



Meeting Agenda

Plan and Zoning Commission

Tuesday, February 22, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack

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 February 22, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the February 8, 2022 minutes of the Plan and Zoning Commission meeting.

2. Brakes Plus Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Brakes Plus Plat 1 Final Plat.

3. Georgetown Plat 11 Final Plat

Consider MOTION to recommend City Council approval of the Georgetown Plat 11 Final Plat.

4. 350 NW 18th Street - Ankeny Orthodontics Site Plan

Consider MOTION to approve the site plan for 350 NW 18th Street, Ankeny Orthodontics, subject to City Council approval of Georgetown Plat 11 final plat.

5. 3742 SE Convenience Boulevard - Ankeny Airport Hangar Development ACME Aviation Site Plan

Consider MOTION to approve the site plan for 3742 SE Convenience Boulevard, Ankeny Airport Hangar Development ACME Aviation.

6. Forest Ridge Estates Plat 2 Final Plat (County)

Consider MOTION to recommend City Council approval of the Forest Ridge Estates Plat 2 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 - #6.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

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

7. Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny

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

H. BUSINESS ITEMS:

8. 1102 NW Weigel Drive - St. Luke's Mobile Classrooms Site Plan Renewal

Consider motion to approve the site plan renewal for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms, with the condition that the renewed site plan expire 5 years from August 22, 2022.

9. The Reserve at the Grove Preliminary Plat

Consider MOTION to recommend City Council approval of The Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane.

10. Canyon Landing Preliminary Plat Amendment

Consider MOTION to recommend City Council approval of the Canyon Landing Preliminary Plat

Amendment.

I. OLD BUSINESS:

J. REPORTS:

1. February 21, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for March 8, 2022

Public Hearing(s): Set hearings for March 8, 2022 to consider:

- **Request to rezone property owned by TJL Investments, LLC from R-1 to PUD.**
- **Request to rezone property owned by the Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1 to PUD.**

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

March 7, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the February 8, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 8, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair T.Flack called the February 8, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Rapp to approve the February 8, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the January 19, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Grove Landing Plat 5 Final Plat

Motion to recommend City Council approval of the Grove Landing Plat 5 Final Plat.

Item #3. Pagliai Compound Plat 2 Final Plat (County)

Motion to recommend City Council approval of the Pagliai Compound Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the February 7, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the February 22, 2022 Plan and Zoning Commission meeting, the January 2022 Building Permit Report and stated that there will be a public hearing for an annexation request on the February 22, 2022 Plan and Zoning Commission agenda.

E.Jensen informed the Commission that the Mayor is interviewing for the vacant Commissioner's seat.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

A.Renaud placed into nomination G.Hunter to serve as Chair.
Second by T.Flack. The nomination was accepted by G.Hunter. All voted aye.

G.Hunter placed into nomination T.Rapp to serve at Vice Chair.
Second by T.Flack. The nomination was accepted by T.Rapp. All voted aye.

February 7, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:36 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Brakes Plus Plat 1 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

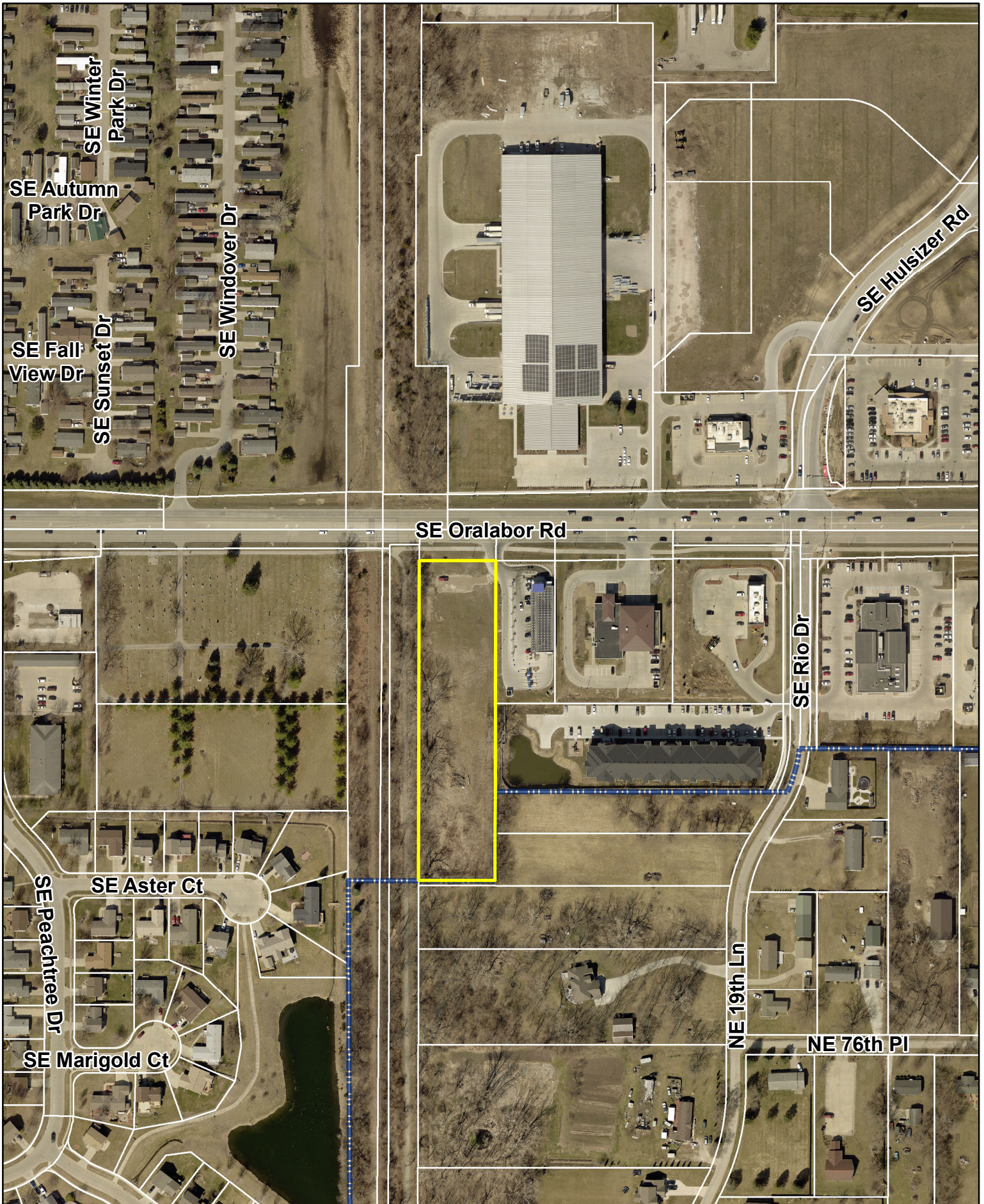
Action: Consider MOTION to recommend City Council approval of the Brakes Plus Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: Brakes Plus Plat 1 Final Plat

Report Date: February 14, 2022

Prepared By: Ruth Hulstrom
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Brakes Plus Plat 1 Final Plat.

Project Summary:

Brakes Plus Plat 1 is an approximately 2.33-acre final plat located at 615 SE Oralabor Road, east of the Gay Lea Wilson Trail, south of SE Oralabor Road, and west of the Oasis Car Wash site. The proposed final plat is a replat of part of a County plat that was previously approved in 1912. The subject property is zoned C-2 General Retail, Highway Oriented, and Central Business Commercial District. This replat creates a single buildable lot.

The Brakes Plus site plan was approved for the subject site by the Plan and Zoning Commission on December 21, 2021. At that time, City staff had recommended the property be re-platted to clarify the legal description but it was not a requirement prior to site plan approval. The applicant, Brakes Plus had not wanted to pursue re-platting the subject site at the time since they did not own the property. However, the applicant has now decided to pursue the re-platting process since they are in the process of purchasing the subject property and believe it will help provide a cleaner legal description.

The final plat will not move forward to City Council for approval until the sale of the property to Brakes Plus is complete.

Project Report:

Streets: The plat does not include the development of any new streets. A portion of a private shared access easement exists in the northeast corner of the site, which is shared with the Oasis Car Wash site to the east. This access drive connects the subject site directly to SE Oralabor Road and provides the only access to and from the site. A traffic memo was reviewed and accepted by the Iowa Department of Transportation and City staff as part of the Brakes Plus site plan approval process. No additional analysis or traffic improvements were deemed necessary after review of the traffic memo.

Water: An 8-inch water main currently exists along the south side of SE Oralabor Road and will provide service to the subject lot.

Sewer: An existing 8-inch sanitary sewer line runs along the east edge of the subject property and the applicant proposes to connect to this existing line.

Drainage: Analysis of storm water drainage on the site was completed with the site plan review process and approved by City staff. All storm water on the proposed site will utilize surface drainage since the site is too shallow to benefit from a storm sewer system. An existing stormwater detention basin located on the south end of the site that was constructed as part of the adjacent Oasis Car Wash site. The basin was developed to provide detention for the buildout of the subject site and the Oasis Car Wash site.

After the Brakes Plus buildout is completed, a majority of the storm water on the site will flow south into the existing basin and then outlet into a ditch located to the west. Less than $\frac{1}{4}$ of it will flow directly west into the existing ditch along the Gay Lea Wilson Trail and then continue south. A note on the approved Brakes Plus site plan indicates that the post-construction volume of the detention basin will need to be verified and provided to the City before a Final Certificate of Occupancy (CO) can be issued.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Brakes Plus Plat 1
NAME OF OWNER: Current: Oasis Car Wash LLC/Future: Brakes Plus
NAME OF DEVELOPER: Brakes Plus

GENERAL INFORMATION:

PLAT LOCATION: East of Gay Lea Wilson Trail; south of SE Oralabor Road; west of Oasis Car Wash
SIZE OF PLAT: 2.33 acres
ZONING: C-2

LOTS:

NUMBER: One buildable lot
SIZE/DENSITY: Lot 1 – 2.33 acres
USE: Commercial
BUILDING LINES: 35' front yard setback
No minimum side yard setback, except 25' when adjacent to R district
40' rear yard setback

PARK SITE DEDICATION:

Park site dedication is not required for commercial/industrial development.

ADJACENT LANDS:

NORTH: Kinzler Construction Services & Undeveloped City of Ankeny property (M-1)
SOUTH: Undeveloped County property (Low Density Residential, LDR)
EAST: Undeveloped County property (Low Density Residential, LDR)
Oasis Car Wash and Ankeny Lofts (C-2)
WEST: Gay Lea Wilson Trail (R-1)

STREET DEVELOPMENT:

None

WASTE WATER:

PROJECTED FLOWS: 2.33 acres of land x 3,000 gal. per day/acre of developable land = 6,990 GPD Est.

TREATMENT PLANT CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Interceptor

STORM WATER:

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

WATER SYSTEM:

USAGE: 2.33 acres of developable land x 1000 gal. per day/acre of developable land = 2,330
GPD Est

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT:

Staff recommends approval.

CONSTRUCTION PLANS:

Not needed since no public improvements will occur.



Feb. 11, 2022

Mayor, City Council and Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50023

RE: BRAKES PLUS PLAT 1 (615 SE ORALABOR RD.)
FINAL PLAT SUBMITTAL
S&A PROJECT NO. 121.1036.01

Dear Mayor, City Council and Planning and Zoning Commission:

On behalf of Brakes Plus, please find the accompanying Final Plat Submittal this project. At the Dec. 21, 2021 Planning and Zoning Commission meeting, a site plan was approved for a 4,900 SF Commercial building with employee parking, service bay area and storm water detention basin on this property. A final plat was not a requirement of that approval.

Brakes Plus, has elected to prepare a new final plat for the property to "clean up" the legal description for future business documents related to the development of the property. Please note that the Brakes Plus has been listed as the property owner on the final plat document. Oasis Car Wash is still the current property Owner but Brakes Plus will take ownership of the property prior the final plat being approved by City Council and recorded with the County. That is the rationale of why the plat was prepared in that fashion.

We respectfully request the City's review and approval of these documents. These documents have been prepared in accordance with City standards. Please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,

SNYDER & ASSOCIATES, INC.

