learning Center Parking Lot Expansion 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.**

There are no proposed changes to the current building or accesses to the site. The proposed access drive, parking lot and trash enclosure meet all setbacks required by code.

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

The site complies with all required setbacks and screening requirements. The site is consistent with the other developed properties along the W 1st Street corridor.

- 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 provides 15 new parking spaces, including one ADA space, for a total of 21 parking spaces.

- 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.**

There are no changes to accesses to this site. The proposed site will not cause an increase in congestion or traffic on the site or surrounding public streets.

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

The proposed site plan provides 15 new parking spaces, including one ADA space, for a total of 21 parking spaces. Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 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 proposed dumpster is located on the southwest corner of the proposed parking lot and is screened from view with an enclosure that matches 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 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 site will continue to drain to the open lot south of the site. There are no proposed storm water improvements for this site plan.

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 will maintain the same water and sewer connections.

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

Open space is provided primarily towards the middle and southern portions of the site.

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

The proposed parking lot shading and open space landscaping generally conform to the landscape requirements of the code. Existing trees on site were kept whenever it was possible.

B. Building Design

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

There are no proposed changes to the existing building on site.

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

There are no proposed changes to the existing building on site.

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 this development.

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

There are no additional buildings with this site plan.

C. Signs

There are no proposed signs with this site plan.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks.

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

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

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

There are no proposed changes to the existing building on site.

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

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

February 24, 2023

Plan & Zoning Commission / City Council
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Site Plan Application Approval Request
2401 W 1st St
Treehouse Growing & Learning Center
Parking Lot Expansion

To Whom It May Concern:

The enclosed site plans detail a proposed parking lot expansion at 2401 W 1st Street. The purpose of this project is to provide additional parking spaces on-site for use by employees of the Treehouse Growing & Learning Center. Currently, parking spaces are leased from a nearby property, and employees must walk the remainder of the way. This project would provide greater convenience for employees and potentially provide more space for clients during drop-off and pick-up times.

This project involves the construction of a drive aisle and sidewalk on the east side of the existing building to provide access to a new 15-space parking lot on the south end of the south parcel at 2401 W 1st Street, owned by Allen M&M Properties. The project also includes restriping of the existing parking lot on the north end of the north parcel to provide an ADA van-accessible space. Construction of this project is expected to take approximately one month and is anticipated to begin in the Spring of 2023.

We are requesting your approval of this site plan at the next available City Council Meeting and greatly appreciate this opportunity to improve our business and continue to serve the Ankeny community.

Sincerely,



Melinda Seeman
Co-Owner
Allen M&M Properties

PARKING LOT EXPANSION TREEHOUSE GROWING AND LEARNING CENTER 2401 W 1ST STREET ANKENY, IOWA

ZONE C-2 (GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT)
JEO PROJECT NO. 222000.00

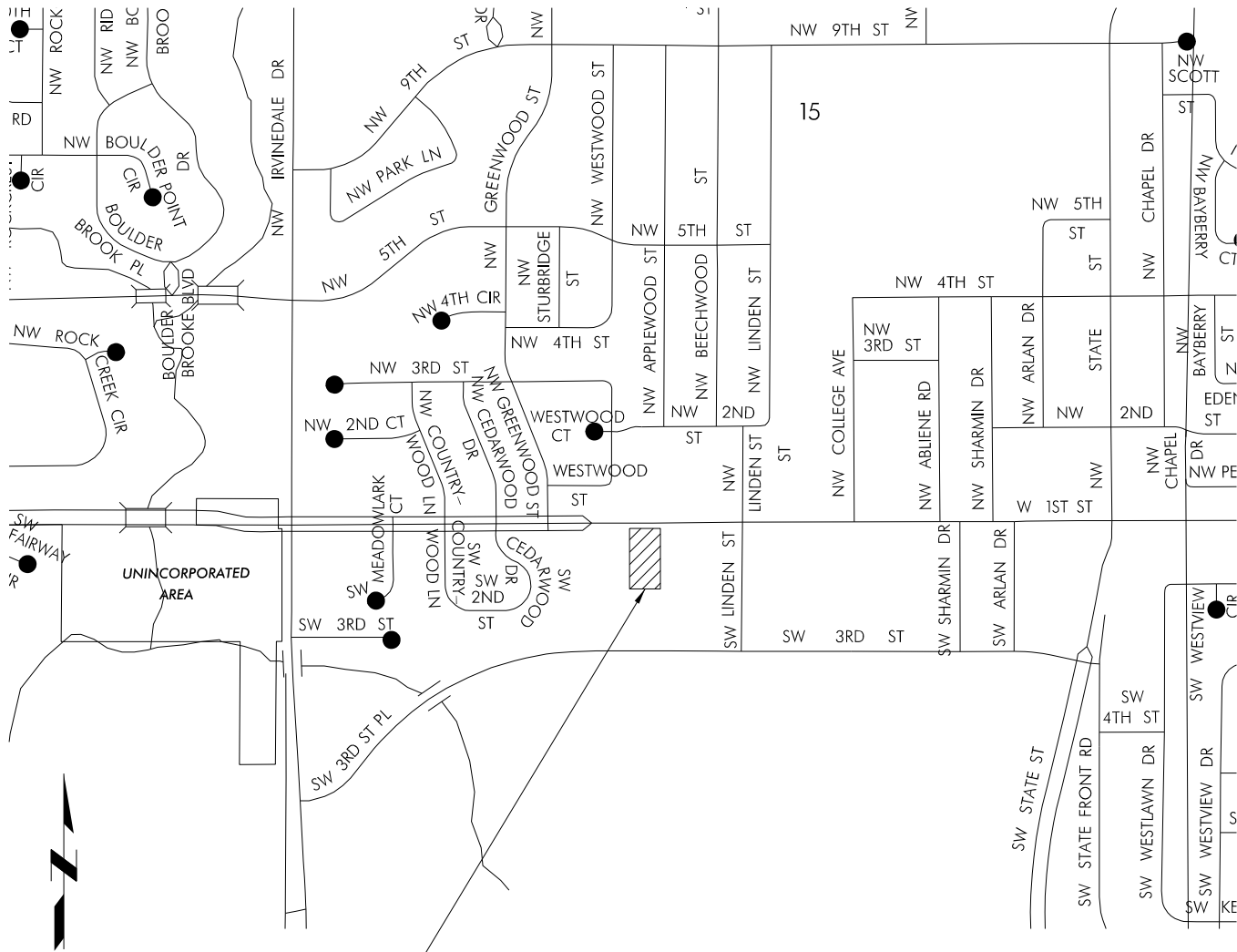
LEGAL DESCRIPTIONS

NORTH PARCEL:

WARRANTY DEED BK 12691 PG 940-941
LOT 7 IN LAKEVIEW PLAZA PLAT NO. 2, AN OFFICIAL
PLAT, NOW INCLUDED IN AND FORMING A PART OF
THE CITY OF ANKENY, POLK COUNTY, IOWA, LOCALLY
KNOWN AS 2401 W. 1ST ST., ANKENY, IOWA 50021,
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND
EASEMENTS OF RECORD.

SOUTH PARCEL:

WARRANTY DEED BK 17487 PG 396-397
PARCEL "D" OF LOT 7 LAKEVIEW PLAZA PLAT 3
DESCRIBED ON PLAT OF SURVEY FILED NOVEMBER 7,
2013 IN BOOK 15020, PAGE 792, AND BEING A PART OF
PARCEL "C" AS SHOWN ON THE PLAT OF SURVEY
RECORDED IN BOOK 12507, PAGE 690, BEING A PART
OF LOT 7, LAKEVIEW PLAZA PLAT 3, BEING AN
OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK
COUNTY, IOWA.



N.T.S.

PROJECT LOCATION

VICINITY MAP

INDEX OF SHEETS:

SHEET NO:	SHEET NAME:
1	TITLE SHEET
2	LEGEND
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7	GRADING & GEOMETRICS
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11	TOTAL SHEETS



The 2023 editions of the SUDAS Standard Specifications and the Iowa DOT Materials I.M.s shall apply to all work performed on this project unless otherwise noted herein, or within the City of Ankeny Supplemental Specifications or Special Provisions.

	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	
	SIGNATURE <i>M. Mitchell</i>	DATE 2/24/2023
	PRINTED OR TYPED NAME MICHAEL R. MITCHELL, PE	
	27353	
	MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2023	
PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS		

TITLE SHEET

PROJECT NO. 222000.00
DATE 2-24-23
DRAWN BY JLR
REVISIONS

SURVEY SYMBOLS

	Interstate Highway Symbol
	U.S. Highway Symbol
	Iowa Highway Symbol
	County Road Highway Symbol
	Evergreen Tree
	Deciduous Tree
	Fruit Tree
	Shrub (Bushes)
	Timber
	Hedge
	Stump
	Swamp
	Rock Outcrop
	Broken Concrete
	Revetment (Rip Rap)
	Cemetery
	Grave
	Cave
	Sink Hole
	Board Fence
	Chain Link or Security Fence
	Wire Fence
	Terrace
	Earth Dam or Dike (Existing)
	Tile Outlet
	Edge of Water
	Existing Drainage
	Right of Way Rail or Lot Corner
	Concrete Monument
	Well
	Windmill
	Beehive Intake
	Existing Intake
	Existing Utility Access (Manhole)
	Fire Hydrant
	WH Water Hydrant (Rural)

	Septic Tank
	Cistern
	L.P. Gas Tank (No Footing)
	Underground Storage Tank
	Latrine
	Satellite TV Dish
	Water Hook Up
	Radio Tower
	Tower Anchor
	Guardrail (Beam or Cable)
	Guard Post (one or two)
	Guard Post (over two)
	Filler Pipe
	Gas Valve
	Water Valve
	Speed Limit Sign
	Mile Marker Post
	Sign
	Traffic Signal Control Box
	Rail Road Signal Control Box
	Telephone Switch Box
	Electric Box

UTILITY LEGEND

	MIDAMERICAN GAS MATT DAVITT 515-242-4289 matthew.davitt@midamerican.com
	CITY OF ANKENY WATER SHAWN BUCKNER 515-963-3524 sbuckner@ankenyiowa.gov
	LUMEN SADIE HULL 918-547-0147 sadie.hull@lumen.com
	MIDAMERICAN ELECTRIC MATT DAVITT 515-242-4289 matthew.davitt@midamerican.com
	MEDIACOM KEVIN COLLINS 515-246-6668 KCOLLINS1@MEDIACOMCC.COM
	UNITE PRIVATE NETWORKS, LLC JOE KILZER 816-425-3556 upngis@upnfiber.com
	PRIVATE ROOF DRAIN
	CITY OF ANKENY SANITARY SEWER ROGER MCFARLAND 515-965-6483 RMcFarland@Ankenylowa.gov
	CITY OF ANKENY STORM SEWER JARED BRIGHT 515-963-3534 JBright@Ankenylowa.gov

PLAN VIEW COLOR LEGEND OF PLAN SHEETS

SHADING	Design Color No.
Light Gray	(64) Proposed Sidewalk
Dark Gray	(96) Proposed PCC Pavement

	Reference Point
	Station
	Survey Line
	Section Corner
	Ground Line Intercept
	Saw Cut
	Guardrail
	Trench Drain
	HighTension Cable Guardrail
	Sheet Pile
	Ingress / Egress
	Surfacing Removal
	Clearing & Grubbing Area