Jon L. Hanson, PE

Enclosures

Cc: Andy Golden, Brakes Plus

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FEB 11 2022

CITY OF ANKENY



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Georgetown Plat 11 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

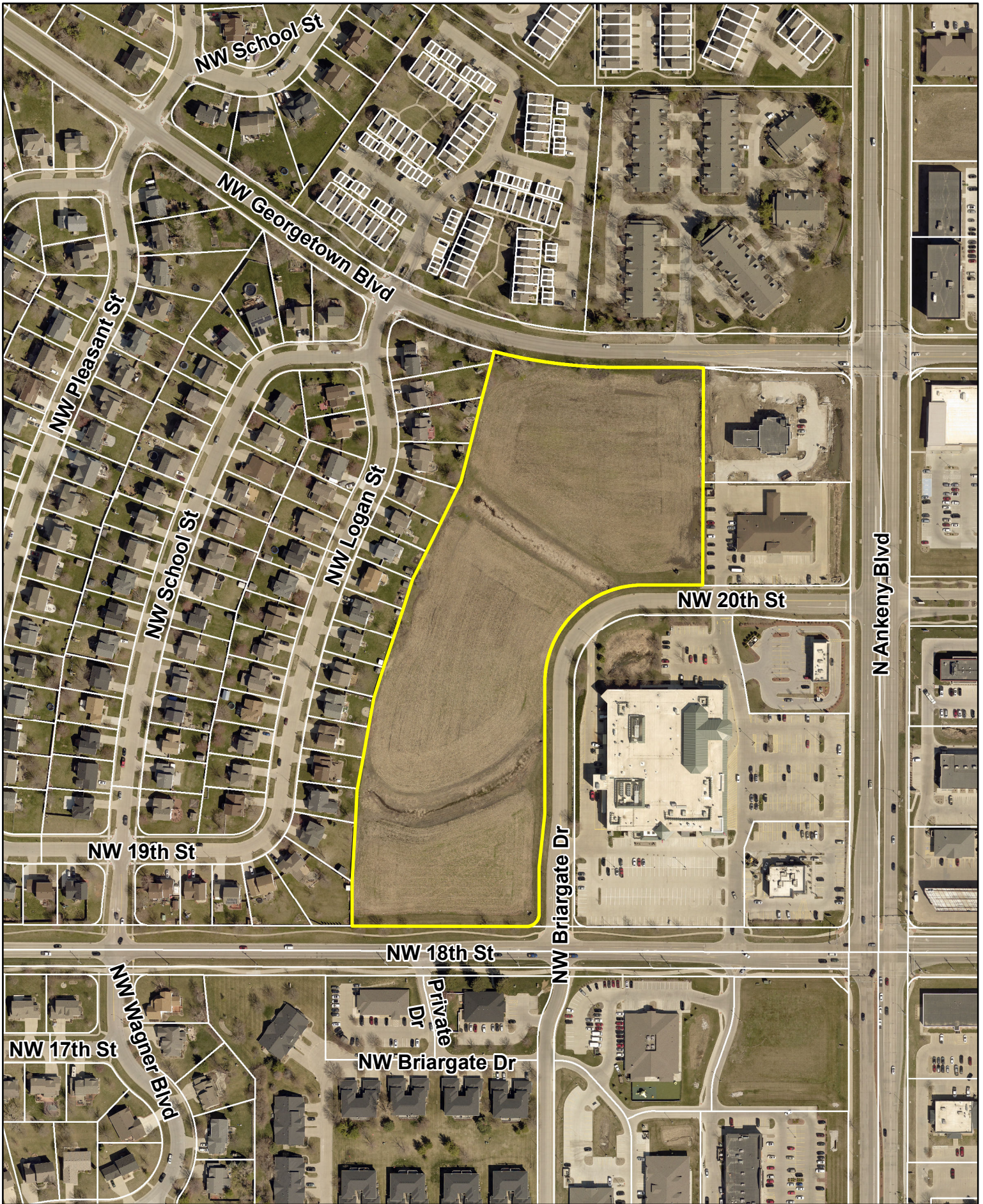
Action: Consider MOTION to recommend City Council approval of the Georgetown Plat 11 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Applicant Letter
 Final Plat



N



1 inch = 250 feet

Date: 2/10/2022

Georgetown Plat 11 - Final Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: Georgetown Plat 11 - Final Plat
Report Date: February 17, 2022
Prepared By: Bryan Morrissey
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Georgetown Plat 11 Final Plat.

Project Summary:

Georgetown Plat 11 is a proposed 2.42-acre (+/-) final plat located at the intersection of NW 18th Street and NW Briargate Drive, just west of N Ankeny Boulevard. The subject final plat creates two developable lots that are both zoned C-2, General Retail and Highway Oriented Commercial District. Street Lot 'A' will be dedicated to the City as public right-of-way to accommodate the turn lane extension and traffic signal projects that are expected to take place at the NW Briargate and NW 18th Street intersection.

Project Report:

- Streets:** The subject final plat will be accessed entirely from NW Briargate Drive as there will not be direct access from NW 18th Street. Lot 1 will be accessed via a proposed ingress/egress easement that crosses Lot 2 from NW Briargate Drive. Street Lot 'A' will be dedicated to the city as public right-of-way. No other street development will take place as a part of this plat.
- Water:** Water service will be provided by connecting to the eight-inch water line that runs along the west side of NW Briargate Drive.
- Sewer:** Sanitary service will be extended along the west side of NW Briargate Drive until connecting to the existing sanitary service line that is present along NW 20th Street. The development will be serviced via six-inch sanitary service.
- Drainage:** Stormwater on the site will be detained via one of the two proposed storm water management areas shown on the final plat. From there, stormwater will generally flow north through an existing drainageway along the northern property line and eventually through an existing drainage pipe under NW Briargate Drive.
- Parkland:** Parkland dedication is not required for commercial development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Georgetown Plat 11

NAME OF OWNER/ DEVELOPER: DLE Seven, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 18th Street; west of NW Briargate Drive & N Ankeny
Boulevard
SIZE OF PLAT: 2.42-acres
ZONING: C-2, General Retail and Highway Oriented Commercial District

LOTS:

NUMBER: Two Commercial Lots
SIZE/DENSITY: Lot 1: 1.21 acres, Lot 2: 1.17 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = 25' when adjoining any residential district, Rear = 40'

PARK SITE DEDICATION: Not Required

ADJACENT LANDS:

NORTH: C-2, General Retail & Highway Oriented Commercial (Undeveloped)
SOUTH: C-2, General Retail & Highway Oriented Commercial
EAST: C-2, General Retail & Highway Oriented Commercial
WEST: R-3, Multiple Family Residence District w/Restrictions

STREET DEVELOPMENT:

Street Lot 'A' will be dedicated to the City as public right-of-way to accommodate the turn lane extension and traffic signal projects that will take place at the NW Briargate and NW 18th Street intersection. No other street development will take place as a part of this plat.

WASTE WATER:

PROJECTED FLOWS: 2.42 acres of developable land x 3,000 = 7,260 GPD
TREATMENT PLANT CAPACITY: 47 MGD; current daily avg. 18 MGD

STORM WATER:

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

WATER SYSTEM:

USAGE: 2.42 acres of developable land X 3,000 gal. per day/person = 7,260 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

February 11, 2022

Honorable Mayor and City Council Members
c/o Bryan Morrissey
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Georgetown Plat 11
Final Plat Submittal

Dear Council Members and Honorable Mayor;

On behalf of DLE Seven, LLC, we are pleased to submit herewith a final plat for Georgetown Plat 11 located North of NW 18th Street and West of NW Briargate Drive. The property contains approximately 2.4 acres for 2 Commercial lots.

We are requesting that approval of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Dean Roghair, PE

cc: Chris Murray, DLE Seven, LLC

RECEIVED

FEB 11 2022

CITY OF ANKENY

INDEX LEGEND

LOCATION: PT LOT 2, GEORGETOWN PLAT 2
ANKENY, POLK COUNTY, IOWA

REQUESTOR: DLE SEVEN LLC
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021

PROPRIETOR: DLE SEVEN LLC
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021

SURVEYOR: MATTHEW J. THOMAS

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

GEORGETOWN PLAT 11

FINAL PLAT

OWNER / DEVELOPER

DLE SEVEN LLC
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH: 515-964-1587
CONTACT: CHRIS MURRAY
EMAIL: CMURRAY@DANNYELWELLCOMPANY.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JANUARY 12, 2022

PLAT DESCRIPTION

A PART OF LOT 2, GEORGETOWN PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°12'55" EAST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 88.52 FEET; THENCE NORTH 03°12'55" EAST CONTINUING ALONG SAID WESTERLY LINE, 189.71 FEET; THENCE SOUTH 61°57'03" EAST, 112.93 FEET; THENCE NORTH 69°33'40" EAST, 240.13 FEET; THENCE NORTH 35°23'07" EAST, 101.51 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 00°15'56" WEST ALONG SAID EASTERLY LINE, 162.65 FEET; THENCE SOUTH 05°58'34" WEST CONTINUING ALONG SAID EASTERLY LINE, 110.55 FEET; THENCE SOUTH 00°15'56" WEST CONTINUING ALONG SAID EASTERLY LINE, 95.15 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.24 FEET AND WHOSE CHORD BEARS SOUTH 45°13'43" WEST, 35.33 FEET; THENCE NORTH 89°48'31" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 356.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.42 ACRES (105,461 SQUARE FEET).

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

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY AND SHALL BE USED AS PUBLIC STREET RIGHT OF WAY.
- A 5' SIDEWALK WILL BE REQUIRED ALONG NW BRIARGATE DRIVE AT THE TIME OF SITE PLAN DEVELOPMENT.
- NO FLOOD HAZARD WITHIN PLAT BOUNDARY AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, MAP NUMBER 19153C0205F, EFFECTIVE DATE FEBRUARY 1, 2019.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED 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	---	

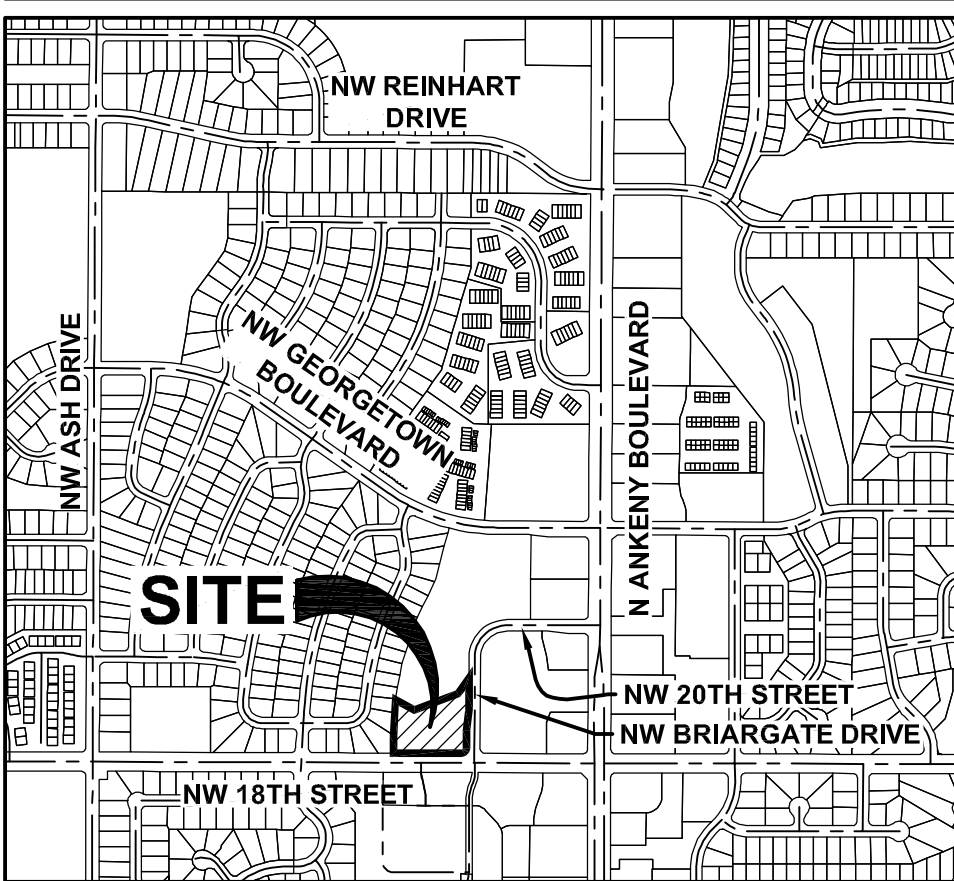
ZONING

C-2

BULK REGULATIONS

SETBACKS	
FRONT YARD:	35 FEET
SIDE YARDS:	SAME AS REQUIRED IN R-3 DISTRICT FOR RESIDENTIAL USES. NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET. ANY SIDE YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.
REAR YARD:	40 FEET. ANY REAR YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.

VICINITY MAP (NOT TO SCALE)





PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

350 NW 18th Street - Ankeny Orthodontics Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

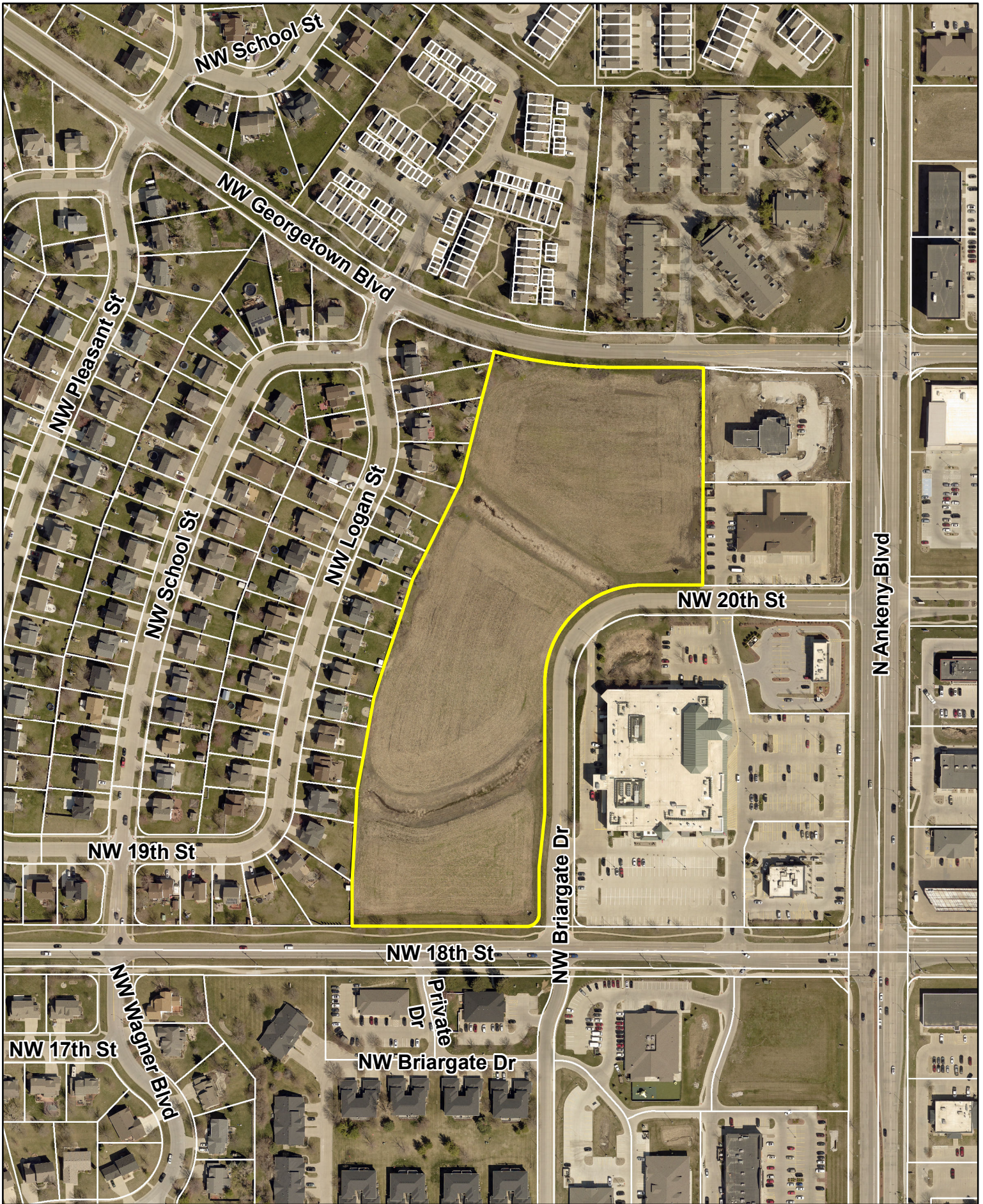
ACTION REQUESTED:

Action: <p>Consider MOTION to approve the site plan for 350 NW 18th Street, Ankeny Orthodontics, subject to City Council approval of Georgetown Plat 11 final plat.</p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 250 feet

Date: 2/10/2022

350 NW 18th Street - Ankeny Ortho Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: 350 NW 18th Street – Ankeny Ortho Site Plan

Report Date: February 17, 2022

Prepared by: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 350 NW 18th Street, Ankeny Ortho, subject to City Council approval of Georgetown Plat 11.

Project Summary:

The subject property is generally located north of NW 18th Street and west of North Ankeny Boulevard on Lot 1, Georgetown Plat 11. The subject property is approximately 1.21 acres (+/-) in size and is zoned C-2, General Retail and Highway Oriented Commercial District. Properties to north, east, and south are zoned either C-2 or C-2 w/restrictions, while the properties to the west are zoned R-3, Multiple Family Residence District w/restrictions. The applicant is proposing to construct an approximate 8,990 square-foot orthodontic clinic with additional space for a future tenant on the undeveloped site. A future building is shown on the submitted plans for reference, but this structure will not be constructed with the approval of these plans. A separate site plan submittal will need Commission approval before development on the future building occurs.

The exterior of the proposed building will be constructed primarily of cultured stone, brick, and hardie siding. A base of permanent materials is present around the perimeter with the exception of a few segments of wood paneling that run vertically along the building down to the base. Upon the initial review, City staff requested that the elevations be revised to replace the sections of wood paneling at the base with a primary material at least three feet in height. The applicant has indicated that the wood sections are intended for aesthetic purposes only, and that revising the material at the base while keeping the wood paneling above the three-foot requirement would greatly impact the look of the building. City staff recognizes that replacing the wood paneling with an alternate material at the base while keeping the wood paneling above the three-foot requirement would impact the overall aesthetics of the building, and therefore is comfortable recommending approval of the proposed elevations. All other building material requirements have been satisfied with the proposed elevations.

Plans call for parking to be located on the south and east sides of the proposed building, while a drive wraps around the west side to provide tenants access to a garage on the north side of the building. In total, plans show 49 parking stalls, two of which are handicap accessible. Typically, a development of this kind would require the developer to provide a total of 55 parking stalls, but a 10% parking reduction request was approved by the Community Development Director, lowering the required amount of parking to 49 stalls, which the current layout meets. Vehicular access to the site is provided via an ingress/egress easement that allows users to cross Lot 2 of Georgetown Plat 11 when accessing from Briargate Drive. There will not be direct access to the site from NW 18th Street. Additionally, the public improvement plans associated with

the Georgetown Plat 11 Final Plat call for the lengthening of the left turn lane on NW Briargate Drive and the addition of a traffic signal at the NW Briargate/NW 18th Street intersection.

Both landscaping and screening requirements for the proposed development have been satisfied with the proposed plans. In addition to the standard open space and pavement shading requirements, a type 'C' screen has been provided along the west property line to create a sense of separation between the proposed commercial development and the existing residential properties that neighbor to the west. The type 'C' screen includes the installation of a six-foot high wood cedar fence and various landscaping plantings that will reach eight feet in height when mature. A concrete block retaining wall is proposed along the south property line, adjacent to NW 18th Street. The retaining wall in combination with the approximate three-foot decline in elevation from the retaining wall to the row of parking stalls is anticipated to provide adequate headlight screening from NW 18th Street.

The site will be serviced by connecting to the water and sanitary lines that run along the west side of NW Briargate Drive, providing the site with six-inch water and six-inch sanitary service. Storm water on the site will drain north to one of the two proposed on-site detention basins. From there, storm water will flow north through an existing drainageway that runs along the northern property line.

Site Plan Worksheet
350 NW 18th Street – Ankeny Ortho Site Plan

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

A. Site Development

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

The proposed building sits near the center of Lot 1, Georgetown Plat 11 with the primary building façade facing south towards NW 18th Street. A garage is proposed to be located on the north side of the building but will not be visible from public view.

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

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

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

The site provides for adequate parking and circulation. Although the Code requires a minimum of 55 parking stalls for a development of kind, the applicant has requested a 10% parking reduction from the Community Development Director, which is allowed by Code. The reduction request has been granted and lowers the amount of required parking to 49 stalls. The plans propose a total of 49 stalls with a majority of them being located on the south and east sides of the proposed building.

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

The City's Traffic Engineering Division has been in contact with the applicant regarding the public improvements that are needed at the NW Briargate Drive and NW 18th Street intersection. These plans generally align with what has been discussed previously among the two parties. Further analysis is not needed at this time.

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

Parking stalls are proposed to be located on the south and east sides of the proposed building. Headlight screening is provided along NW 18th Street via a concrete block retaining wall and a three-foot change in grade from the parking area to the top of said retaining wall.

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

There will be one trash enclosure located near the southwest corner of the property. The trash enclosure will be constructed and painted to match the materials of the proposed building.

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

All services to the building will be underground.

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

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

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

Storm water will drain from one of the multiple intakes to one of the proposed detention basins located on the north side of the site. From there, storm water flow to an existing drainageway that runs along the north property line.

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

The applicant is proposing to service the development via six-inch water and six-inch sanitary services. Service will be provided by connecting to the water and sanitary lines that run along the west side of NW Briargate Drive.

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

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

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

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

B. Building Design

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

The proposed 8,991 square-foot building is comparable in size and scale to other commercial developments along NW 18th Street. The proposed size and design align with the regulations of the C-2 zoning district.

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

The building materials for the proposed building consist primarily of cultured stone, brick, and hardie siding, which are similar materials to what other developments in the area have used previously. The minimum primary material requirements of the code have been met, although there are sections of wood paneling that extends to the base of the building, which is not considered a primary material.

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

Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from the public's view along NW 18th Street. A future building on Lot 2 Georgetown Plat 11 will screen any rooftop mechanical equipment from NW Briargate Drive.

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

There is only one building being proposed on the site.

C. Signs

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

D. Factors for Evaluation

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

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

The plans submitted generally conform to the written regulations of the City with the exception of the wood paneling extending to the base of the building.

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

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

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

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

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

The proposed 8,990 square-foot building is comparable in scale and style to the existing commercial developments along NW 18th Street.

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

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

February 11, 2022

Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: ANKENY ORTHO SITE PLAN – LOT 1 GEORGETOWN PLAT 11
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 121.1166.01

Dear Planning and Zoning Commission:

On behalf of Downing Construction, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include a dental specialty clinic with associated pavements, utilities, and landscaping. Upon approval, construction is proposed to begin when weather permits Spring 2022.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Please find accompanying the following items:

- 8 copies of the updated Site Plan
- 6 copies of the colored building elevations
- 1 copy of the revised drainage report (signed) and pdf sent via email to Bryan Morrissey, Community Development
- 2 copies of the comment response letter
- 1 copy of SWPPP, NPDES General Permit No. 2 proof of coverage sent as a pdf
- 1 copy of the COSESCO Application (signed) and fee

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

Sincerely,

SNYDER AND ASSOCIATES, INC.



Monte Appelgate, PLA

cc: Joe Butler, Downing Construction
File

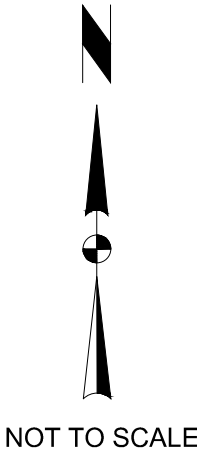
SITE PLANS
FOR
ANKENY ORTHODONTICS
350 NW 18TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

APPLICANT
DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVE
INDIANOLA, IA 501125
CONTACT: JOE BUTLER
PHONE: 515-961-5386

OWNER
SCO PROPERTIES, LLC
2575 N ANKENY BLVD, SUITE 205
ANKENY, IA 50023
CONTACT: NICHOLAS R SMITH
EMAIL: nrsortho@cloud.com



VICINITY MAP



Sheet #	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN
C400	UTILITY PLAN
C401	STORM SEWER PLAN
C500	PLANTING PLAN
C600	DETAIL SHEET

STATE OF IOWA
MONTE A. APPELGATE
LANDSCAPE ARCHITECT
NO. 342
PROFESSIONAL LANDSCAPE ARCHITECT
License Expires: June 30, 2022

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate, PLA _____ Date _____

License Number 342

Pages or sheets covered by this seal:
SHEET C500

STATE OF IOWA
JON L. HANSON
P15562
PROFESSIONAL ENGINEER

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.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:
SHEETS C100-C400, C600

ANKENY ORTHODONTICS

TITLE SHEET

350 NW 18TH STREET, ANKENY, POLK COUNTY, IA

SNYDER & ASSOCIATES, INC. |

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

Project No: 121,1166.01

Sheet C100

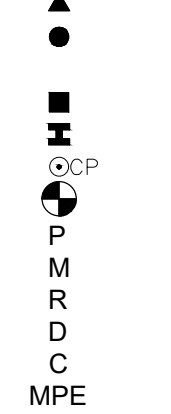
D:\projects\2021\1166 C100\DWG\SP01_121106.dwg T:\SCL\LOMAN PROJECT INFORMATION: 2022/02/10, 4:17 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

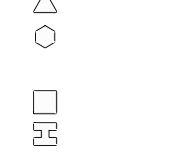
FEATURES

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

FOUND



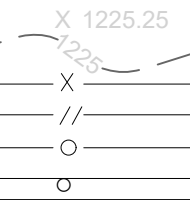
SET



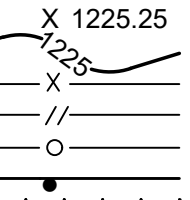
FEATURES

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

EXISTING



PROPOSED



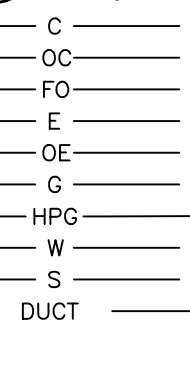
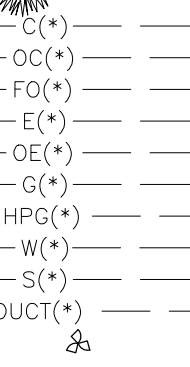
Deciduous Tree \ Shrub