RIGHT-OF-WAY LEGEND

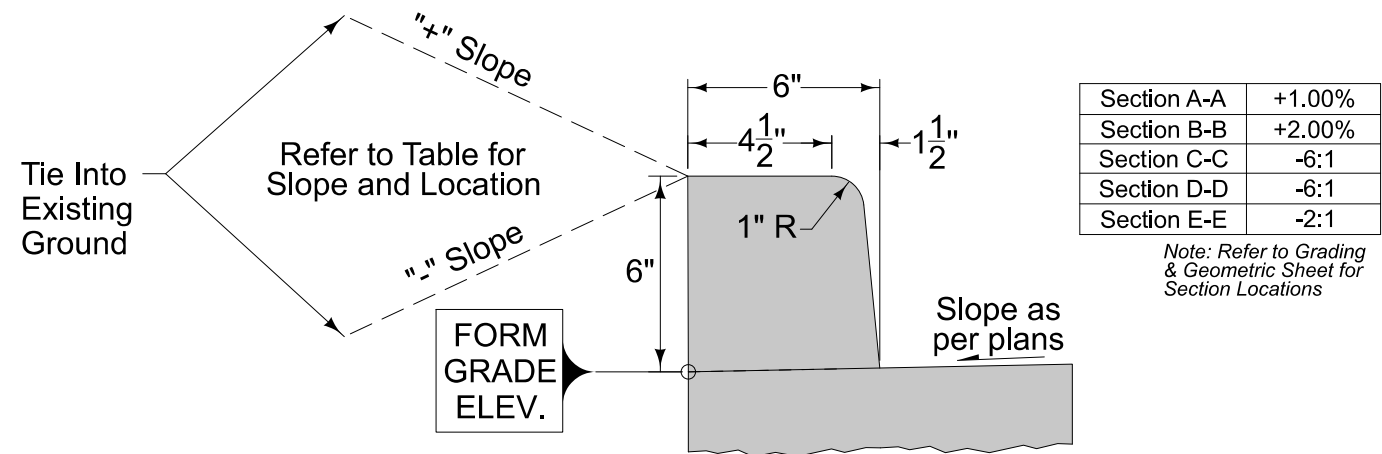
	Proposed Right-of-Way
	Existing Right of Way
	Existing and Proposed Right-of-Way
	Easement and Existing Right-of-Way
	Easement (Temporary)
	Easement
	Access Control
	Property Line



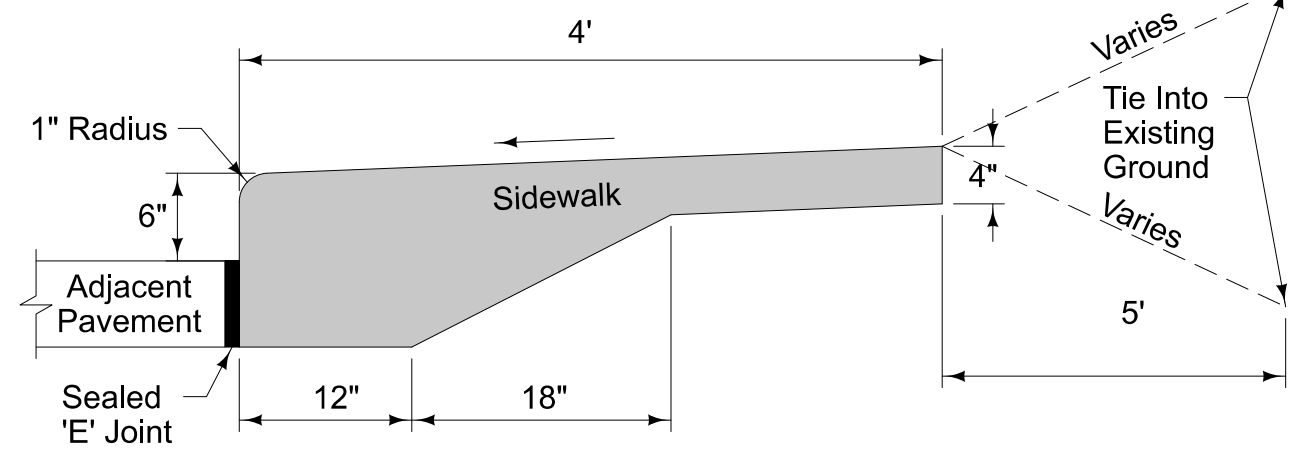
TREEHOUSE GROWING AND LEARNING CENTER
PARKING LOT EXPANSION
2401 W 1ST ST
ANKENY, IA 50023

LEGEND

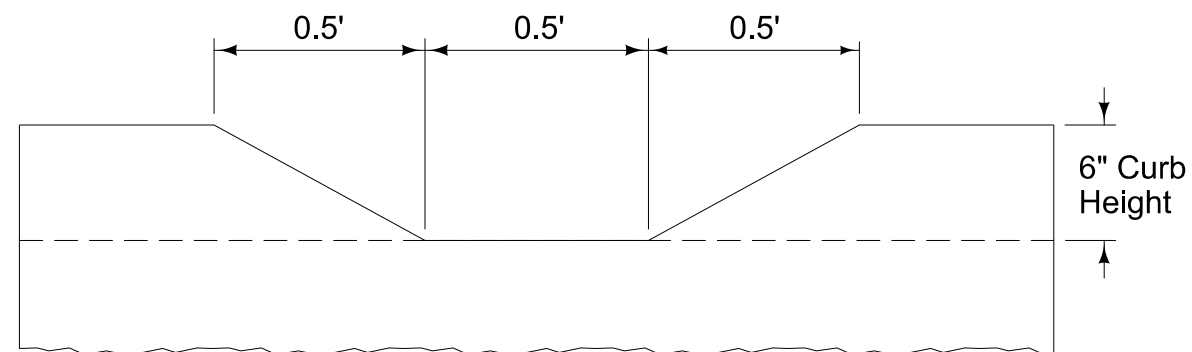
PROJECT NO.	222000.00
DATE	2-24-23
DRAWN BY	JLR
REVISIONS	



1 **6" CURB**
NTS



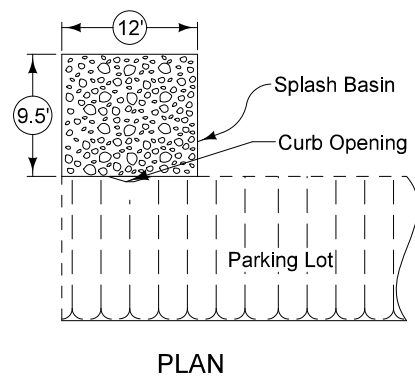
2 **CLASS A SIDEWALK**
NTS



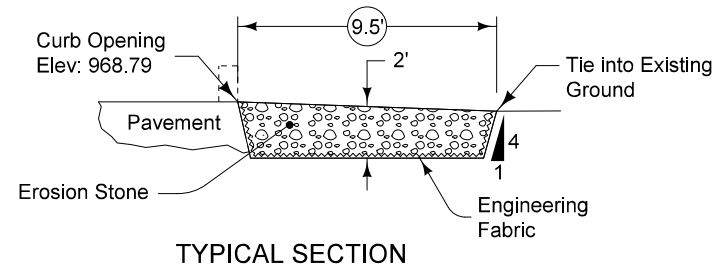
3 **CURB OPENING - PROFILE VIEW**
NTS



4 **PAVEMENT TYPICAL**
NTS



PLAN



TYPICAL SECTION

5 **ROCK SPLASH BASIN**
NTS

ESTIMATED PROJECT QUANTITIES (1 DIVISION PROJECT)						100-1A 07-15-97
Item No.	Item Code	Item	Unit	Total	As Built Qty.	
	DIVISION 2	EARTHWORK				
2.01	2010-D-1	TOPSOIL, ON-SITE	CY	155		
2.02	2010-E	EXCAVATION, CLASS 10	CY	110		
2.04	2010-G	SUBGRADE PREPARATION	SY	846.3		
	DIVISION 7	PAVEMENT				
7.01	7010-A	PAVEMENT, PCC, 6.0 IN, C-4WR-C20	SY	846.3		
7.02	7030-E	SIDEWALK, PCC, CLASS A	SY	54.8		
7.03	7040-H	PAVEMENT REMOVAL	SY	4.2		
	DIVISION 8	TRAFFIC CONTROL				
8.01	8020-C	PAINTED PAVEMENT MARKINGS, DURABLE	STA	5.32		
8.02	8020-G	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	1		
8.03	8020-K	PAVEMENT MARKINGS REMOVED	STA	0.15		
8.04	8040-A	TRAFFIC SIGNS	EA	2		
8.05	8040-D	PERFORATED SQUARE STEEL TUBE POSTS	LF	11		
8.06	8040-G	PERFORATED SQUARE STEEL TUBE POST ANCHORS, SOIL	EA	1		
	DIVISION 9	SITE WORK AND LANDSCAPING				
9.01	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	0.1		
9.02	9030-A	PLANTS, AUTUMN BLAZE MAPLE, 2 IN. CAL.	EA	4		
9.03	9030-999-A	TREE TRIMMING	LS	1		
9.04	9040-F-1	WATTLE, STRAW, 9 IN.	LF	240		
9.05	9040-F-2	WATTLE, REMOVAL	LF	240		
9.06	9040-J	RIP RAP, EROSION STONE	TON	14		
9.07	9060-E	REMOVAL OF FENCE	LF	134.5		
9.08	9060-F	TEMPORARY FENCE, PVC COATED FABRIC, 6.0 FEET HEIGHT	LF	40		
9.09	9060-999-A	DUMPSTER ENCLOSURE	LS	1		
	DIVISION 11	MISCELLANEOUS				
11.01	11,010-A	CONSTRUCTION SURVEY	LS	1		
11.02	11,020-A	MOBILIZATION	LS	1		
11.03	11,050-A	CONCRETE WASHOUT	LS	1		
11.04	11,999-A	RELOCATION OF SHED	LS	1		
11.05	11,999-B	REMOVAL OF RUBBER MATTING	SF	1025		

ESTIMATE REFERENCE INFORMATION						100-4A 10-29-02
Item No.	Item Code	Description				
	DIVISION 2	EARTHWORK				
2.01	2010-D-1	TOPSOIL, ON-SITE Topsoil to be stripped at a thickness of 8.0". Topsoil only needed to be stripped in areas of proposed pavement. Contractor to ensure, in areas of topsoil spreading, there is a minimum 8.0" thick layer of clean topsoil free of any materials larger than 1/2 inch. Incidental to this bid item is the waste of 65 CY of topsoil waste. Strip: 155 CY (8") Place: 88 CY (assumed 30% shrink) Waste: 67 CY				
2.02	2010-E	EXCAVATION, CLASS 10 Cut: 110 CY Fill: 15 CY (assumed 30% shrink) Waste: 95 CY				
2.03	2010-G	SUBGRADE PREPARATION, 12 IN DEPTH Take care when performing subgrade preparation over top utilities, as to not disturb utilities.				
	DIVISION 7	PAVEMENT				
7.01	7010-A	PAVEMENT, PCC, 6.0 IN, C-4WR-C20 Refer to the Grading & Geometrics Sheet for elevation and grading information. 6" Curb is considered incidental to this bid item. Contractor is responsible to make sure that all pavement drains water.				
7.02	7030-E	SIDEWALK, PCC, CLASS A Refer to Detail 2 on the Details Sheet for Class A Sidewalk Detail.				
7.03	7040-H	PAVEMENT REMOVAL Contractor to take care as not to damage abutting pavement, any damage incurred to abutting pavement is the responsibility of the contractor to fix.				

ESTIMATE REFERENCE INFORMATION			100-4A 10-29-02
Item No.	Item Code	Description	
	DIVISION 8	TRAFFIC CONTROL	
8.01	8020-C	PAINTED PAVEMENT MARKINGS, DURABLE	
8.02	8020-G	PAINTED SYMBOLS AND LEGENDS, DURABLE	
8.03	8020-K	PAVEMENT MARKINGS REMOVED	
		--	
8.04	8040-A	TRAFFIC SIGNS Signs to be installed: D9-6 (24" x 24") D9-6P (18" x 9")	
8.05	8040-D	PERFORATED SQUARE STEEL TUBE POSTS	
8.06	8040-G	PERFORATED SQUARE STEEL TUBE POST ANCHORS, SOIL Signs to be mounted at a height of 5.0' above finish grade, with an embedment depth of 3.0'	
	DIVISION 9	SITE WORK AND LANDSCAPING	
9.01	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 --	
9.02	9030-A	PLANTS, AUTUMN BLAZE MAPLE, 2 IN. CAL. --	
9.03	9030-999-A	TREE TRIMMING Bid item includes pruning existing trees/shrubs to 14.0' above finished pavement surface. Contractor is responsible for removal and disposal of trimmed branches from site. Measurement and payment is lump sum for work completed.	
9.04	9040-F-1	WATTLE, STRAW, 9 IN.	
9.05	9040-F-2	WATTLE, REMOVAL Refer to Plantings Sheet for location details. Wattles to be removed once seeding is completed and 70% growth has been achieved.	
9.06	9040-J	RIP RAP, EROSION STONE Refer to the Site Overview Sheet for details. Quantity based on assumed density of 120 PCF. Refer to Detail 5 on the Detail Sheet for installation details. Engineering fabric is considered incidental to this bid item. Follow requirements in Table 4196.01-3 of Iowa DOT Specification Section 4196 for engineering fabric.	
9.07	9060-E	REMOVAL OF FENCE Contractor to salvage the white PVC fence to the owner. Contractor shall coordinate timing and sequence of fence removal with the owner.	
9.08	9060-F	TEMPORARY FENCE, PVC COATED FABRIC, 6.0 FEET HEIGHT Contractor shall coordinate timing and sequence of fence installation with the owner.	
9.09	9060-999-A	DUMPSTER ENCLOSURE Install Mercury Composite Dumpster Enclosure (Single Bay) by PalmSHIELD, or Engineer approved equal. Panel color shall be "Dark Grey". Post color shall be "Jet Black". The outer dimensions of the enclosure shall be 10'-0" wide by 10'-8" deep, with a gate width of 9'-0" opening to the north. Vertical clearance from the pavement surface to the bottom of fence panel/gate shall be 0'-6". Contractor shall install dumpster enclosure in accordance with manufacturer's installation instructions. Method of measurement is lump sum for entire dumpster enclosure. Method of payment is lump sum for dumpster enclosure and includes, but is not limited to, furnishing materials, labor, expertise, and equipment to complete all work. Contractor shall submit shop drawings, including manufacturer's literature, specifications, and certification for dumpster enclosure to the Engineer and the Owner for approval, prior to ordering material.	
	DIVISION 11	MISCELLANEOUS	
11.01	11,010-A	CONSTRUCTION SURVEY	
11.02	11,020-A	MOBILIZATION	
11.03	11,050-A	CONCRETE WASHOUT --	
11.04	11,999-A	RELOCATION OF SHED Refer to the Removals Sheet for location and details. Shed is on skids that allow it to be pushed. Minor grading needed to ensure that the shed is level is considered incidental to this bid item.	
11.05	11,999-B	REMOVAL OF RUBBER MATTING Refer to the Removals Sheet for location and details. Bid item includes removal and disposal of rubber matting. Measurement and payment is per SF of rubber matting removed.	