Coniferous Tree \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

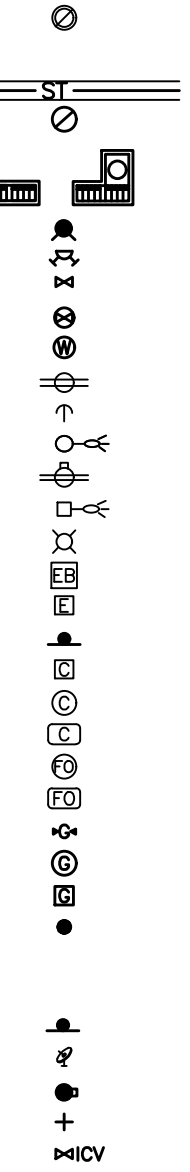
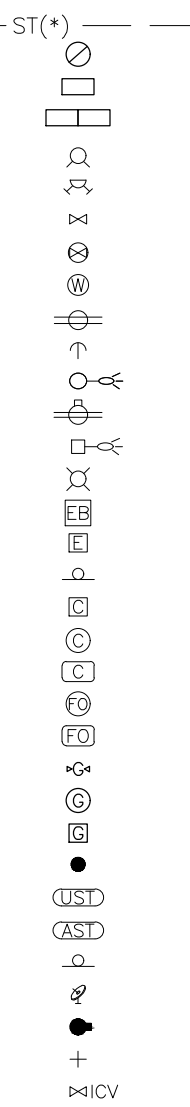


(*) Denotes the survey quality service level for utilities

Sanitary Manhole



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



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO 2022 SUDAS AND CITY OF ANKENY SUPPLEMENTAL DESIGN STANDARDS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND CITY OF ANKENY LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENIGATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION

LOT 1 GEORGETOWN PLAT 11, 1.21 ACRES (52,755 SF)

PROPERTY ADDRESS

350 NW 18TH STREET

ZONING

C-2 - GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL

BULK REGULATIONS

FRONT YARD SETBACK =35 FT
SIDE YARD SETBACK =0 FT (UNLESS ADJOINING 'R' DISTRICT THEN 25 FT)
REAR YARD SETBACK =40 FT
MAX HEIGHT =45 FT
MAX STORIES =3 STORIES

PARKING REQUIREMENTS

1 SPACE PER 150 SF OF GROSS FLOOR AREA (OFFICE AND TENANT SPACE)
8,272 SF / 150 =55 SPACES REQUIRED
=49 SPACES PROVIDED (INCLUDING 2 ACCESSIBLE STALLS)
ASSUMES CITY APPROVAL OF 10% PARKING REQUIREMENT REDUCTION.

ERU CALCULATIONS

1 ERU PER 4,000 SF OF HARD SURFACE
29,040 SF OF HARD SURFACE / 4,000 =8 ERU'S

GENERAL USE

ORTHODONTIC CLINIC AND FUTURE TENANT SPACE

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT =26 FT
BUILDING SF
ANKENY ORTHO =5,596 SF
ANKENY ORTHO GARAGE =718 SF
TENANT SPACE =2,678 SF
TOTAL BUILDING =8,990 SF

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552107960.

G1-GAS MAIN UE1-UNDERGROUND ELEC	MIDAMERICAN ENERGY MICKELL IMERMAN 515-242-4289 MICKELL.IMERMAN@MIDAMERICAN.COM
ST1-STORM SEWER	ANKENY, CITY OF SHAWN BUCKNER 515-963-3524 SBUCKNER@ANKENYIOWA.GOV
W1-WATER MAIN	
S1-SANITARY SEWER	ANKENY, CITY OF ROGER MCFARLAND 515-965-6483 RMCFARLAND@ANKENYIOWA.GOV
F01-FIBER OPTIC	CITY OF ANKENY, TRAFFIC TOM DOZLER 515-963-3527 TDOZLER@ANKENYIOWA.GOV
F04-FIBER OPTIC	ANKENY COMMUNITY SCHOOLS JOHN PATTERSON 641-521-2358 MAINTENANCE@ANKENYSCHOOLS.ORG
C1-COMMUNICATION	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
F05-FIBER OPTIC (PROPOSED UTILITIES)	METRO FIBERNET, LLC KORIE NELLIS 812-213-1378 KNELLIS@METRONETINC.COM
NO RESPONSE	NEXGEN, INTEGRATED COMMUNICATIONS RYAN ROLWES 515-369-7131 RYAN@NEXGENCOM.COM
NO RESPONSE	MEDIACOM KEVIN COLLINS 515-246-6668 KCOLLINS1@MEDIACOMCC.COM
F02-FIBER OPTIC	UNITE PRIVATE NETWORKS, LLC JOE KILZER 816-425-3556 UPNGIS@UPNFIBER.COM
F03-FIBER OPTIC	WINDSTREAM COMMUNICATIONS LOCATE DESK 800-495-1901 LOCATEDESK@WINDSTREAM.COM



CONTROL POINTS

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

- CP1 N=7545800.84 E=18531118.29 Z=952.14
SET CUT "X" ON TOP CURB EAST SIDE NW BRIARGATE DR. AT EOR LOCATED NW OF NW CORNER OF MIDWEST FOODS BUILDING. (AS SHOWN ON SURVEY)
- CP2 N=7545645.84 E=18530717.51 Z=956.43
SET 1/2" REBAR WITH RED PLASTIC CAP EAST OF HOUSE NUMBER 1913 ON NW LOGAN ST., +10' EAST OF FIELD LINE, NW CORNER SITE. (AS SHOWN ON SURVEY)
- CP3 N=7545206.12 E=18530639.83 Z=965.20
SET CUT "X" NORTH SIDE SIDEWALK LOCATED SOUTH OF NW ST. IN LINE WITH N-S BACK OF CURB LINE IN PARKING LOT TO ANKENY DENTAL. (AS SHOWN ON SURVEY)
- CP4 N=7545206.40 E=18531150.52 Z=957.93
SET CUT "X" NORTH SIDE SIDEWALK LOCATED IN SE QUADRANT NW 18TH ST. AND NW BRIARGATE DR. SOUTH OF FIBER HAND HOLE VAULT. (AS SHOWN ON SURVEY)

BENCHMARKS

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

- BM500 ELEV=959.22
BURY BOLT ON HYDRANT LOCATED IN THE NW QUADRANT OF NW 18TH ST. AND NW BRIARGATE DR. (AS SHOWN ON SURVEY)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- STORM WATER DISCHARGE PERMIT
- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR FORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- POLLUTION PREVENTION PLAN
- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

ANKENY ORTHODONTICS

PROJECT INFORMATION

350 NW 18TH STREET, ANKENY, POLK COUNTY, IA

SNYDER & ASSOCIATES, INC. |



Project No: 121.1166.01

Sheet C101

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Sheet C101



Sheet C200

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Sheet C200

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND INTAKES (10'X10') SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/SODDING ARE COMPLETE.
6. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
7. THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

QUANTITIES

SILT FENCE	=1,200 LF
BELOW GRADE INLET PROTECTION	=6 EA
SEEDING	=

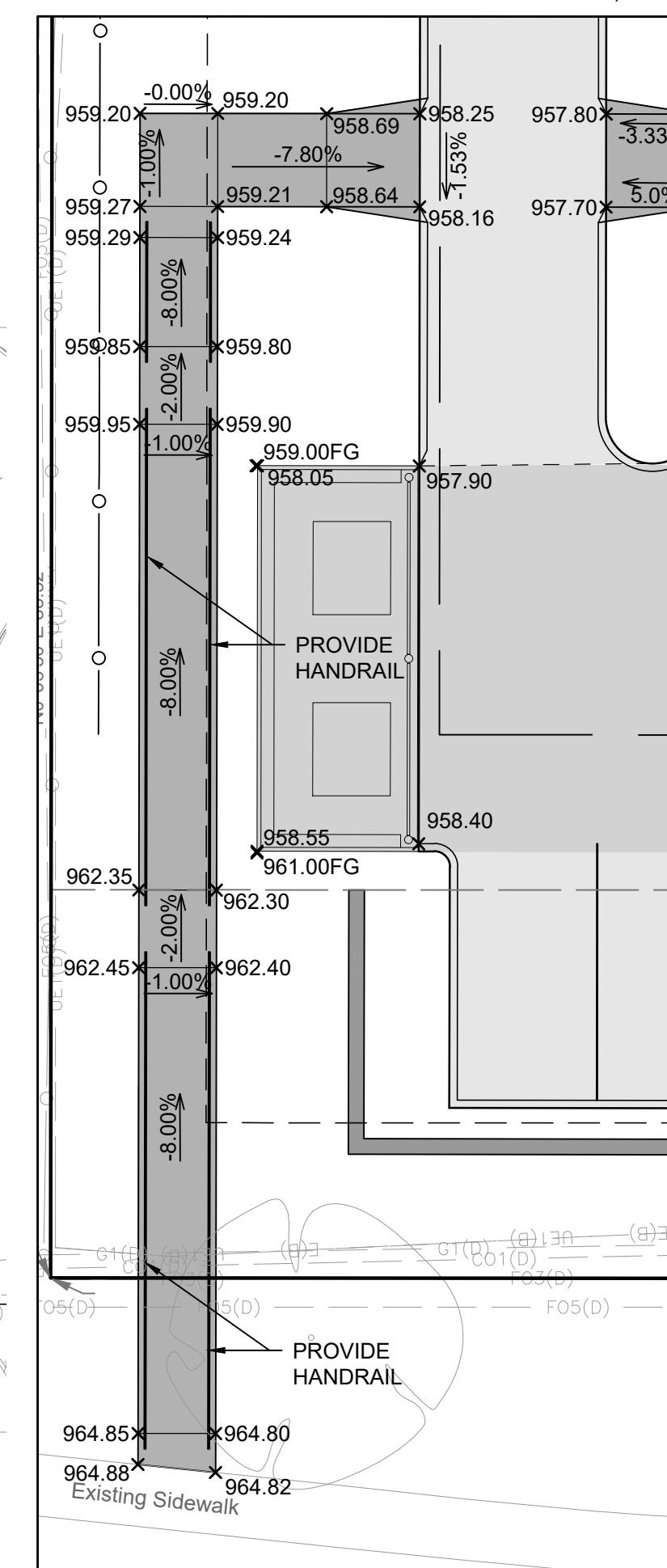
BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
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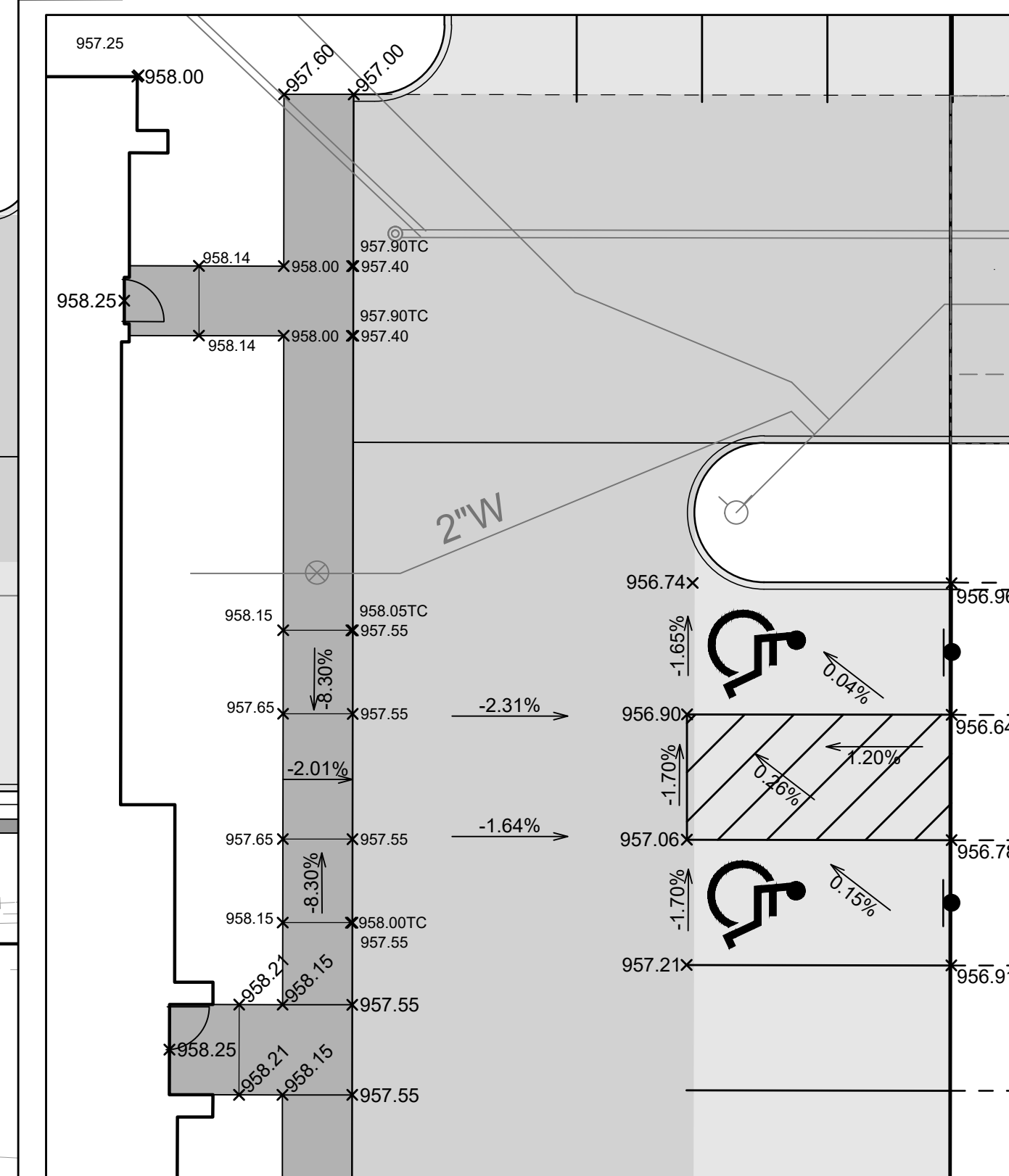
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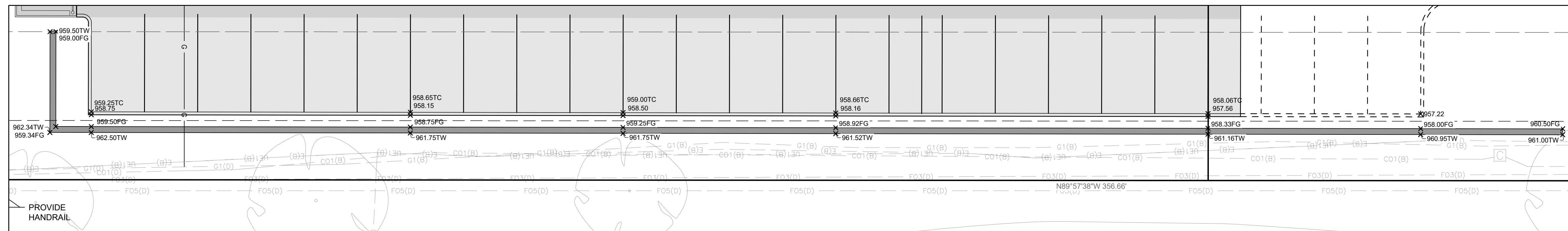
BURY BOLT ON HYDRANT LOCATED IN THE NW QUADRANT OF NW 18TH ST. AND NW BRIARGATE DR. (AS SHOWN ON SURVEY)