CONCRETE PAVING NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- PAVEMENT SUBGRADE TO A DEPTH OF 12 INCHES AND A WIDTH OF 2 FEET OUTSIDE PAVEMENT EDGES SHALL BE COMPACTED AS SPECIFIED IN SUDAS SPECIFICATION 2010.3.06
- CONTRACTOR SHALL COMPLETE MOISTURE AND DENSITY TESTING ACCORDING TO SUDAS SPECIFICATION 2010.3.09. AREAS THAT DO NOT MEET MOISTURE AND DENSITY REQUIREMENTS WILL NEED REWORKED AND RE-TESTED, AT NO EXPENSE TO THE OWNER.
- SUBGRADE SHALL BE MOIST PRIOR TO THE POURING OF CONCRETE.
- CONCRETE SHALL BE TESTED FOLLOWING THE PROCEDURES OUTLINED IN SUDAS 7010.3.07.
- WATER REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.
- ALL CONCRETE SHALL BE FINISHED WITH A WET BURLAP, CANVAS DRAG, OR BRUSH.
- CONCRETE PAVEMENT JOINTS SHALL NOT EXCEED 12'-0". ALL PANELS SHOULD BE SQUARE OR NEARLY SO. THE LENGTH OF THE PANEL SHALL NOT EXCEED 1.5 TIMES THE WIDTH.
- WHERE APPLICABLE, JOINTS SHALL MATCH EXISTING JOINT PATTERN.
- ALL JOINTS SHALL BE SAW-CUT AND SEALED WITH HOT POUR SEALANT TO WITHIN 1/4" OF CONCRETE SURFACE.
- CONTRACTOR TO PLACE 1/2" EXPANSION MATERIAL WHERE CONCRETE ABUTS BUILDING.
- TIE BARS SHALL BE UTILIZED AT ALL LOCATIONS WHERE PROPOSED CONCRETE IS TYING INTO EXISTING CONCRETE. TIE BARS SHALL BE #5 AT 18" IN LENGTH AND PLACED AT 33" O.C AT MID DEPTH OF THE SLAB.
- ALL REBAR SHALL BE EPOXY COATED.
- 3/8" EXPANSION JOINT SHALL BE INSTALLED WHERE DRIVEWAYS AND/OR SIDEWALKS ABUT, AND SEALED WITH HOT POUR SEALANT.
- CONTRACTOR SHALL CONTROL ALL FUGITIVE DUST DURING THE CONCRETE JOINT SAWING PROCESS.
- REMOVE THE EXISTING PAVEMENT TO THE NEAREST EXISTING JOINT OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL DOUBLE SAW CUT ALL EDGES AT NO ADDITIONAL COST TO THE OWNER.

GRADING NOTES:

- ALL FILL MATERIALS USED ONSITE SHALL CONSIST OF APPROVED MATERIALS FREE OF ORGANIC MATTER AND DEBRIS.
- RUBBLE AND WASTE MATERIALS FROM SITE CLEARING AND DEMOLITION SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED, OR RECYCLED. WASTE MATERIALS SHALL NOT BE BURIED ONSITE.
- THE PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT. IN ALL OTHER AREAS THEY REPRESENT THE FINISHED GROUND SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PAVEMENT CROSS-SECTION DEPTH AND SHALL ADJUST THE SUBGRADE ELEVATION ACCORDINGLY PRIOR TO BEGINNING GRADING OPERATIONS.
- THE STRIPPING FROM THIS SITE SHOULD BE STORED AND REDISTRIBUTED AS TOPSOIL IN ALL LANDSCAPE AREAS. ALL EXCESS MATERIAL SHALL BE HAULED OFF SITE.
- THE CONTRACTOR SHALL DETERMINE THE APPROXIMATE EARTHWORK QUANTITIES FOR THEIR OWN PURPOSES.
- SLOPES SHALL BE UNIFORM TO AVOID PONDING.
- CONTRACTOR SHALL GRADE LOW SPOTS TO DRAIN.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE PROPERTY LINE.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.

EROSION CONTROL:

- THE CONTRACTOR WILL IMPLEMENT AND MAINTAIN CONSTRUCTION STORMWATER BMPS DURING ALL CONSTRUCTION ACTIVITY TO CONTROL POLLUTANTS AND SEDIMENT IN STORMWATER DISCHARGE FROM THE PROJECT SITE.
- THE PROJECT SITE IS DYNAMIC WITH CHANGES TO THE CONDITIONS AND DRAINAGE PATTERNS DURING CONSTRUCTION ACTIVITY. CHANGES TO THE DRAINAGE PATTERNS OF THE PROJECT WILL REQUIRE ADDITIONAL BMPS TO BE INSTALLED BY THE CONTRACTOR TO MAINTAIN CONTROL OF POLLUTANTS AND SEDIMENT FROM STORMWATER DISCHARGE FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS IN AN EFFECTIVE WORKING CONDITION. IF SITE INSPECTIONS INDICATE BMPS ARE NOT OPERATING EFFECTIVELY, MAINTENANCE, REPAIR, OR ADDITIONAL BMPS MUST BE PERFORMED WITH SEVEN (7) DAYS AND PRIOR TO THE NEXT STORM EVENT.

GENERAL UTILITY NOTES:

- ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION UNLESS OTHERWISE AUTHORIZED BY THE OWNER.
- LOCATIONS OF BURIED UNDERGROUND FACILITIES ARE APPROXIMATE, ENGINEER DOES NOT WARRANT, EITHER EXPRESSLY OR BY IMPLICATION, THE ACCURACY OF THE LOCATIONS SHOWN. EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY CONTRACTOR AT THE TIME OF CONSTRUCTION. IT SHALL BE THE DUTY OF CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE DRAWINGS MAY BE PRESENT. ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OF THE ACTUAL STARTING DATE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH EACH COMPANY THE ACTUAL UTILITY LOCATION IN THE FIELD AND WHICH UTILITY LINES MUST BE ADJUSTED. CONTRACTOR SHALL USE CAUTION IN WORKING NEAR ALL UTILITY LINES. UTILITIES DAMAGED DUE TO THE OPERATIONS OF THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER.

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 3" ROCK MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- APPLY TREE WRAP TO TRUNK FROM THE BTM UPWARD, SECURE WITH TAPE.
- EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- REMOVE ALL TWINE, ROPE, WIRE FROM THE UPPER 1/3 OF ROOT BALL. COMPLETELY REMOVE WIRE BASKETS AND BURLAP.
- PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP.
- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN, ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELAYED TO OWNER PRIOR TO COMMENCEMENT OF WORK
- ALL CONSTRUCTION IS SUBJECT TO OBSERVATION BY ENGINEER AND/OR OWNER. CONTRACTOR SHALL NOTIFY ENGINEER, OWNER, AND UTILITY COMPANIES ONE WEEK PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION METHODS, PROCEDURES AND MATERIALS PROPOSED TO BE USED FOR THIS PROJECT SHALL COMPLY WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), 2023 EDITION AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. ANY ALTERNATE PROPOSED TO BE USED BY CONTRACTOR SHALL BE APPROVED BY THE OWNER, ENGINEER, AND CITY OF ANKENY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS FROM CITY OF ANKENY, AS APPLICABLE, PRIOR TO ANY CONSTRUCTION.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- CONTRACTOR SHALL COORDINATE ALL PROPERTY ACCESS NEEDS WITH OWNER.

WORK HOURS

CONTRACTOR IS ONLY PERMITTED TO WORK WITHIN THE FOLLOWING TIME RESTRICTIONS, UNLESS PRIOR APPROVAL HAS BEEN GIVEN BY THE OWNER.

MONDAY THRU FRIDAY: 7:00 AM TO 9:00 PM
SATURDAY: 9:00 AM TO 6:00 PM
SUNDAY: 9:00 AM TO 6:00 PM

HOURS OF OPERATION OF THE TREEHOUSE GROWING AND LEARNING CENTER
MONDAY THRU FRIDAY: 6:30 AM TO 6:00 PM
SATURDAY/SUNDAY: CLOSED

CONTACT INFORMATION

PROPERTY OWNER / APPLICANT:
ALLEN M&M PROPERTIES
MELINDA SEEMAN
2401 W 1ST ST
ANKENY, IA 50023
515-965-5505

ENGINEER:
JEO CONSULTING GROUP
MICHAEL MITCHELL
1615 SW MAIN ST
ANKENY, IA 50023
515-964-5310

NOTE:

NEITHER THE OWNER (TREEHOUSE GROWING AND LEARNING CENTER) NOR JEO CONSULTING GROUP, INC. (ENGINEER) ASSUMES ANY RESPONSIBILITY FOR UTILITY LOCATIONS BEING ACCURATELY SHOWN OR NOT SHOWN ON THE PLANS. A REQUEST FOR UTILITY LOCATES WAS MADE FOR THIS PROJECT PURSUANT TO THE ONE-CALL NOTIFICATION SYSTEM ACT.

UTILITIES SHOWN ARE FROM MAPS PROVIDED BY THE UTILITY PROVIDERS.

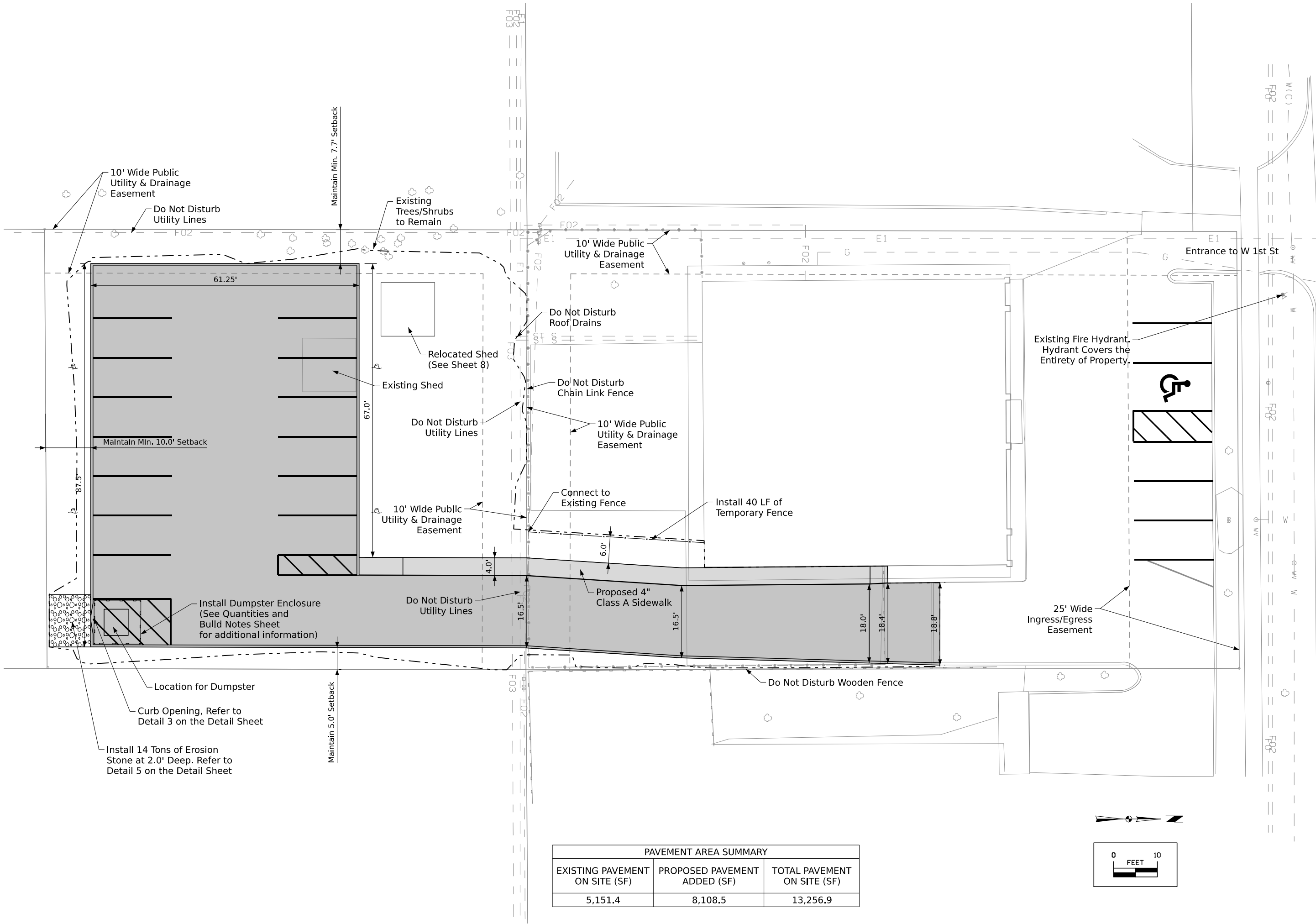
THE EXACT LOCATION AND/OR SIZE OF UNDERGROUND FEATURES MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. FIELD VERIFICATION OF UTILITIES MAY BE REQUIRED. CONTRACTOR(S) SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING ANY WORK.

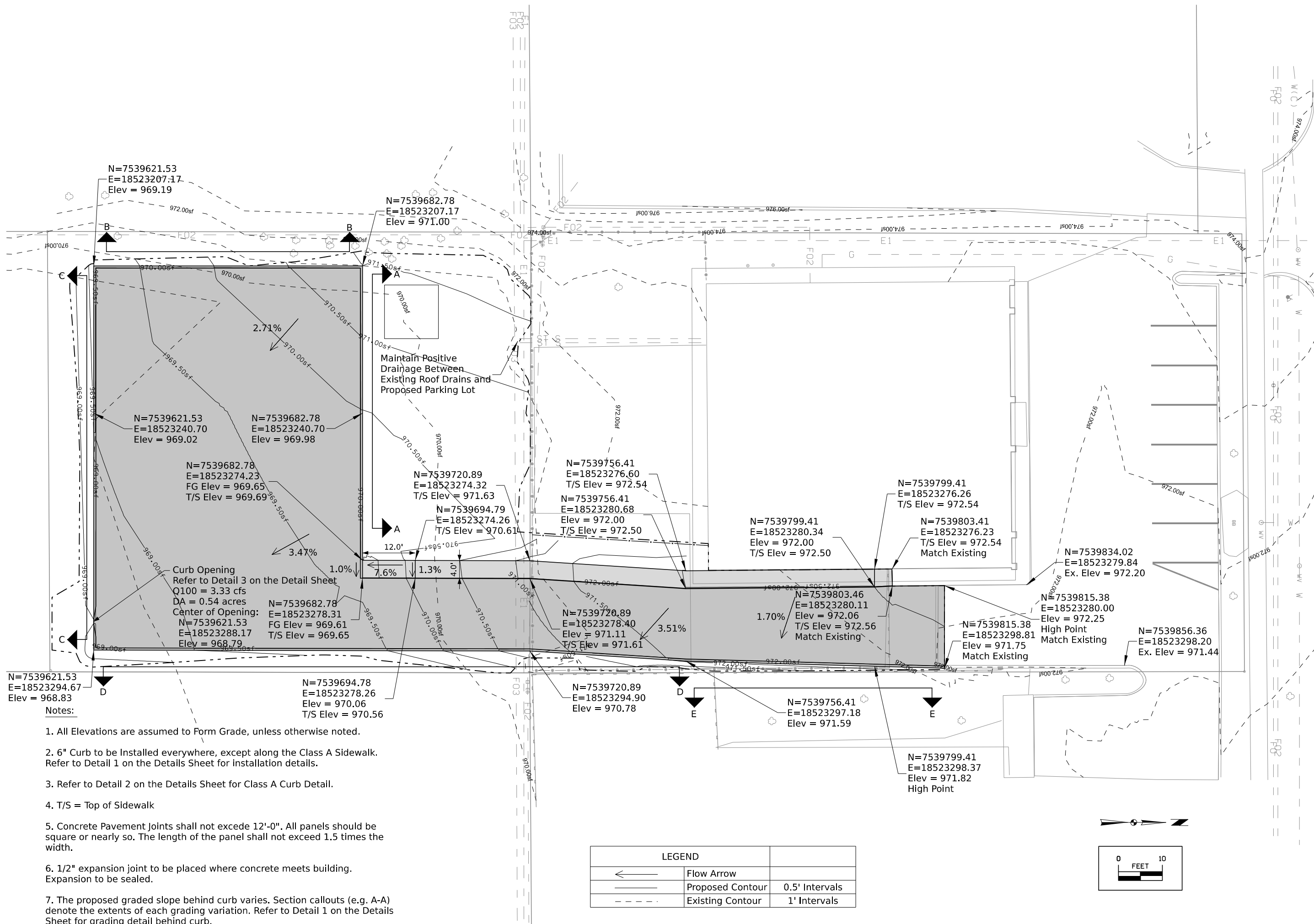


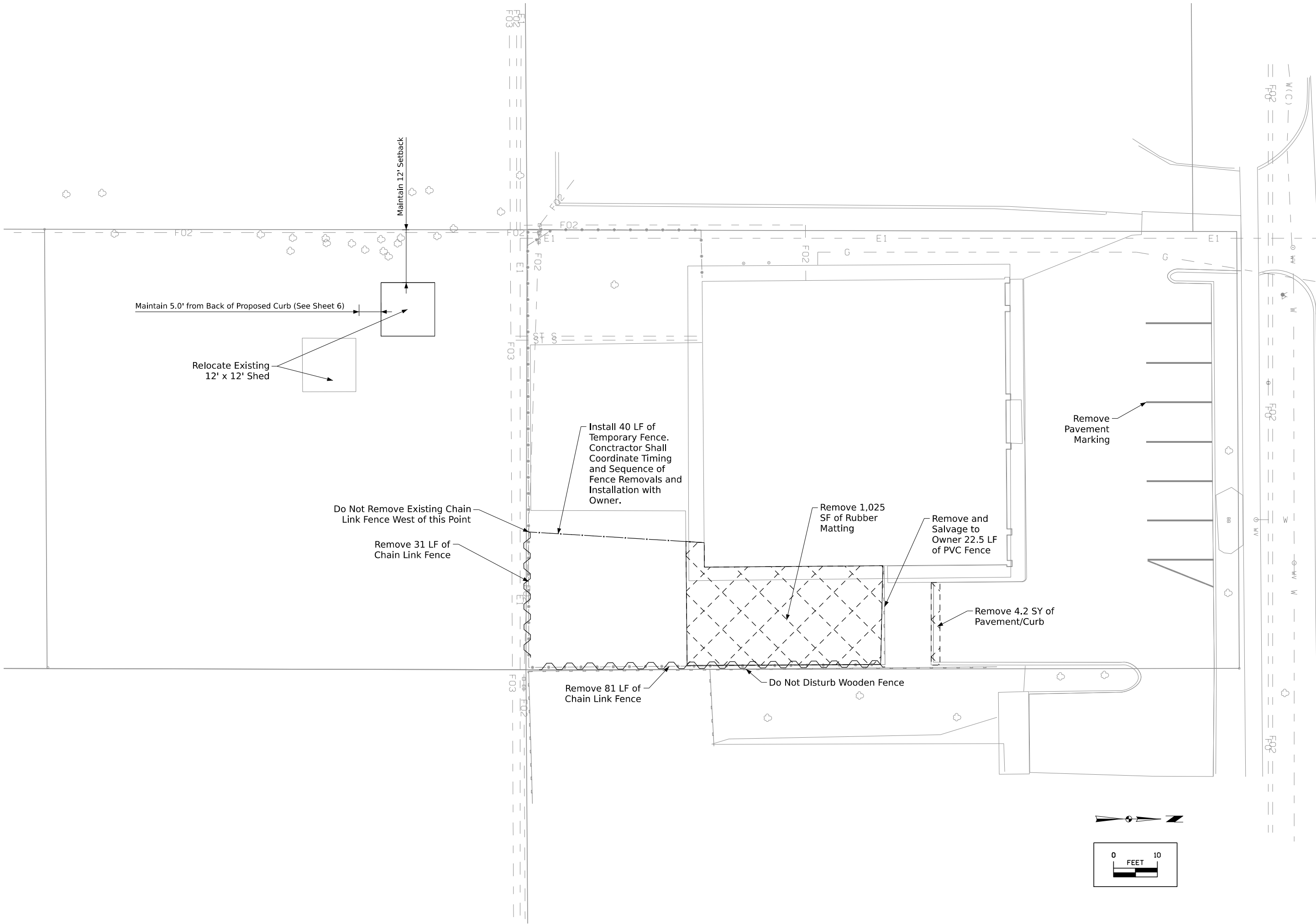
TREEHOUSE GROWING AND LEARNING CENTER
PARKING LOT EXPANSION
2401 W 1ST ST
ANKENY, IA 50023