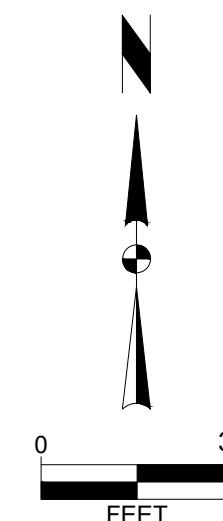
DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE: 1"=10'



DETAIL C
SCALE: 1"=10'



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ANKENY ORTHODONTICS

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.

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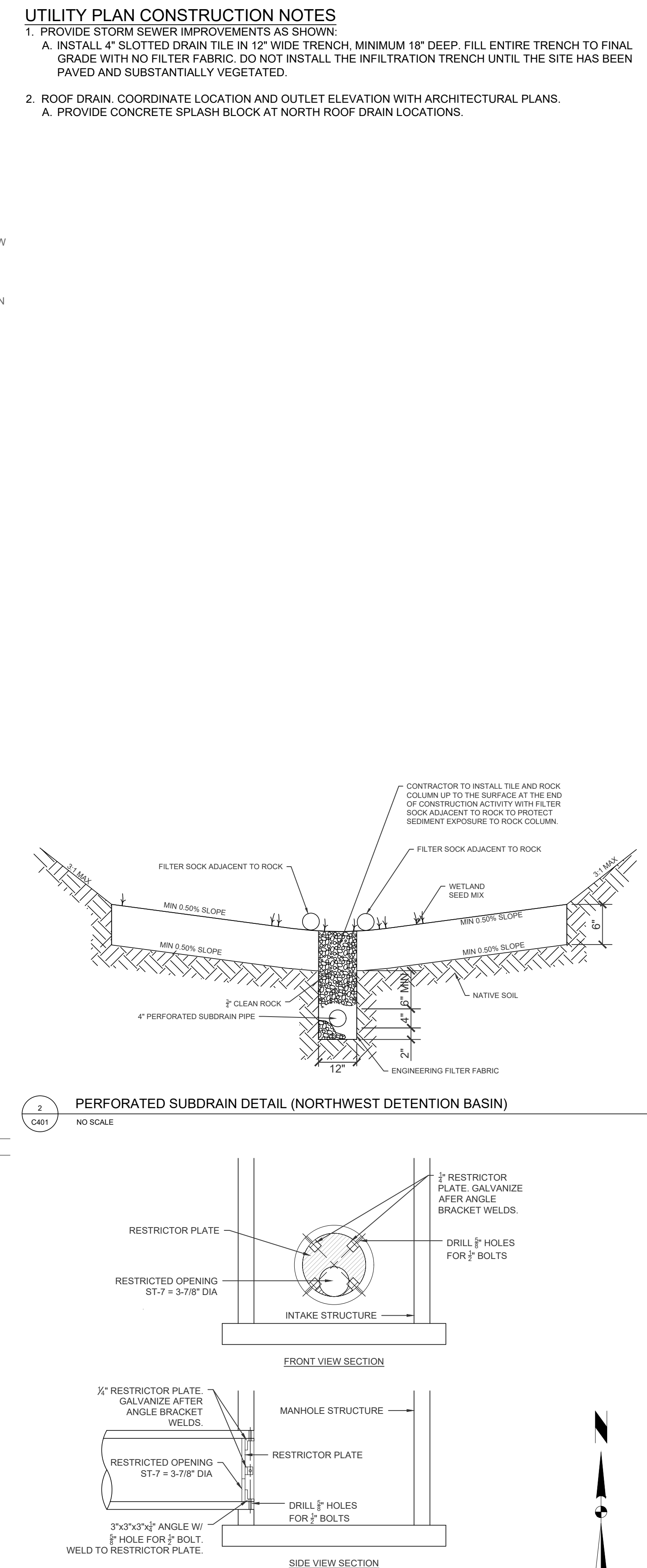


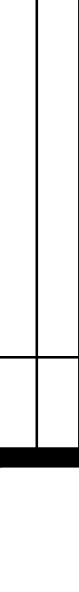
4. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN ALL OTHER UTILITIES. AT CRITICAL CROSSING WHERE THE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE GASKETED JOINTS FOR RCP STORM SEWER LOCATED WITHIN 10 FEET OF CROSSING. AT CRITICAL CROSSING WHERE THE WATER MAIN IS LOCATED BELOW THE SANITARY SEWER, PROVIDE C900 SANITARY SEWER WITHIN 10 FEET OF CROSSING.

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Sheet C400





 SNYDER & ASSOCIATES				ANKENY ORTHODONTICS			
STORM SEWER PLAN				350 NW 18TH STREET, ANKENY, POLK COUNTY, IA			
SNYDER & ASSOCIATES, INC.				2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com			
Project No: 121.1166.01				Sheet C401			

NOTES: 1. PROVIDE A WIDE SHALLOW SAUCER-SHAPED PLANTING HOLE TO THE DIAMETER SPECIFIED IN DETAIL. TREES PLANTED IN NARROW DEEP PLANTING HOLES WILL HAVE TO BE REMOVED AND REPLANTED.

2. CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF CIRCLING ROOTS ARE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. REMOVE ALL ADVENTITIOUS AND GIRDLING ROOTS. PLANTS WITH CIRCLING ROOTS THAT IMPEDE THE HEALTHY ESTABLISHMENT OF THE TREE WILL BE REJECTED.

3. ROOT COLLAR IS NOT ALWAYS LOCATED AT THE TOP OF ROOT BALL. VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF ROOT BALL FOR REVIEW. REMOVE SOIL ABOVE TOP STRUCTURAL ROOTS TO TRUNK FLARE. PLANTS WITH BURIED ROOT COLLARS THAT IMPEDE THE HEALTHY ESTABLISHMENT OF THE TREE WILL BE REJECTED.

4. SET TREE PLUMB. MAINTAIN THROUGHOUT WARRANTY. REMOVE ALL FLAGGING AND LABELS AFTER OWNER APPROVAL.

5. PRUNE BROKEN, DEAD OR POOR BRANCHING. TREE PRUNING TO BE CONDUCTED BY A CERTIFIED ARBORIST AND IN ACCORDANCE WITH ANSI STANDARDS. TREES SHOULD BE TRIMMED TO PROVIDE A MINIMUM 7' HT CLEARANCE ALONG STREET AND SIDEWALKS.

6. WATER TREE IMMEDIATELY AFTER PLANTING.

CONFIRM LOCATION OF ROOT COLLAR AND FLARE PRIOR TO DIGGING PLANTING PIT. REMOVE EXCESS SOIL AND EXPOSE ROOT FLARE AND TO DETERMINE PROPER SETTING AND DEPTH OF PLANTING PIT. SET ROOT COLLAR AND ROOT FLARE 2" ABOVE FINISH GRADE.

MINIMUM 6" LARGER WIDTH THAN DIAMETER OF TREE CANOPY. 3" DEPTH SHREDDED HARDWOOD MULCH RING. DO NOT PLACE MULCH WITHIN 6" OF TRUNK

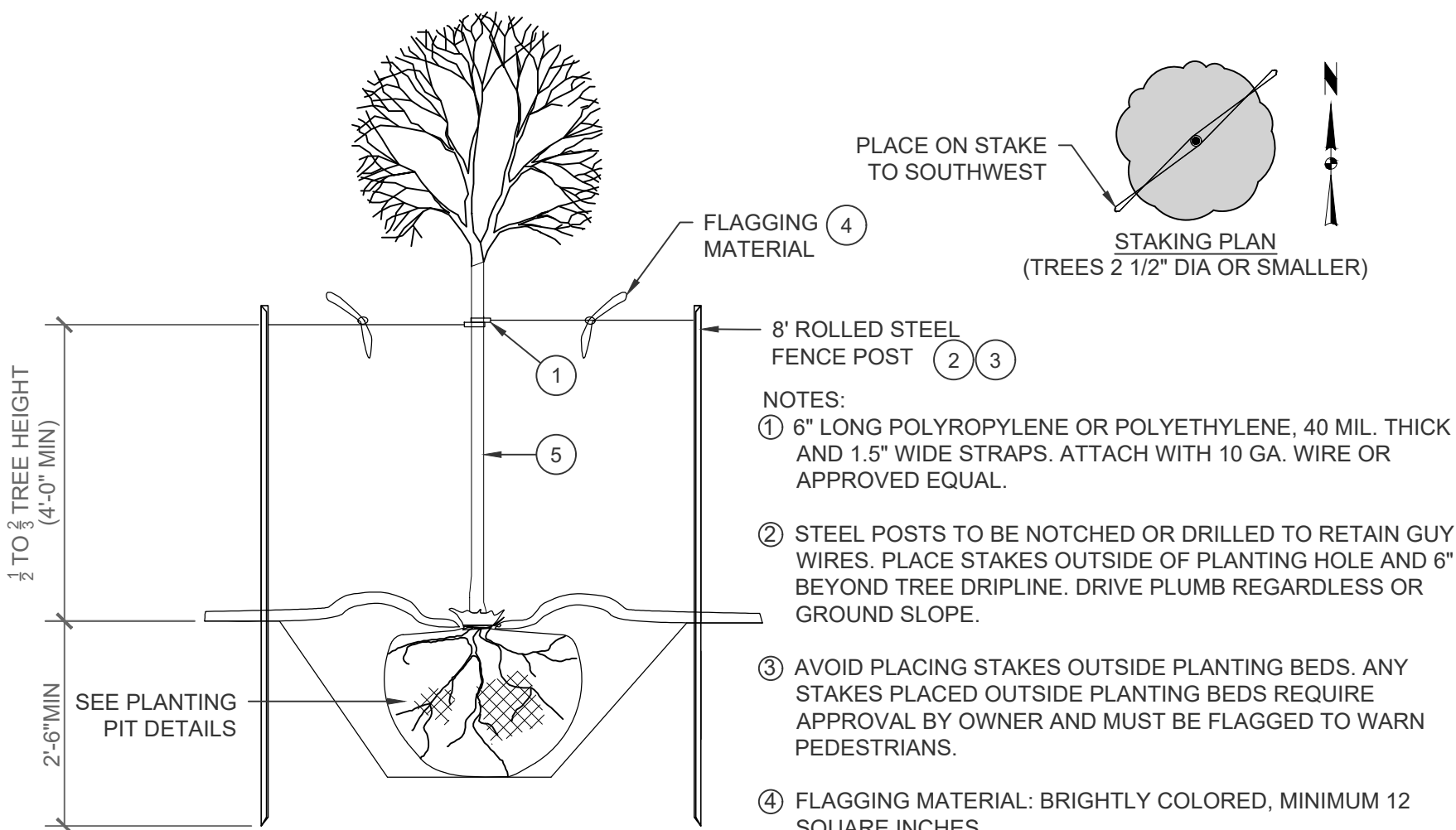
2" HEIGHT WATER RETENTION BERM BEYOND EDGE OF ROOT BALL

BACKFILL HOLE WITH LOOSE NATIVE TOPSOIL. BACKFILL $\frac{3}{4}$ WAY THAN WATER IN TREE. ALLOW WATER TO COMPLETELY SOAK INTO SOIL BEFORE PLACING REMAINING BACKFILL. DO NOT TAMP OR STEP ON SOIL. ADD REMAINING SOIL AND WATER A SECOND TIME.