GENERAL NOTES

PROJECT NO. 222000.00
DATE 2-24-23
DRAWN BY JLR
REVISIONS

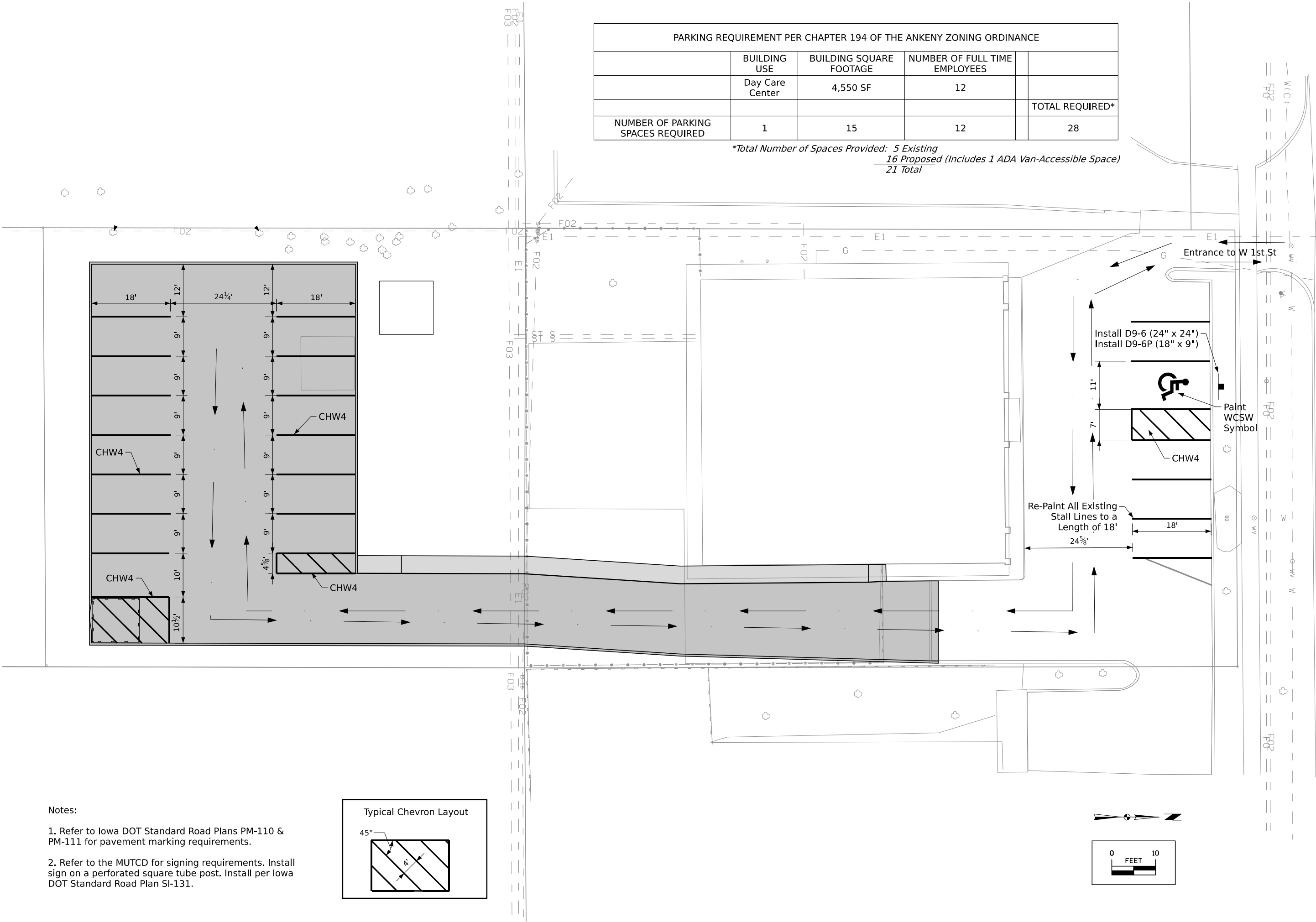






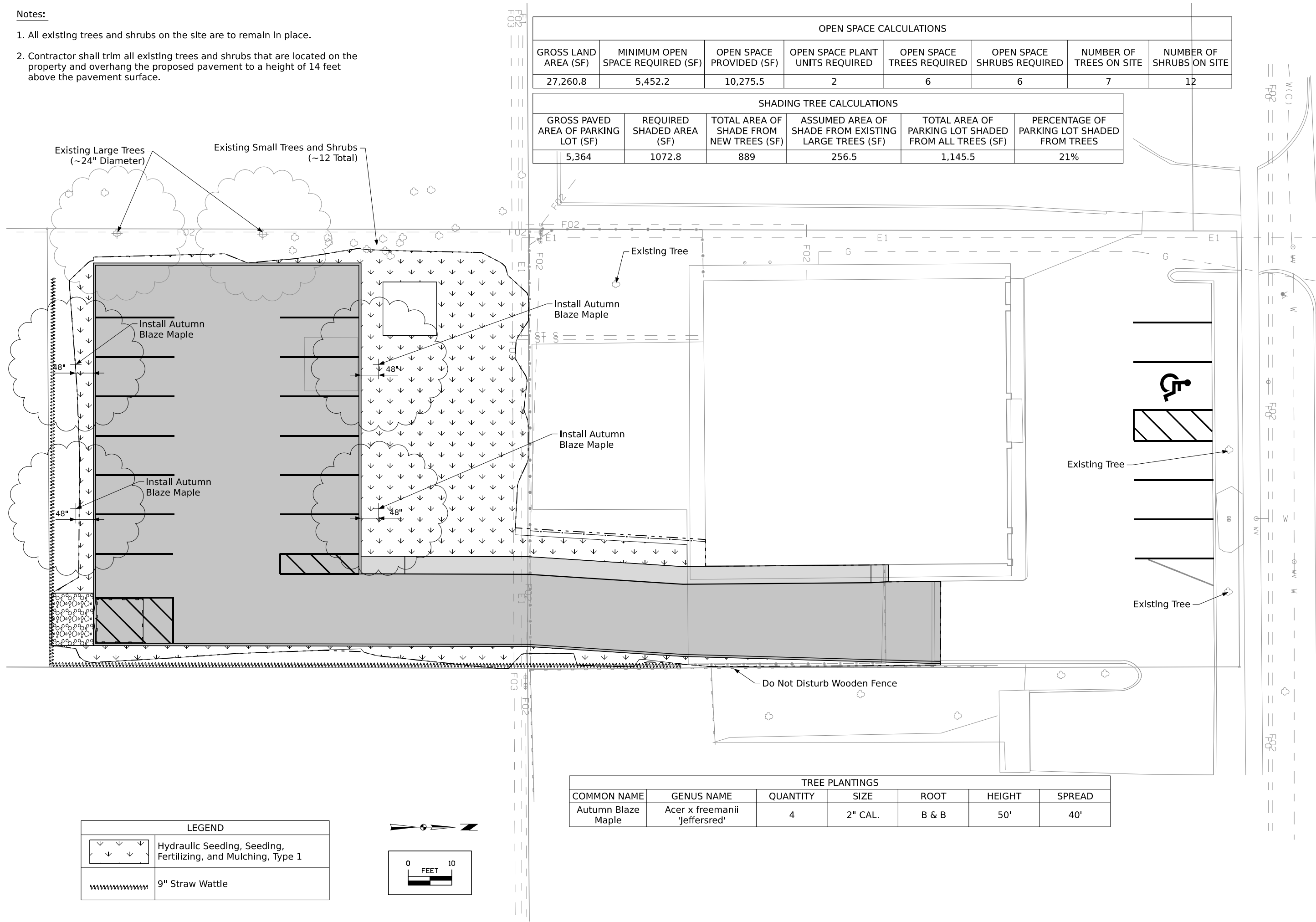
PARKING REQUIREMENT PER CHAPTER 194 OF THE ANKENY ZONING ORDINANCE				
	BUILDING USE	BUILDING SQUARE FOOTAGE	NUMBER OF FULL TIME EMPLOYEES	
	Day Care Center	4,550 SF	12	
				TOTAL REQUIRED*
NUMBER OF PARKING SPACES REQUIRED	1	15	12	28

**Total Number of Spaces Provided: 5 Existing
16 Proposed (Includes 1 ADA Van-Accessible Space)
21 Total*



Notes:

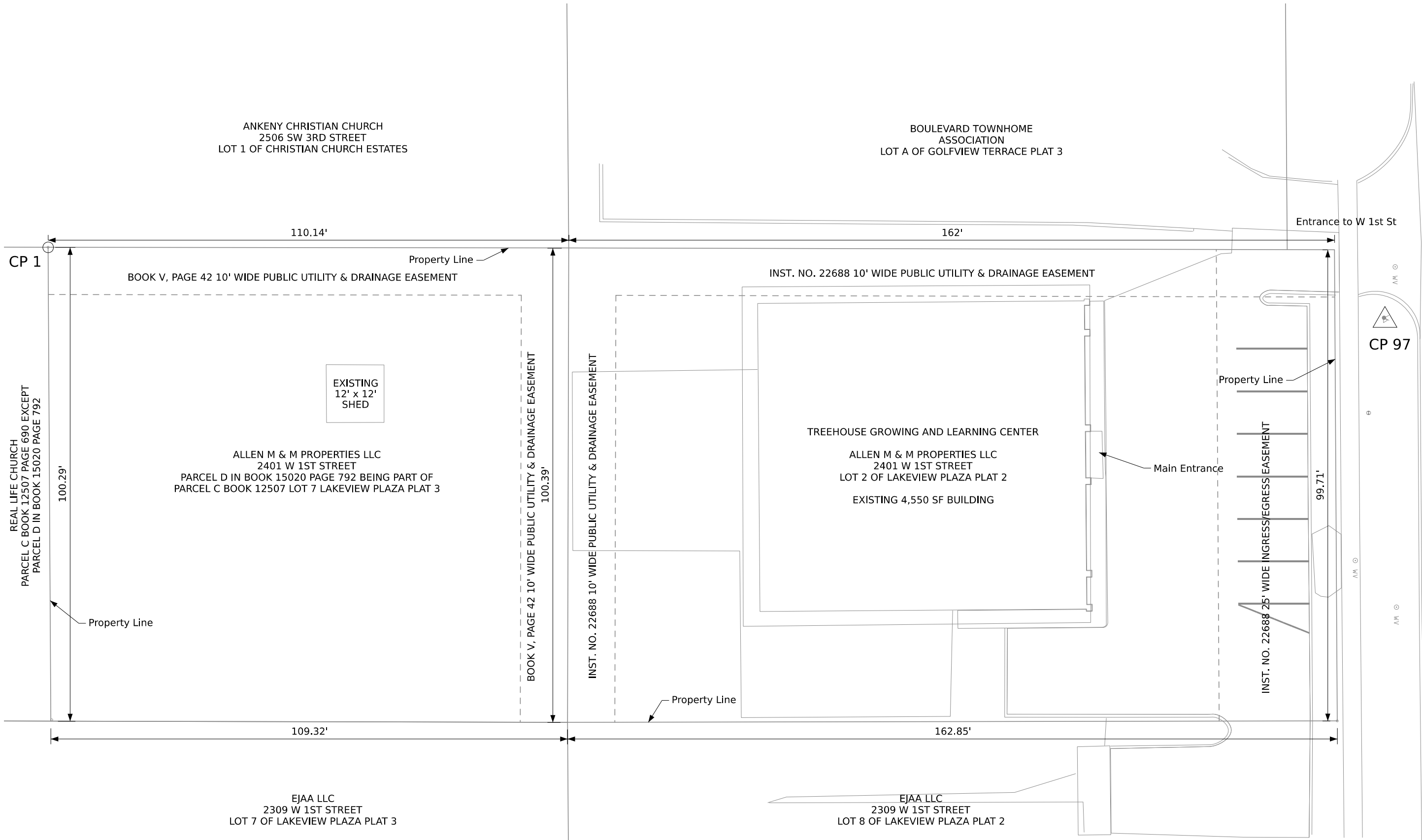
1. All existing trees and shrubs on the site are to remain in place.
2. Contractor shall trim all existing trees and shrubs that are located on the property and overhang the proposed pavement to a height of 14 feet above the pavement surface.



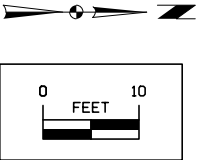
OPEN SPACE CALCULATIONS							
GROSS LAND AREA (SF)	MINIMUM OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	OPEN SPACE PLANT UNITS REQUIRED	OPEN SPACE TREES REQUIRED	OPEN SPACE SHRUBS REQUIRED	NUMBER OF TREES ON SITE	NUMBER OF SHRUBS ON SITE
27,260.8	5,452.2	10,275.5	2	6	6	7	12

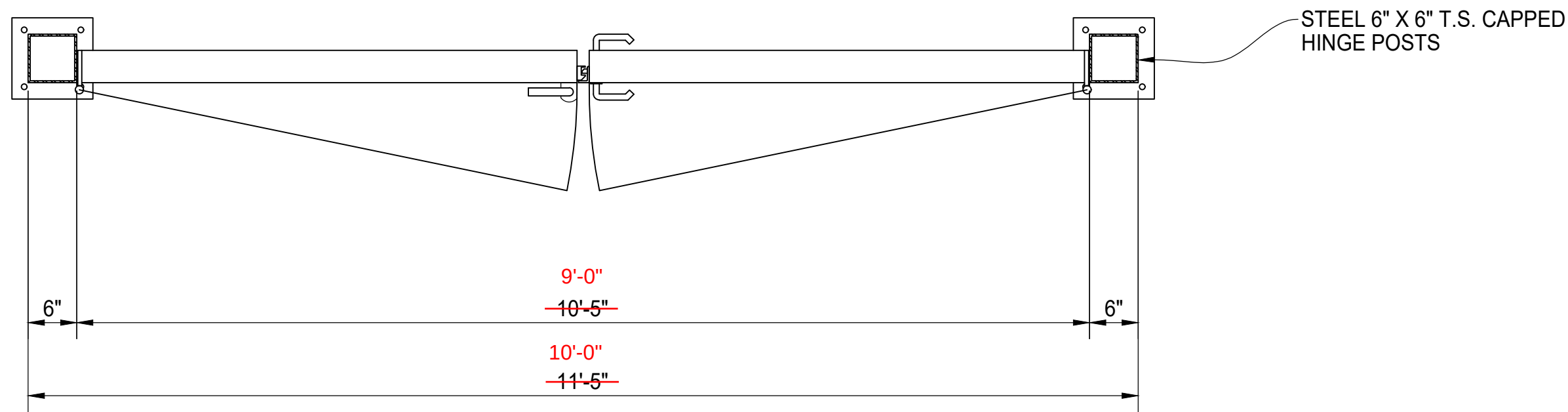
SHADING TREE CALCULATIONS					
GROSS PAVED AREA OF PARKING LOT (SF)	REQUIRED SHADED AREA (SF)	TOTAL AREA OF SHADE FROM NEW TREES (SF)	ASSUMED AREA OF SHADE FROM EXISTING LARGE TREES (SF)	TOTAL AREA OF PARKING LOT SHADED FROM ALL TREES (SF)	PERCENTAGE OF PARKING LOT SHADED FROM TREES
5,364	1072.8	889	256.5	1,145.5	21%