TAPER MULCH AT TUR EDGE OR PAVEMENT EDGE

FINISH GRADE
IF SPECIFIED: AFTER PLANTING, ROTOTILL A RING AROUND BACK FILL AREA. AREA TO BE MINIMUM 6" DEPTH AND MINIMUM 4' RADIUS OF PLANTING PIT OR TO EDGE OF PAVEMENT, WHEN LESS THAN 4'

REMOVE ALL NON-BIODEGRADABLE MATERIAL, SYNTHETIC MATERIALS, SUCH AS: CONTAINERS, SYNTHETIC BURLAP, STRAPPING, PLASTIC OR OTHER MATERIAL, THAT WILL IMPEDE THE GROWTH OF THE PLANT MATERIAL. REMOVE ALL TWINE. FOR NATURAL FIBER BURLAP, REMOVE MINIMUM TOP $\frac{1}{3}$ OF BURLAP AND WIRE BASKET. CHECK ROOT BALL FOR CIRCLING ROOTS. SEE NOTES.



PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. SOD ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE ON PLANS.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT AND METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.
- G. PROVIDE DETENTION BASIN SEED MIX TO ELEVATION 955.72 ON NW DETENTION BASIN AND ELEVATION 952.44 ON NE DETENTION BASIN AS PROVIDED BY PRAIRIE MOON NURSERY WWW.PRIARIEMOON.COM. 32115 PRAIRIE LANE, WINONA MN 55987 OR APPROVED EQUAL. SEEDING RATE 11.48LBS PER ACRE. INSTALL PER SUDAS SPECIFICATIONS. INCLUDE STABILIZING CROP AS PART OF DETENTION BASIN SEED MIX TO BE OATS APPLIED AT A RATE OF 50 LBS/ACRE MARCH 1ST THROUGH OCTOBER 31ST OR 62 LBS PER ACRE NOVEMBER 1ST THROUGH FEBRUARY
- H. SEED AREAS AS SHOWN ON PLANS WITH TYPE 1 SEED MIX PER SUDAS REQUIREMENTS.

PLANTING PLAN REQUIREMENTS

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

OPEN SPACE REQUIREMENTS:
52,858 SF (1.21 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 10,572 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 29,040 SF
TOTAL OPEN SPACE PROVIDED = 23,720 SF (44.9%)

OPEN SPACE LANDSCAPE REQUIREMENTS:
10,572 SF/3000 SF = 3.52 PLANT UNITS REQUIRED
3.52 PU x 2 TREES = 7.04 TREES REQUIRED (8 PROVIDED)
3.52 PU x 6 SHRUBS = 21.12 SHRUBS REQUIRED (22 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
20,049 SF OF PAVEMENT x 20% = 4,010 SF
4,010/706 SF = 5.68 OVERSTORY TREES REQUIRED (6 PROVIDED)

- (0) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)
-- (6) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
-- 4,236 SF PAVEMENT SHADING PROVIDED

TYPE C SCREENING PROVIDED ALONG WEST PROPERTY LINE (ZONING C-2 AND R-3).

PLANT SCHEDULE

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	AC	3	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	1 1/2" CAL.	B&B
	CO	3	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2" CAL.	B&B
	MC	5	Malus 'Coralburst'	CORALBURST CRABAPPLE	8' HT.	B&B
	SR	5	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	8' HT.	B&B
	UC	2	Ulmus 'Patriot'	PATRIOT ELM	1 1/2" CAL.	B&B
SHRUBS, GRASSES & PERENNIALS	CA	3	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	18" HT.	CONT. (30" O.C.)
	CS	7	Cornus sericea 'Isanti'	ISANTI REDOSIER DOGWOOD	24" HT.	CONT. (5' O.C.)
	HP	14	Hemerocallis 'Pardon Me'	PARDON ME DAYLILY	#1 GAL.	CONT. (2' O.C.)
	HR	8	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1 GAL.	CONT. (2' O.C.)
	HY	8	Hydrangea paniculata 'Renhy'	VANILLA STRAWBERRY HYDRANGEA	36" HT.	CONT. (5' O.C.)
	PF	16	Potentilla fruticosa 'Lundy'	HAPPY FACE POTENTILLA	18" HT.	CONT. (3' O.C.)
	SB	3	Spiraea betulifolia 'Tor'	TOR BIRCHLEAF SPIREA	24" HT.	CONT. (3' O.C.)

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

ANKENY ORTHODONTICS

PLANTING PLAN

350 NW 18TH STREET, ANKENY, POLK COUNTY, IA

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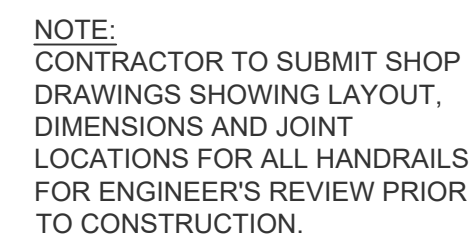
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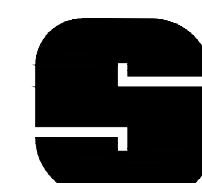
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ANKENY ORTHODONTICS

DETAIL SHEET



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Project No: 121.1166.01

Sheet C600



COLOR - SOUTH ELEVATION

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

EXTERIOR MATERIAL SCHEDULE			
ELEVATION	MATERIAL AREA TOTAL SF.	PRIMARY MATERIALS SF.	PRIMARY MATERIAL PERCENTAGE
NORTH ELEVATION- 50% REQUIRED	2284	1170	51%
SOUTH ELEVATION - FRONT 70% REQUIRED	2756	2150	78%
EAST ELEVATION - FRONT 70% REQUIRED	2281	1800	79%
WEST ELEVATION- 50% REQUIRED	1530	1241	81%

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
BR	BRICK: HEBRON, SLATE GRAY, SIZE; MODULAR INSTALLED IN RUNNING BOND, OR SIM.
CONC	CONCRETE: EXPOSED CONC., SMOOTH FINISH NATURAL COLOR
COP	COPING: PRE-FINISHED METAL COPING; DARK BRONZE
PNL	PANEL; NICHICHA PANEL; WOOD SERIES; ROUGHSAWN; TOBACCO INSTALLED HORIZONTAL
SF-1	STOREFRONT: PRE-FINISHED STOREFRONT, DARK BRONZE W/ CLEAR GLAZING W/ LOW-E
SF-2	STOREFRONT: PRE-FINISHED STOREFRONT, DARK BRONZE W/ BLACK SPANDREL GLAZING W/ LOW-E
SID-1	SIDING; JAMES HARDIE; CEDAR TEXTURE SHAKE; INSTALLED STRAIGHT; COLOR: COBBLE STONE OR SIM.
SID-2	SIDING; JAMES HARDIE; CEDAR TEXTURE LAP; INSTALLED 7" REVEAL; COLOR: COBBLE STONE OR SIM.
SILL	LIMESTONE SILL
STN	STONE: CULTURED STONE; CENTURION; DESIGNER SERIES; AUSTIN



COLOR - EAST ELEVATION

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

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Ankeny Orthodontics
LOT 1, GEORGETOWN PLAT 11/NW Briargate Drive
Ankeny, Iowa

DISCOVER/ ANALYZE **DEVELOP** **COMMIT** **DELIVER**

DRAWN BY: TRB

ORIGINAL
CONSTRUCTION DOCUMENT
11/04/2021

REVISIONS

11/23/2021 - SD Revisions
12/14/2021 - Exterior Elev.
12/20/2021 - SD/Ext. Rev.
01/10/2022 - COLOR ELEV.
02/02/2022 - BID SET
02/08/2022 - SITE PLAN REV

PLAN NO. = 90-109

DWG. LIST
COLOR EXTERIOR
ELEVATIONS

SHEET NO.

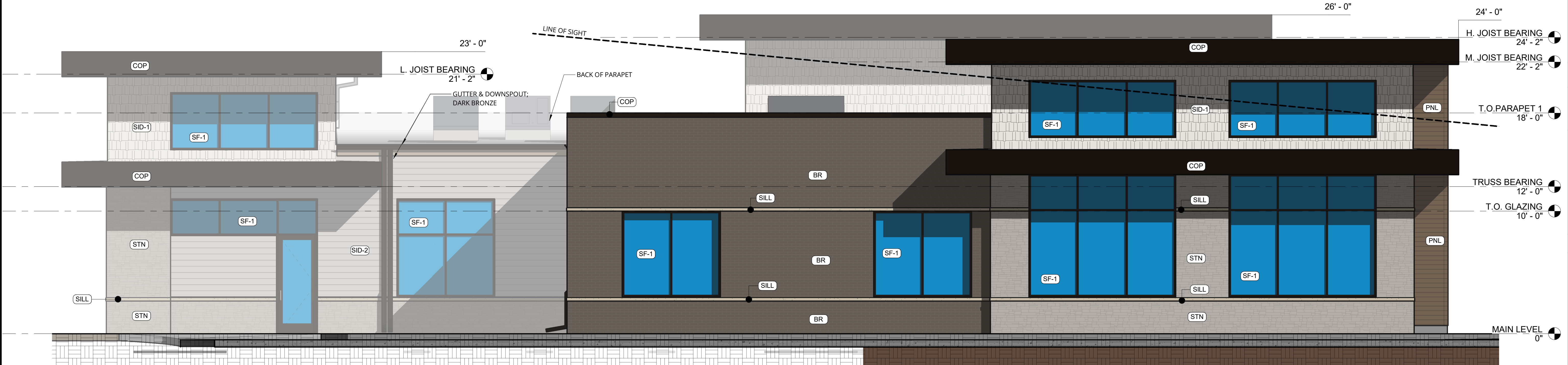
A-204



2 COLOR - NORTH ELEVATION

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

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
BR	BRICK: HEBRON, SLATE GRAY, SIZE; MODULAR INSTALLED IN RUNNING BOND, OR SIM.
CONC	CONCRETE: EXPOSED CONC., SMOOTH FINISH NATURAL COLOR
COP	COPING: PRE-FINISHED METAL COPING; DARK BRONZE
PNL	PANEL: NICHCHA PANEL; WOOD SERIES; ROUGHSAWN; TOBACCO INSTALLED HORIZONTAL
SF-1	STOREFRONT: PRE-FINISHED STOREFRONT, DARK BRONZE W/ CLEAR GLAZING W/ LOW-E
SF-2	STOREFRONT: PRE-FINISHED STOREFRONT, DARK BRONZE W/ BLACK SPANDREL GLAZING W/ LOW-E
SID-1	SIDING: JAMES HARDIE; CEDAR TEXTURE SHAKE; INSTALLED STRAIGHT; COLOR: COBBLE STONE OR SIM.
SID-2	SIDING: JAMES HARDIE; CEDAR TEXTURE LAP; INSTALLED 7" REVEAL; COLOR: COBBLE STONE OR SIM.
SILL	LIMESTONE SILL
STN	STONE: CULTURED STONE; CENTURION; DESIGNER SERIES; AUSTIN



1 COLOR - WEST ELEVATION

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



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

3742 SE Convenience Boulevard - Ankeny Airport Hangar Development ACME Aviation Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

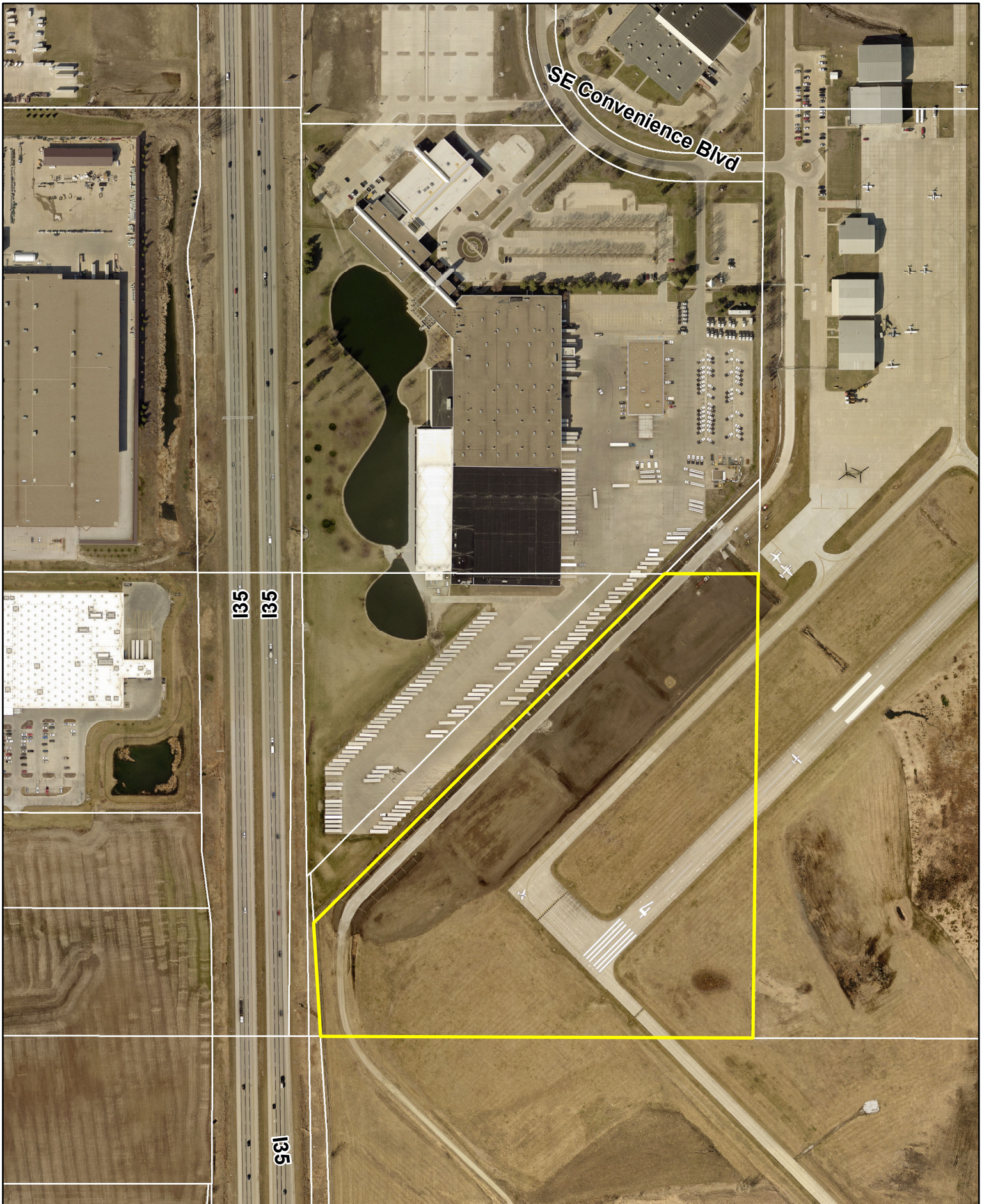
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 3742 SE Convenience Boulevard, Ankeny Airport Hangar Development ACME Aviation.

ADDITIONAL INFORMATION:

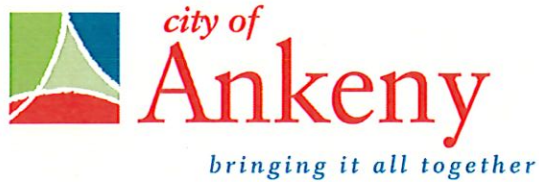
ATTACHMENTS:

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



1 inch = 350 feet
Date: 2/10/2022

3742 SE Convenience Blvd.
ACME Aviation Hangar Development - Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: ACME Aviation Airport Hangar - 3742 SE Convenience Boulevard
Report Date: February 15, 2022 *ESC*
Prepared by: Laura Hutzell
Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the ACME Aviation Airport Hangar at 3742 SE Convenience Boulevard.

Project Summary:

The applicant, Jensen Builders Ltd, is proposing to construct a 9,600 square-foot airplane hangar at the Ankeny Regional Airport. The subject site is located south of SE Oralabor Road and east of SE Convenience Boulevard. Although the landowner of the subject property is the Polk County Aviation Authority, the applicant, Jensen Builders Ltd., will be leasing the space. Despite the general address for the Ankeny Regional Airport being 3700 SE Convenience Boulevard, each hangar on the site has its own address. The address for this proposed Airplane Hangar is 3742 SE Convenience Boulevard.

The building footprint of the proposed hangar is 80' x 120'. The primary use for the proposed hangar is for private aircraft storage as there will not be any pay-for-activities taking place on the site. The building will include approximately 20' x 28' for office use at the back of the building. Recent infrastructure improvements were made to the Ankeny Regional Airport through the Phase II and III Taxiway D Improvements project that included grading, street paving, utility, and drainage updates. Future plans for hangars were anticipated when the construction improvements were made to the airport, with this particular site plan adequately aligning with those improvements.

The exterior of the proposed building will be comprised entirely of non-combustible steel and will include a 100' wide bi-fold door on the Airport side for aircraft access and 10' overhead garage door for vehicle access on the back side of the building along the access road. Vehicle parking stalls, including ADA parking, will be provided on the southwest side of the building. The proposed building materials are similar to the existing hangars located on the site. Landscaping is not included with these plans, as FAA regulations suggest limiting landscaping to avoid attracting wildlife.

Site Plan Worksheet
3742 SE Convenience Boulevard

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

A. Site Development

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

The site is located at the Ankeny Regional Airport and is consistent with previously approved hangar site plans.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**
The project site is located at the Ankeny Regional Airport. Although the airport is accessed from SE Convenience Boulevard, the hangar is not adjacent to a public streetscape.

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

This project is a part of the new Phase II and III Taxiway D access road development at the airport, which is a restricted access road. Vehicle parking stalls, including ADA parking, will be provided between the building and access road.

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

Access to the site will come from the general entrance to the Ankeny Regional Airport off of SE Convenience Boulevard. The hangar is for private use only and is not anticipated to have a significant impact on traffic patterns in the area.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**
Landscaping is not included as a part of this site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

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

The project will not be visible from public ways. Therefore, no screening is required by Code.

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

All services to the building will be underground.

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

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

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**
Storm water drainage was previously addressed with the Phase II and III Taxiway D improvements. Considering the completed construction improvements, the proposed site plan should have minimal impacts on the storm drainage.
10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**
The applicant is proposing to connect to the existing water and sanitary sewer lines that were included with the Phase II and III Taxiway D improvements. Those particular improvements installed an eight-inch sanitary and a twelve-inch water line just north of the proposed project location. The site will be serviced with one-inch water and four-inch sanitary service.
11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**
The overall airport layout provides for adequate open space.
12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**
There is no landscaping proposed with this site plan. The FAA recommends that landscaping be kept at a minimum to avoid attracting wildlife.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**
The building design will conform to the existing architecture of adjacent hangars.
2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**
The proposed building is comprised entirely of non-combustible steel panels.
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.**
Trash containers will be kept inside the hangar and will be the responsibility of the lessee to dispose of.
4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**
The proposed hangar is consistent with the architecture of the existing hangars at the Ankeny Regional Airport.

C. Signs

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

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

D. Factors for Evaluation

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

- 1. Conformance to Design Standards and other applicable code requirements**
The plans submitted conform to the written regulations of the City.
- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**
The site layout is compatible with setbacks and scale to the other hangars in the area.
- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**
The site layout is consistent with the Airport Plan.
- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**
The proposed building conforms to existing architecture at the Ankeny Regional Airport.
- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**
The proposed building is connecting to the existing utilities installed with Phase II and III Taxiway D improvements and appears that the impacts on these utility systems can be accommodated adequately.

February 8, 2022

Planning and Zoning Commission & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: ANKENY AIRPORT HANGAR DEVELOPMENT
3742 SE CONVENIENCE BOULEVARD
ACME AVIATION
S&A Project No. 121.1099.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Jason Crimmins of Jensen Builders Ltd, as Applicant, we are proposing to construct a 80' deep by 120' wide hangar building at the Ankeny Regional Airport. The building will include approximately 20' by 28' for office use at the back of the building. The steel framed metal building will be white with gray trim and will include a 100' wide bi-fold door on the Airport side for aircraft access and a 10' overhead garage door for vehicle access on the back side of the building along the Airport access road. Vehicle parking stalls will be provided on the side of the building. The building will include all typical utilities required that are already within the vicinity of the area.

We respectfully request the City's approval of the above mentioned project. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Eric D. Cannon

Enclosure

cc: Jason Crimmins, Jensen Builders Ltd. (w/enclosures emailed)
file (electronic)

SITE PLANS
FOR
ANKENY AIRPORT HANGAR DEVELOPMENT
ACME AVIATION
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER

CITY OF ANKENY

DEVELOPER

ACME AVIATION
VIA JENSEN BUILDERS LTD
2097 NE 60TH AVE
DES MOINES, IOWA 50313
CONTACT: JASON CRIMMINS
PHONE: (515) 520-3215

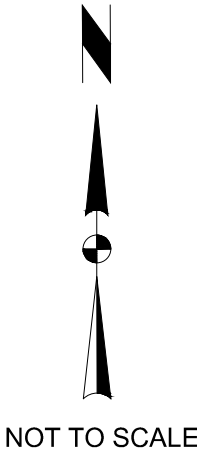
ENGINEER

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
JUSTIN F. STROM, P.E.
PHONE: (319) 330-0303



VICINITY MAP

Index of Sheets	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN



ANKENY AIRPORT HANGAR DEVELOPMENT

TITLE SHEET 3742 SE CONVENIENCE BLVD ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 121,1099
Sheet C100

2	PER CITY COMMENTS	JRC	2/1/22
	LAYOUT CHANGES	JRC	1/26/22
1	REVISION	DATE	BY
MARK	Engineer: JFS	Checked By: CHKD	Scale: 1" =
Technician: RMB	Date: 12-03-2021	T-R-S: TTN-RRW-SS	
Project No: 121,1099			Sheet C100

V:\projects\2023\121,1099\OTICADD\SP01_1211099.dwg JAKE R. CAMPOS, TITLE SHEET, 2/22/2027, 10:15 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

FEATURES

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

FEATURES

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

Deciduous Tree \ Shrub

Coniferous Tree \ Shrub

Communication
Overhead Communication

Underground Electric	— E(*) —
Overhead Electric	— OE(*) —
Gas Main with Size	— G(*) —
High Pressure Gas Main with Size	— HPG(*) —
Water Main with Size	— W(*) —
Sanitary Sewer with Size	— S(*) —
Duct Bank	— DUCT(*) —
Test Hole Location for SUE w/ID	

(*) Denotes the survey quality service level for utilities

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

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

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

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

1 NOTIFY

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGE TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2022 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE RECORDED BY THE CITY ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

SW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 30N, RANGE 23W

3742 SE CONVENIENCE BLVD, ANKENY, IA 50021

ANKENY MUNICIPAL AIRPORT

NOVEMBER 23, 2021

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

BM500 ELEV=901.47
BURY BOLT ON HYDRANT LOCATED +-5' SOUTH OF DRIVE
AND +-5' WEST OF LIGHT POLE. (AS SHOWN ON SURVEY)

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

CP1 N=7525212.36 E=18539373.34 Z=900.78
FOUND 5/8" REBAR WITH RED PLASTIC CAP LOCATED +10' SOUTH
OF FENCE AND 25' NORTH OF DRIVE.

CP2 N=7525466.86 E=18539620.85 Z=901.37
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +5' SOUTH OF
FENCE, +30" NORTH OF DRIVE AND +10' SOUTH OF LIGHT POLE.
(AS SHOWN ON SURVEY)

CP3 N=7525227.62 E=18539849.51 Z=898.81
SET OUT "X" AT CLEARED AREA LOCATED EAST SIDE HANGER
ENTRANCE FROM RUNWAY ON NORTH SIDE OF SAID RUNWAY.
(AS SHOWN ON SURVEY)

CP4 N=7525029.63 E=18539636.00 Z=899.98
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +5' NORTH OF
RUNWAY LIGHT, +10' NORTH OF RUNWAY.

CP5 N=7525647.07 E=18539797.38 Z=900.63
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +2" SOUTH OF
FENCE AND +30" NORTH OF DRIVE. (AS SHOWN ON SURVEY)

CP6 N=7525428.61 E=18540029.11 Z=896.82
SET OUT "X" ON BLUE LIGHT BASE LOCATED +10' NORTH OF TAXI
RUNWAY AND +10' WEST OF TAXI ENTRANCE. (AS SHOWN ON
SURVEY)

ANKENY AIRPORT HANGAR DEVELOPMENT

PROJECT INFORMATION

3742 SE CONVENIENCE BLVD ANKENY, IOWA

SNYDER & ASSOCIATES, INC.