TREE PLANTINGS						
COMMON NAME	GENUS NAME	QUANTITY	SIZE	ROOT	HEIGHT	SPREAD
Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	4	2" CAL.	B & B	50'	40'

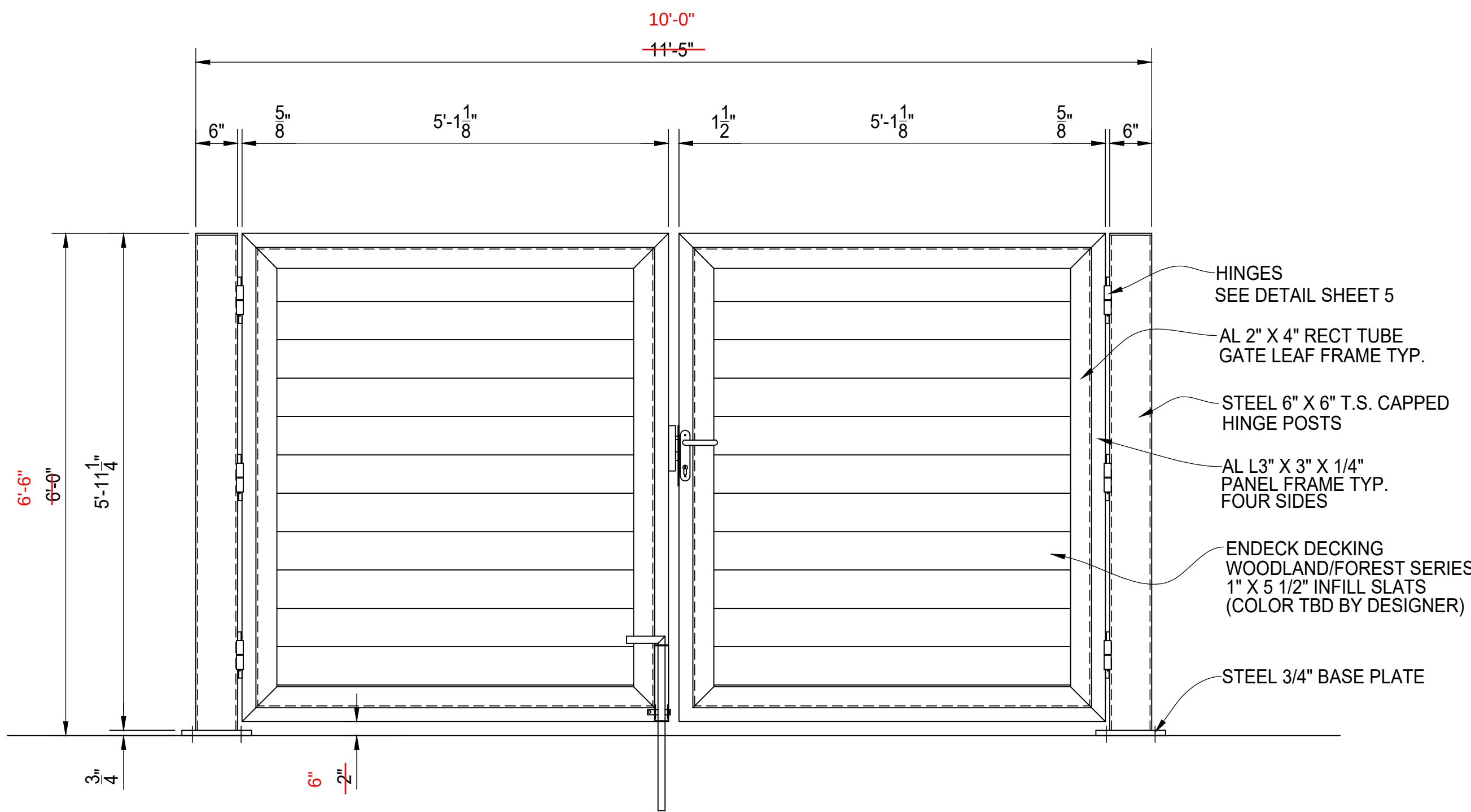


POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
Vertical Datum: VAVD88, Horizontal Datum: IRCS Zone 8 - Ames/Des Moines				
CP 1	7,539,611.00	18,523,199.36	971.84	5/8" Rebar with Red Plastic Cap "18530"
CP 2	7,539,263.44	18,523,298.78	964.41	5/8" Rebar with Yellow Plastic Cap "12106"
CP 97	7,539,893.79	18,523,214.80	975.79	Top Bolt of Fire Hydrant by West 1st St and Treehouse Driveway

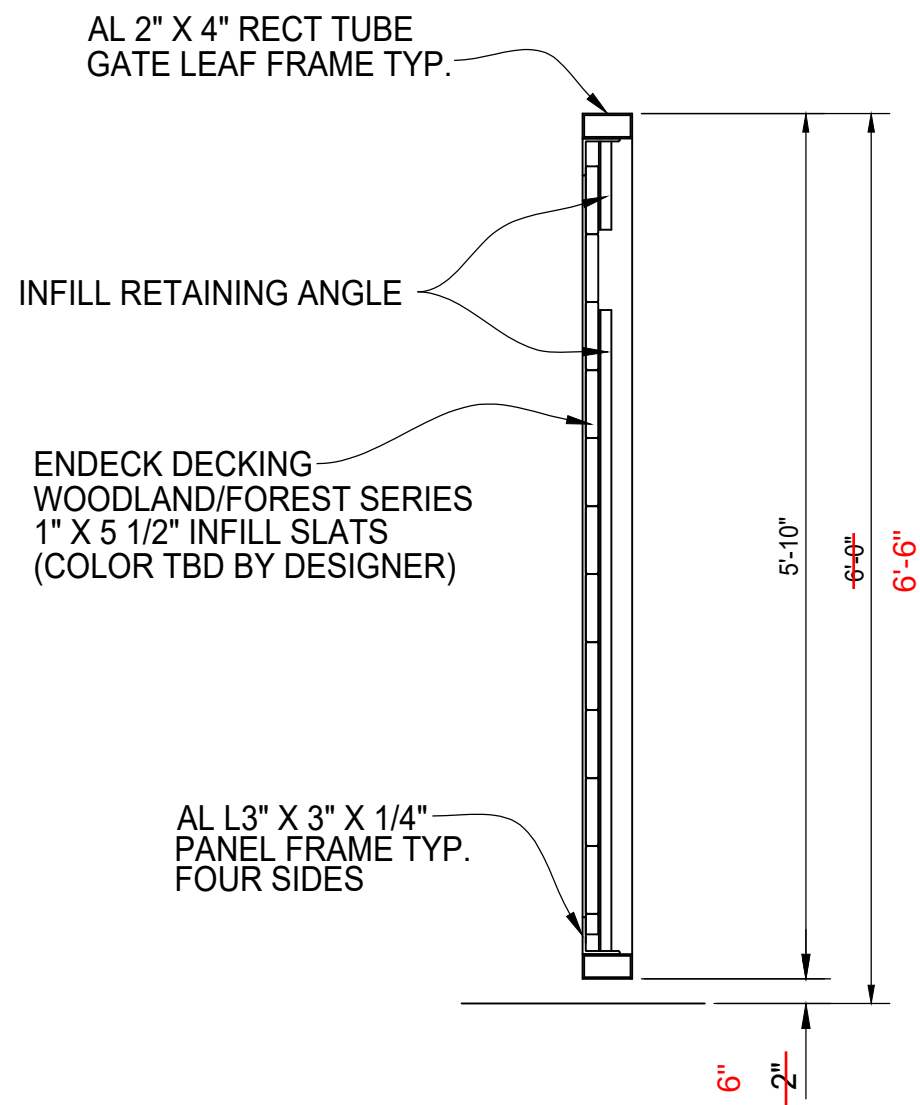




PLAN VIEW



A GATE ELEVATION VIEW
SEE SHEET 05 FOR HINGE, LATCH
AND DROP ROD DETAILS

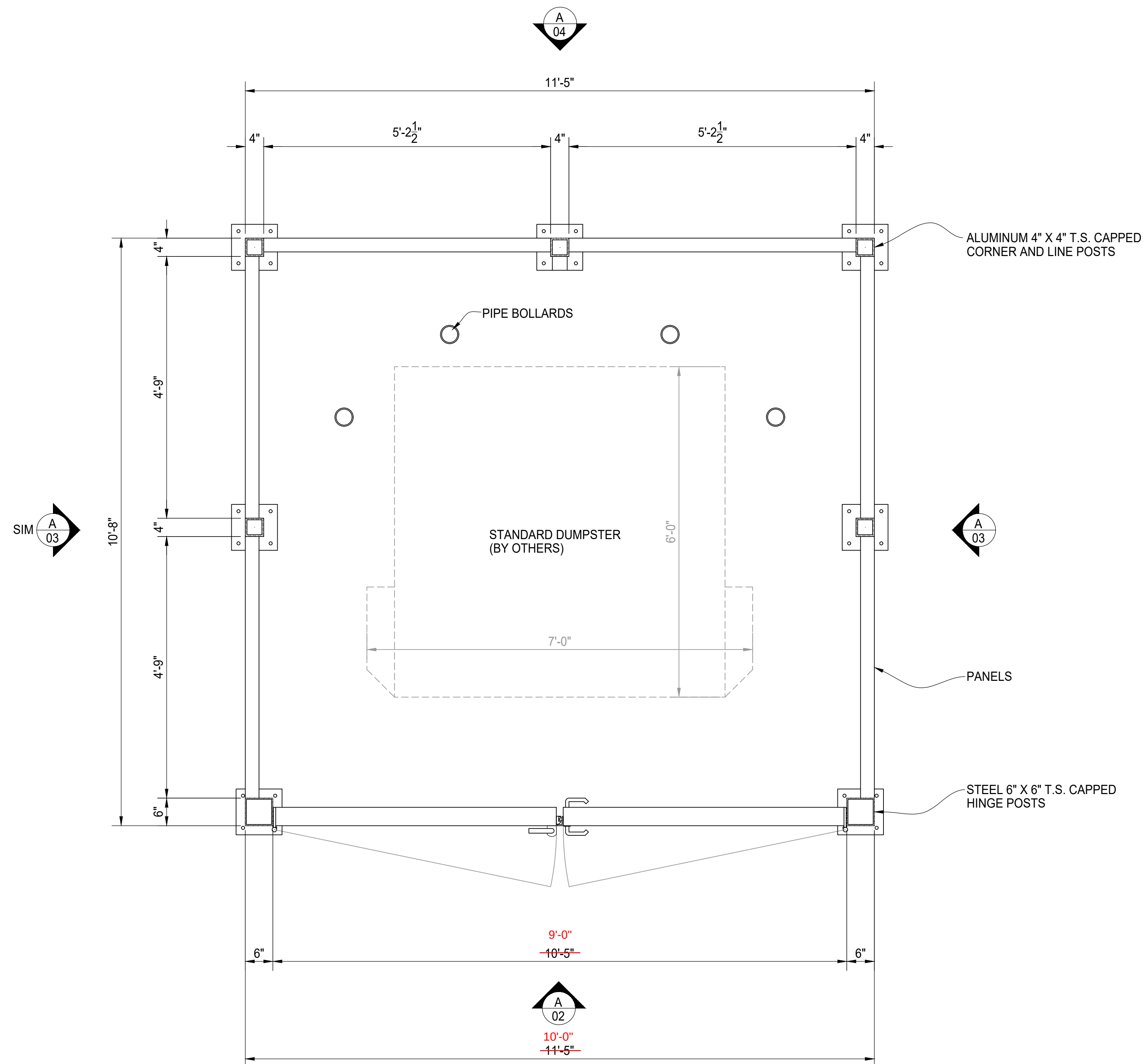


TYPICAL GATE SECTION

Layout modified to fit within parking space and be
6" clear from the pavement to facilitate drainage.

Mercury ~~AUGUSTUS~~ COMPOSITE
DUMPSTER ENCLOSURE
6' TALL STANDARD SINGLE BAY
GATE ELEVATION

AMERICAN FENCE PROJECT # REFERENCE JOB #	CLIENT PROJECT #
CHKD BY:	SCALE: N.T.S. DRAWN BY: AF DATE: 02/09/2018 REV: SHEET # 02



PLAN VIEW @ DUMPSTER ENCLOSURE



Mercury ~~AUGUSTUS~~ COMPOSITE
DUMPSTER ENCLOSURE
6' TALL STANDARD SINGLE BAY
PLAN VIEW

AMERICAN FENCE	CLIENT
PROJECT #	PROJECT #
REFERENCE	
JOB #	
CHKD BY:	SCALE: N.T.S.
DRAWN BY: AF	DATE: 02/09/2018
REV	SHEET # 01



PLAN AND ZONING COMMISSION

March 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Treasure Acres Plat 1 Final Plat (County)

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 recommend City Council approval of the Treasure Acres Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 7, 2023

Agenda Item: Treasure Acres Plat 1 – Final Plat (County)

Report Date: March 1, 2023

Prepared by: Laura Hutzell
Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Treasure Acres Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject plat is located southeast of the intersection of NE 29th Street and NE 94th Avenue in Polk County. The property lies within the state statutory, two-mile subdivision review of the City of Ankeny, and is located within the City's 2040 planning boundary.

According to the Polk County Official Zoning Map, the proposed 80-acre (+/-) plat is currently zoned Medium Density Residential to the north, and Low Density Residential to the south. The Ankeny Plan 2040 Future Land Use Map identifies the property as a mix of Neighborhood Commercial, High Density Residential and Medium Density Residential. The proposed plat creates two outlots and two street lots for future west right-of-way of NE Four Mile Drive. The linework has been coordinated with City Staff to ensure the geometry will work for the future street alignment.

Should the properties be annexed into the City of Ankeny, streetlights and sidewalks will be the responsibility of the property owners. Property owners will be required to connect to sanitary sewer when city-owned sanitary sewer becomes available.

Staff recommends the City of Ankeny defer to the Polk County Subdivision Requirements.

January 31, 2023

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

RE: Treasure Acres Plat 1

Honorable Mayor, City Council, and P&Z Commission;

On behalf of Hope K Farms, LLC., we submit herewith the following final plat including approximately 80 acres located southeast of the intersection of NE 29th Street and NE 94th Avenue in Polk County. This property lies within two miles of the City of Ankeny's corporate limits so has been submitted for review and approval by the city. The final plat includes the development of 2 outlots and 2 street lots for the purposes of transferring ownership. The proposed lot line splitting the two outlots will serve as the future west right-of-way of NE Four Mile Drive. The linework has been coordinated with city staff to ensure the geometry will work for the future street alignment. 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. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Jared Murray, Project Manager

INDEX LEGEND

LOCATION: N1/2 NW1/4, SEC 20--80--23

REQUESTOR: HOPE K FARMS LLC

PROPRIETOR: HOPE K FARMS LLC
4500 WESTOWN PKWY, STE 22
WEST DES MOINES, IA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

HOPE K FARMS LLC
4500 WESTOWN PKWY, STE 227
WEST DES MOINES, IA 50266
CONTACT: REZA KARGARZADEH
EMAIL: REZA@EPCMFG.COM
PHONE: 515-381-3925

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

LDR - LOW DENSITY RESIDENTIAL DISTRICT
MDR - MEDIUM DENSITY RESIDENTIAL DISTRICT

LOW DENSITY RESIDENTIAL:
FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 35'

MEDIUM DENSITY RESIDENTIAL:
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 8'
REAR YARD SETBACK: 30'

DECEMBER 16, 2022

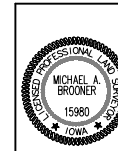
WARRANTY DEED BK 18904 PG 547

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY, IOWA AND CONTAINING 79.87 ACRES (3,478,991 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS
OF RECORD.

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

1. ANY SET MONUMENTATION SHOWN ON THIS PLAN WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF RECORDING.
2. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
3. ALL SURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
4. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
5. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE ADJACENT OWNER.
6. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
7. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR OWNERS.
8. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED.
9. ALL WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED BY AN ENGINEER.
10. FLOOD PROTECTION PROVIDED TO NON-BUILDABLE OUTLOTS.
11. SUBJECT PROPERTY IS LOCATED IN UNSHADOWED AREA OF AN ARRAIDED FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR POLK COUNTY, IOWA, COMMUNITY PANEL NUMBER 14000C000EFFECTIVE 10/01/2013
12. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNERS IF ANNEXED BY THE CITY OF ANKENY.
13. PROPERTY OWNERS WILL BE REQUIRED TO CONNECT TO SANITARY SEWER PIPES LOCATED NEARBY TO THE CITY OF ANKENY, WHEN CITY-OWNED SANITARY SEWER IS AVAILABLE.
14. THERE SHALL HAVE NO BUILDABLE AREA AND WILL NOT BE DEVELOPED UNTIL PLANNED AS LOTS.
15. THE TRACT SHALL REMAIN DEDICATED TO POLK COUNTY FOR PUBLIC RIGHT-OF-WAY.
16. FUTURE SE FOUR MILE DRIVE, SOUTH OF COUNTY RD 94TH AVENUE, WILL REQUIRE A 60' RIGHT-OF-WAY 60'-90' HALF RIGHT-OF-WAY WILL BE NEEDED ALONG NE SECOND STREET FIRST STREET CONCERNED INTO THE CITY OF ANKENY.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S.

DATE

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

REVISIONS	DATE
SECOND SUBMITTAL	01/23/23
FIRST SUBMITTAL	12/29/22

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



CIVIL DESIGN ADVANTAGE

1.00 ACRES PLAT 1
FINAL PLAT

$$\frac{1}{1} = 2212.825$$



PLAN AND ZONING COMMISSION

March 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. March 6, 2023 City Council Report - Staff

2. Director's Report

- Tentative agenda items for March 21, 2023
- February 2023 Building Permit Report
- Crosswinds PUD Update
- Prairie Trail Update

3. Commissioner's Report

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 February 2023 Building Permit Report

City of Ankeny
Building Permit Report
Month of February 2023

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	February-23		February-22		1/1/2023-2/28/2023		1/1/2022-2/28/2022		7/1/2022-2/28/2023	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	21	\$6,486,316	38	\$10,910,941	31	\$9,658,023	77	\$21,856,587	212	\$72,048,476
New Single Family Attached/Duplex	38	\$9,522,191	27	\$6,066,771	48	\$11,723,626	39	\$9,047,360	235	\$55,387,967
New Multi - Family	1	\$7,270,821	0	\$0	1	\$7,270,821	1	\$750,000	49	\$37,888,304
Total New Residential Permits	60	\$23,279,328	65	\$16,977,712	80	\$28,652,470	117	\$31,653,947	496	\$165,324,747
Additions/Alterations/Other (1)	33	\$617,211	39	\$392,332	75	\$1,516,608	87	\$1,290,175	486	\$7,222,654
Total New Dwelling Units	110		65		130		116		672	
NON-RESIDENTIAL										
New Commercial	3	\$7,789,138	1	\$125,000	5	\$14,309,138	1	\$125,000	18	\$92,347,222
COM Additions/Alterations/Other	14	\$2,597,114	12	\$3,196,169	19	\$3,632,114	17	\$5,041,278	64	\$11,381,062
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	1	\$17,000	0	\$0	3	\$371,800
New School	1	\$70,000	0	\$0	1	\$70,000	0	\$0	1	\$70,000
SCH Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Total Non Residential Permits	18	\$10,456,252	13	\$3,321,169	26	\$18,028,252	18	\$5,166,278	86	\$104,170,084
MISC PERMITS (2)	32	\$67,816	34	\$68,749	63	\$161,750	58	\$174,580	496	\$638,444
TOTALS	143	\$34,420,607	151	\$20,759,962	244	\$48,359,080	280	\$38,284,980	1564	\$277,355,929

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from February 2023

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	2/8/2023	\$266,393	23-0279-NEW	4422 NW 13th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	2/8/2023	\$242,992	23-0284-NEW	4418 NW 13th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	2/8/2023	\$310,922	23-0335-NEW	2517 NW Woodbury Dr	Chris Pickard	Sage Homes Inc
Single Family Detached	New Building	2/13/2023	\$452,742	23-0244-NEW	1606 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	2/16/2023	\$359,579	23-0577-NEW	1415 NE Crossing Oaks Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/16/2023	\$299,469	23-0578-NEW	1411 NE Crossing Oaks Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/16/2023	\$254,424	23-0593-NEW	2610 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/16/2023	\$254,424	23-0595-NEW	2609 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/16/2023	\$252,884	23-0596-NEW	2613 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/16/2023	\$213,944	23-0597-NEW	2614 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/17/2023	\$494,303	23-0240-NEW	1201 NW Benjamin Dr	Chris Pickard	Sage Homes Inc
Single Family Detached	New Building	2/21/2023	\$299,469	23-0685-NEW	1407 NE Crossing Oaks Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/21/2023	\$328,190	23-0687-NEW	4411 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/21/2023	\$312,477	23-0689-NEW	4402 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/22/2023	\$286,175	23-0686-NEW	4415 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/24/2023	\$276,099	23-0616-NEW	401 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/24/2023	\$298,704	23-0617-NEW	313 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/24/2023	\$325,168	23-0619-NEW	306 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/24/2023	\$331,638	23-0629-NEW	405 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/27/2023	\$268,507	23-0752-NEW	1303 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	2/28/2023	\$357,814	23-0589-NEW	4709 NW 10th St	Construction Professionals LLC	Construction Professionals LLC
Single Family Attached	New Building	2/3/2023	\$262,714	23-0444-NEW	4217 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/3/2023	\$262,714	23-0443-NEW	4221 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/3/2023	\$262,714	23-0442-NEW	4225 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/3/2023	\$262,714	23-0441-NEW	4229 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/3/2023	\$262,714	23-0440-NEW	4233 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/3/2023	\$262,563	23-0267-NEW	4237 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$241,829	23-0365-NEW	4427 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$241,829	23-0364-NEW	4431 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$241,829	23-0363-NEW	4435 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$241,829	23-0362-NEW	4439 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$241,829	23-0361-NEW	4443 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$241,829	23-0270-NEW	4447 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$262,714	23-0268-NEW	4304 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$262,714	23-0481-NEW	4308 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$262,714	23-0482-NEW	4312 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$262,714	23-0483-NEW	4316 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$262,714	23-0484-NEW	4320 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2023	\$262,714	23-0485-NEW	4324 NE Mongoose Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2023	\$241,829	23-0530-NEW	4403 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2023	\$241,829	23-0529-NEW	4407 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2023	\$241,829	23-0528-NEW	4411 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Attached	New Building	2/10/2023	\$241,829	23-0527-NEW	4415 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2023	\$241,829	23-0526-NEW	4419 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2023	\$241,829	23-0269-NEW	4423 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/15/2023	\$262,384	23-0513-NEW	2125 NW 43rd St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/15/2023	\$262,384	23-0514-NEW	2129 NW 43rd St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/21/2023	\$262,384	23-0488-NEW	4402 NW Sharmin Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/21/2023	\$262,384	23-0489-NEW	4406 NW Sharmin Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/21/2023	\$241,829	23-0706-NEW	1643 NE Crossing Oaks Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/21/2023	\$241,829	23-0705-NEW	1647 NE Crossing Oaks Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/21/2023	\$241,829	23-0704-NEW	1651 NE Crossing Oaks Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/21/2023	\$241,829	23-0583-NEW	1655 NE Crossing Oaks Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/27/2023	\$241,829	23-0580-NEW	4428 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/27/2023	\$241,829	23-0675-NEW	4432 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/27/2023	\$241,829	23-0676-NEW	4436 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/27/2023	\$241,829	23-0677-NEW	4440 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/27/2023	\$241,829	23-0678-NEW	4444 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/27/2023	\$241,829	23-0679-NEW	4448 NE 17th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Multi-Family (51 Units)	New Building	2/8/2023	\$7,270,821	23-0429-NEW	1205 SW Merchant St	JCorp Inc	JCorp Inc
Single Family Detached	Building Alteration	2/1/2023	\$4,000	23-0383-ALT	706 NE Canterbury Dr	Christopher Schinckel	Iowa Concrete Cutting
Single Family Detached	Building Alteration	2/1/2023	\$10,672	23-0384-ALT	2919 SW Glenbrooke Blvd	Brady Smith	Brady Smith
Single Family Detached	Building Alteration	2/2/2023	\$25,636	23-0304-ALT	902 NE 15th St	Michelle Heim	Michelle Heim
Single Family Detached	Building Alteration	2/6/2023	\$20,602	22-8024-ALT	3517 NW 14th St	Ballman Construction	Ballman Construction
Single Family Detached	Building Alteration	2/6/2023	\$13,224	22-8036-ALT	3806 SW Stonehaven Ln	Zach Kreider	Zach Kreider
Single Family Detached	Solar	2/8/2023	\$38,537	23-0234-SOL	707 NE Deerfield Dr	Dexton Lybbert	Skyline Solar
Single Family Attached	Building Alteration	2/8/2023	\$25,729	23-0271-ALT	2108 SW 17th St	Schwind Construction	Schwind Construction
Single Family Detached	Building Alteration	2/8/2023	\$1,500	23-0508-ALT	5010 NE Rio Dr	T & E Construction Inc	T & E Construction Inc
Single Family Detached	Building Alteration	2/9/2023	\$13,920	23-0212-ALT	5202 NW 7th St	HomeWorx	HomeWorx Inc.
Single Family Detached	Building Alteration	2/9/2023	\$15,312	23-0520-ALT	4210 NW Linwood Dr	Ledgewood Builders LLC	Ledgewood Builders LLC
Single Family Detached	Building Alteration	2/10/2023	\$18,560	23-0495-ALT	3207 NW 25th St	Jim Nolan	Jim Nolan
Single Family Attached	Building Alteration	2/13/2023	\$15,544	23-0421-ALT	2208 NW Bayberry Ln	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Building Alteration	2/13/2023	\$19,442	23-0510-ALT	2405 NW Reinhart Dr	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Alteration	2/14/2023	\$4,000	23-0603-ALT	701 NE Canterbury Dr	BAM Basements	BAM Basements
Single Family Detached	Solar	2/14/2023	\$47,453	23-0606-SOL	901 SE Judy Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	2/15/2023	\$15,428	23-0581-ALT	2408 NW Rockcrest Ct	Creative Building Ventures Inc	Creative Building Ventures Inc
Single Family Detached	Building Alteration	2/15/2023	\$28,304	23-0639-ALT	4704 NE Hillcrest Ct	Kent Penquite	Kent Penquite
Single Family Detached	Porch	2/16/2023	\$6,720	23-0287-PRCH	2906 NE Huntington Ln	Better Builders	Better Builders
Single Family Attached	Building Alteration	2/16/2023	\$12,000	23-0664-ALT	4202 NW 13th St	Carley Nicholas	Carley Nicholas
Single Family Detached	Building Alteration	2/17/2023	\$23,386	23-0137-ALT	1601 NW Rockcrest Rd	Megan Wrage	Megan Wrage
Single Family Detached	Pergola	2/17/2023	\$29,000	23-0669-PERG	2713 NW 38th Ln	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Solar	2/20/2023	\$35,192	23-0625-SOL	3113 NW 30th St	SunPro Solar	ADT Solar LLC
Single Family Detached	Building Addition	2/23/2023	\$133,989	23-0133-ADD	607 NW Jackson Dr	Oliver Keeling	Oliver J Keeling
Single Family Detached	Building Alteration	2/28/2023	\$15,080	23-0334-ALT	606 NE Whitetail Dr	DH Remodel & Construction	Dallas Hoover
Single Family Detached	Building Alteration	2/28/2023	\$14,523	23-0700-ALT	1606 NW Seasons Dr	James Downs Jesse	James Downs Jesse
Single Family Detached	Building Alteration	2/28/2023	\$11,670	23-0824-ALT	4220 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Shed	2/2/2023	\$1,600	23-0332-SHD	902 NE 15th St	Michelle Heim	Michelle Heim

Single Family Detached	Shed	2/8/2023	\$4,800	23-0509-SHD	310 SW Elm St	Andrew Prindle	Andrew Prindle
Single Family Detached	Shed	2/10/2023	\$3,840	23-0543-SHD	1209 NE Stone Valley Cir	Balashaitis Jonathan	Spring Valley Sheds LLC
Single Family Detached	Shed	2/14/2023	\$1,200	22-8037-SHD	3815 NW Applewood Ct	Steve Kinney	Steve Kinney
Single Family Detached	Deck	2/16/2023	\$3,384	23-0518-DECK	613 NW Boulder Brook Dr	Better Builders	Better Builders
Single Family Detached	Deck	2/20/2023	\$756	23-0662-DECK	2502 NW 17th St	Integrity Builders & Remodelers	Integrity Builders & Remodelers
Single Family Detached	Deck	2/20/2023	\$2,208	23-0730-DECK	602 NW Crestview Ct	T & E Construction Inc	T & E Construction Inc
Mixed Use	New Building	2/7/2023	\$4,180,293	22-6140-NEW	1535 SW Market St	DRA Properties	DRA Properties LLC
Other (Sport Facility)	New Building	2/8/2023	\$3,582,195	22-7824-NEW	2222 SW Vintage Pkwy	DRA Properties	DRA Properties LLC
Storage	New Building	2/17/2023	\$26,650	23-0590-NEW	3606 NE Otterview Cir	Home Boy Enterprises Ltd	Home Boy Enterprises Ltd
School	Footing/Found	2/24/2023	\$70,000	23-0659-FND	2006 S Ankeny Blvd Bldg 14	Ryan McGreger	Ryan McGreger
Retail	Building Alteration	2/2/2023	\$290,000	23-0179-ALT	1510 S Ankeny Blvd Ste 102	Weston Companies, LLC	Weston Companies, LLC
Manufacturing	Building Alteration	2/3/2023	\$963,000	22-7857-ALT	7305 SE Crosswinds Dr Unit 100	Estes Construction	Estes Construction
Restaurant	Building Alteration	2/7/2023	\$225,000	22-8071-ALT	1465 SW Park Square Dr	DRA Properties	DRA Properties LLC
Retail	Building Alteration	2/8/2023	\$42,774	23-0312-ALT	260 NW 36th St Ste 101	Meyn Josh	Kimberley Development Corp
Restaurant	Building Alteration	2/10/2023	\$73,850	23-0241-ALT	1875 N Ankeny Blvd Ste 104	DRA Properties	DRA Properties LLC
Restaurant	Building Alteration	2/10/2023	\$60,000	23-0472-ALT	2410 SW White Birch Dr Ste 100	DRA Properties	DRA Properties LLC
Mixed Use	Building Alteration	2/14/2023	\$59,250	23-0183-ALT	1345 SW Park Square Dr Ste 208	DRA Properties	DRA Properties LLC
Office	Building Alteration	2/14/2023	\$108,760	23-0242-ALT	1345 SW Park Square Dr Ste 206	DRA Properties	DRA Properties, LC
Storage	Building Alteration	2/14/2023	\$10,000	23-0308-ALT	704 SW Des Moines St	Anton J Olson	Anton J Olson
Office	Building Alteration	2/17/2023	\$304,570	23-0252-ALT	1201 SW State St Ste 101	Integrity Construction	Integrity Construction
Retail	Building Addition	2/21/2023	\$150,000	22-8034-ADD	1509 N Ankeny Blvd	Joe Larson	Joe Larson
Storage	Building Alteration	2/21/2023	\$108,000	23-0609-ALT	5950 SE Delaware Ave	Ryan Companies	Ryan Companies
Mixed Use	Building Alteration	2/24/2023	\$130,000	23-0211-ALT	1510 S Ankeny Blvd Ste 101	Imprint Architects	Bryan Pham
Office	Building Alteration	2/28/2023	\$71,910	23-0787-ALT	2825 S Ankeny Blvd Ste 104	DRA Properties	DRA Properties LLC
Single Family Detached	Fence/Wall	2/3/2023		23-0433-FNCE	4112 NE 6th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	2/3/2023		23-0455-FNCE	1406 NW Pebble Dr	Stephen A Doran	Manuel Beltran
Single Family Detached	Fence/Wall	2/9/2023		23-0519-FNCE	4202 NW 13th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/16/2023		23-0670-FNCE	2210 NW Pleasant St	Cruiser Electric LLC	Cruiser Electric LLC
Single Family Detached	Fence/Wall	2/17/2023		23-0660-FNCE	1207 NW 29th St	Bos Fencing	Bos Fencing
Other	Fence/Wall	2/21/2023	\$10,560	23-0680-FNCE	2401 W 1st St	Central Iowa Fencing	Central Iowa Fencing
Single Family Attached	Fence/Wall	2/21/2023		23-0732-FNCE	2912 NW 25th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/23/2023		23-0735-FNCE	3030 SW Meadow Ridge Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	2/23/2023		23-0762-FNCE	1206 SW Elm St	Thrive Fencing	Thrive Fencing
Single Family Attached	Fence/Wall	2/27/2023		23-0799-FNCE	1609 SW Westwood St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/27/2023		23-0815-FNCE	819 NW Ridge Rd	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/28/2023		23-0843-FNCE	2611 NW Woodbury Dr	Central Iowa Fencing	Central Iowa Fencing
Industrial	Sign	2/1/2023	\$308	23-0357-SIGNP	7125 SE Delaware Ave	NAGLE / EAGLE SIGN CO.	NAGLE / EAGLE SIGN CO.
Industrial	Sign	2/1/2023	\$308	23-0366-SIGNP	7125 SE Delaware Ave	NAGLE / EAGLE SIGN CO.	NAGLE / EAGLE SIGN CO.
Industrial	Sign	2/1/2023	\$308	23-0367-SIGNP	7125 SE Delaware Ave	NAGLE / EAGLE SIGN CO.	NAGLE / EAGLE SIGN CO.
Industrial	Sign	2/1/2023	\$308	23-0369-SIGNP	7125 SE Delaware Ave	NAGLE / EAGLE SIGN CO.	NAGLE / EAGLE SIGN CO.
Retail	Sign	2/2/2023	\$1,400	23-0121-SIGNP	902 SE Oralabor Rd	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Other	Sign	2/2/2023	\$6,590	23-0219-SIGNP	106 SW State St Ste 105	Chesnut Signs	Chesnut Signs

Restaurant	Sign	2/2/2023	\$1,355 23-0251-SIGNP	701 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Retail	Sign	2/3/2023	\$1,400 23-0320-SIGNP	902 SE Oralabor Rd	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Retail	Sign	2/3/2023	\$1,400 23-0321-SIGNP	902 SE Oralabor Rd	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Retail	Sign	2/6/2023	\$3,800 23-0290-SIGNP	2405 SW White Birch Dr Ste 108	Signarama - Ankeny	Signarama - Ankeny
Retail	Sign	2/6/2023	\$3,800 23-0291-SIGNP	2405 SW White Birch Dr Ste 108	Signarama - Ankeny	Signarama - Ankeny
Retail	Sign	2/9/2023	\$3,000 23-0445-SIGNP	745 N Ankeny Blvd	Drake Signs	Drake Signs
Mixed Use	Sign	2/14/2023	\$5,000 23-0104-SIGNP	2250 SW Vintage Pkwy	Fastsigns of Clive	Fastsigns
Mixed Use	Sign	2/14/2023	\$5,000 23-0110-SIGNP	2250 SW Vintage Pkwy	Fastsigns of Clive	Fastsigns
Retail	Sign	2/20/2023	\$3,750 23-0531-SIGNP	749 N Ankeny Blvd	Drake Signs	Drake Signs
Retail	Sign	2/21/2023	\$6,392 23-0604-SIGNP	2310 SE Delaware Ave Ste P	Signarama Urbandale	Signarama Urbandale
Mixed Use	Sign	2/23/2023	\$3,911 23-0716-SIGNP	3175 SE Delaware Ave	NAGLE / EAGLE SIGN CO.	NAGLE / EAGLE SIGN CO.
Mixed Use	Sign	2/23/2023	\$1,626 23-0717-SIGNP	3175 SE Delaware Ave	NAGLE / EAGLE SIGN CO.	NAGLE / EAGLE SIGN CO.
Retail	Sign	2/27/2023	\$4,600 22-7725-SIGNP	2405 SW White Birch Dr Ste 105	Tri City Sign	Tri City Sign
Restaurant	Sign	2/27/2023	\$3,000 23-0515-SIGNP	3602 NE Otterview Cir Ste A	Signarama - Ankeny	Signarama - Ankeny