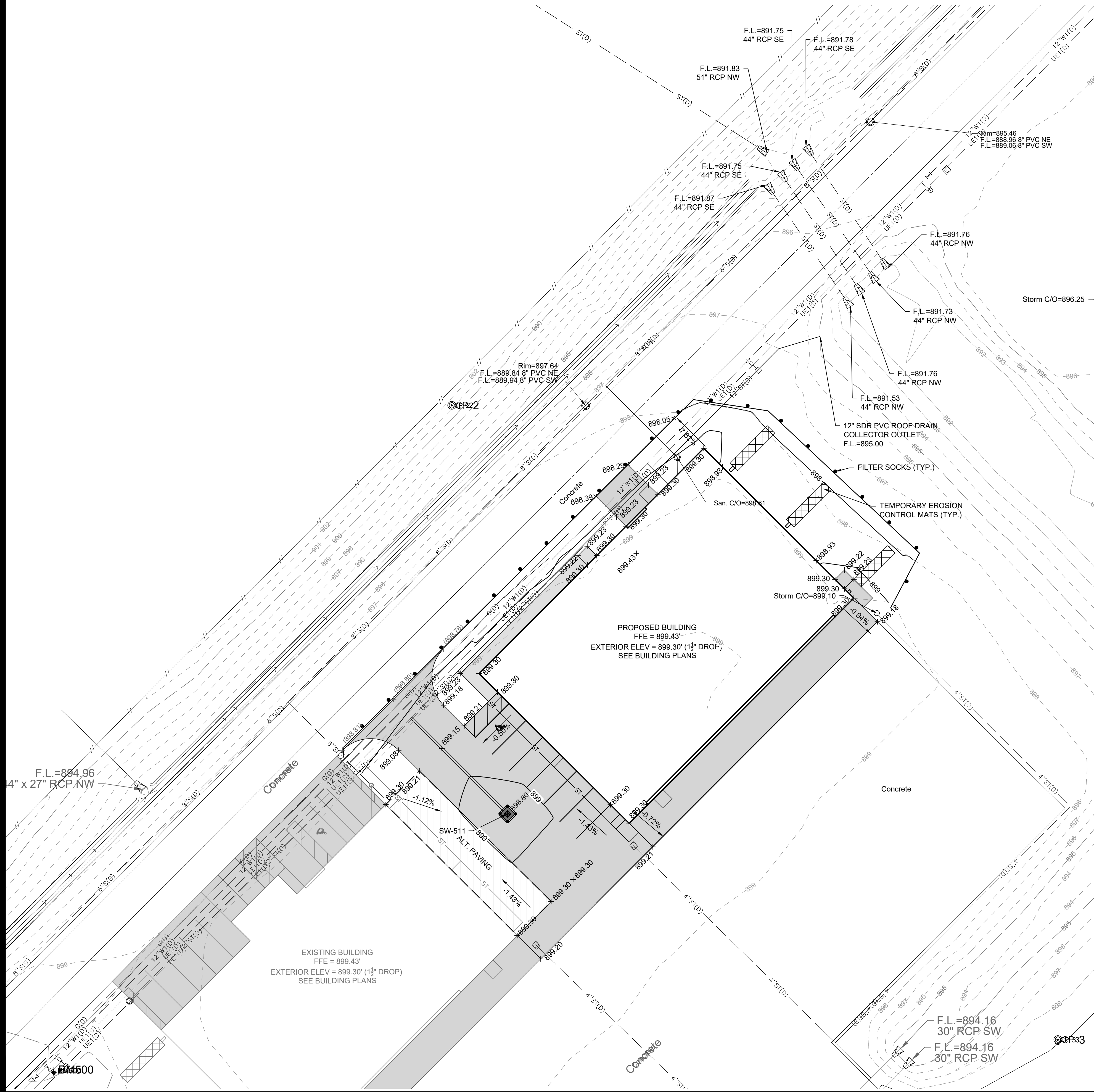
Project No: 121.1099

Sheet C101

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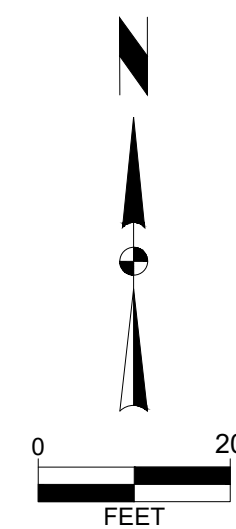


PROPOSED AIRPORT HANGAR DEVELOPMENT - ANKENY, IOWA. GRADING AND EROSION CONTROL PLAN. 3742 SE CONVENIENCE BLVD. ANKENY, IOWA. 50023. 515-364-2020. WWW.SNYDER-ASSOCIATES.COM



GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6\"/>



ANKENY AIRPORT HANGAR DEVELOPMENT

GRADING AND EROSION CONTROL PLAN 3742 SE CONVENIENCE BLVD ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 121.1099

Sheet C300

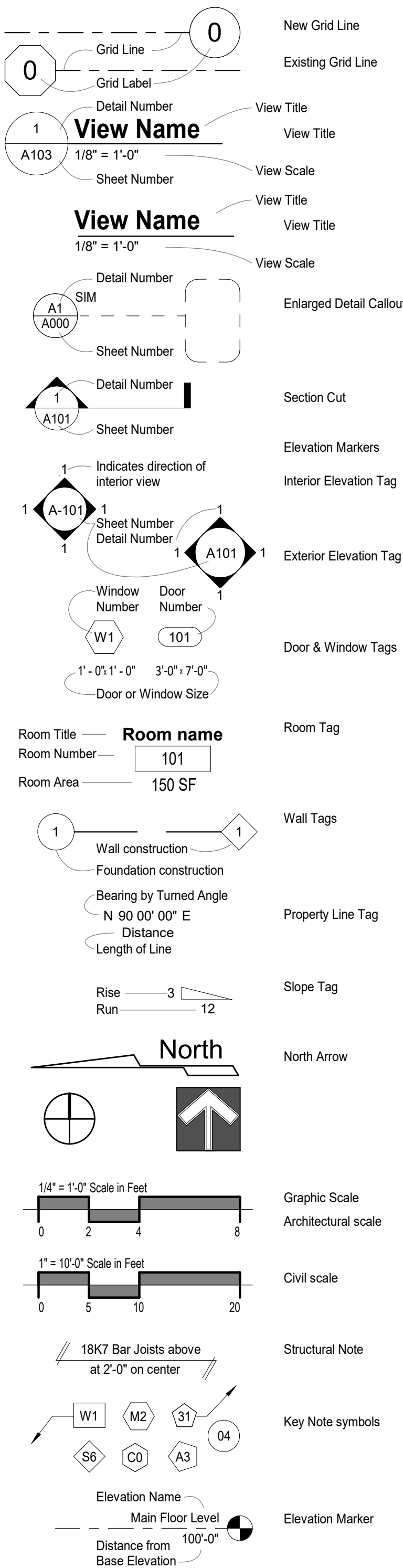
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ACME Aviation Ankeny Airport

Ankeny, Iowa 50021

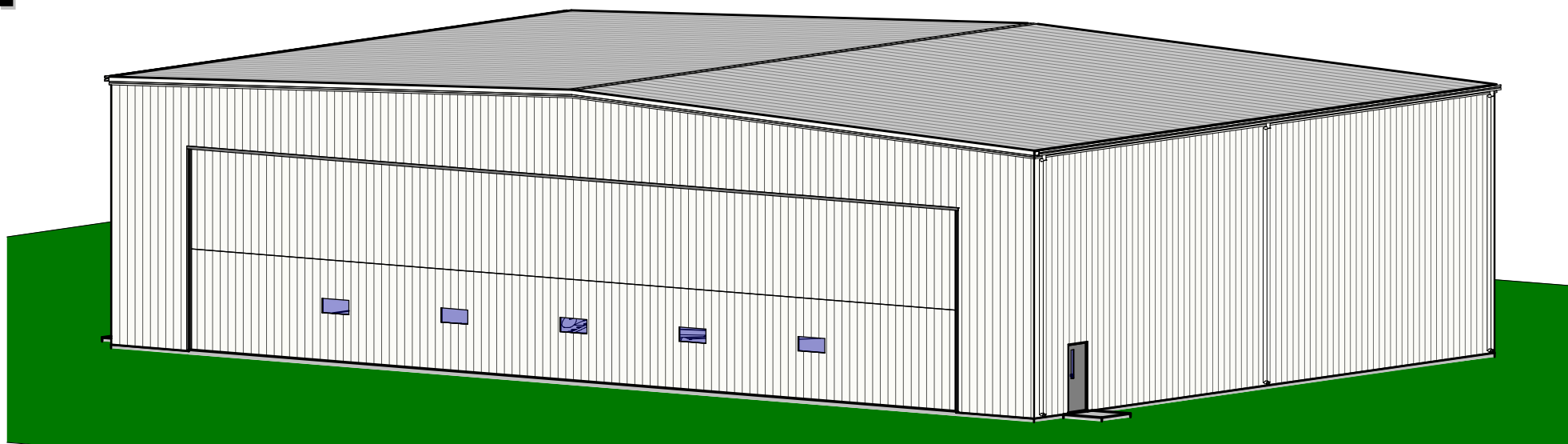
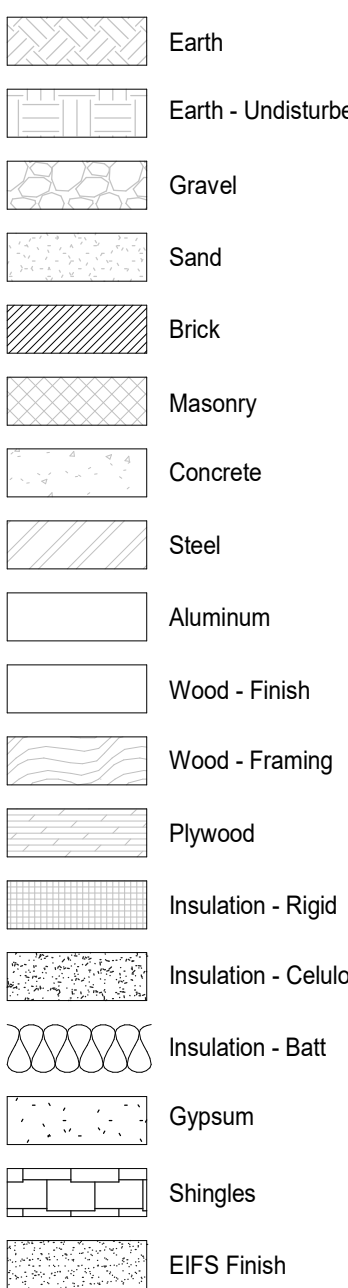
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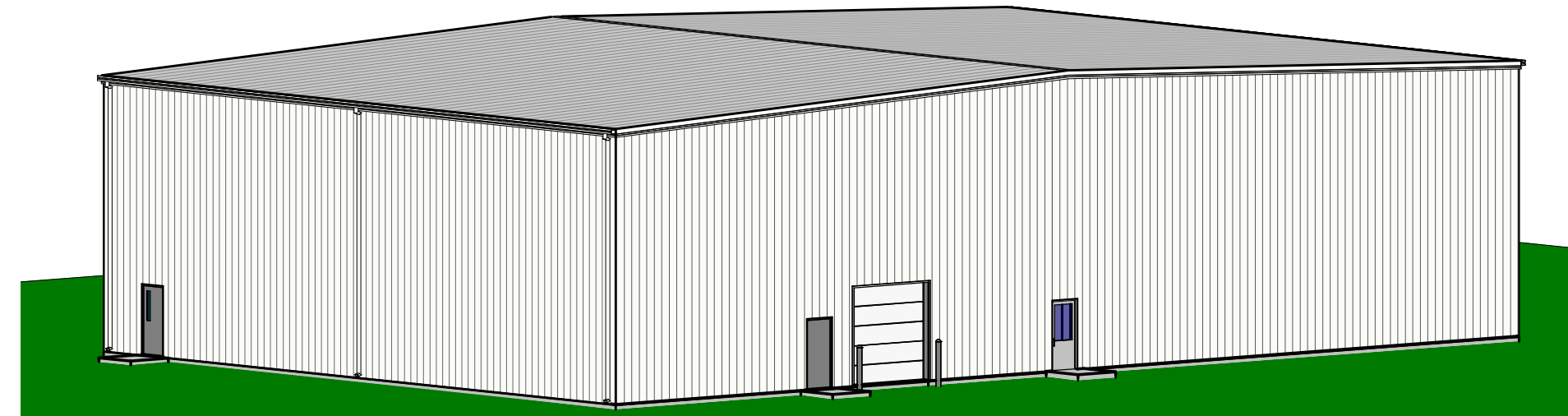
Abbreviations List

A	AND	A	AND	A	AND	A	AND
&	AT	&	AT	&	AT	&	AT
@	ANCHOR BOLT	@	ANCHOR BOLT	@	ANCHOR BOLT	@	ANCHOR BOLT
AB	AIR CONDITIONING	AB	AIR CONDITIONING	AB	AIR CONDITIONING	AB	AIR CONDITIONING
AC	ACCESSIBLE	AC	ACCESSIBLE	AC	ACCESSIBLE	AC	ACCESSIBLE
ACC	ACOUSTIC CEILING TILE	ACC	ACOUSTIC CEILING TILE	ACC	ACOUSTIC CEILING TILE	ACC	ACOUSTIC CEILING TILE
ADJ	ADJACENT	ADJ	ADJACENT	ADJ	ADJACENT	ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE	AGGR	AGGREGATE	AGGR	AGGREGATE	AGGR	AGGREGATE
ALT	ALTERNATE	ALT	ALTERNATE	ALT	ALTERNATE	ALT	ALTERNATE
ALUM	ALUMINUM	ALUM	ALUMINUM	ALUM	ALUMINUM	ALUM	ALUMINUM
ANOD	ANODIZED	ANOD	ANODIZED	ANOD	ANODIZED	ANOD	ANODIZED
APPROX	APPROXIMATE	APPROX	APPROXIMATE	APPROX	APPROXIMATE	APPROX	APPROXIMATE
ARCH	ARCHITECTURAL	ARCH	ARCHITECTURAL	ARCH	ARCHITECTURAL	ARCH	ARCHITECTURAL
ASPH	ASPHALT	ASPH	ASPHALT	ASPH	ASPHALT	ASPH	ASPHALT
ATTN	ATTENTION	ATTN	ATTENTION	ATTN	ATTENTION	ATTN	ATTENTION
AUTO	AUTOMATIC	AUTO	AUTOMATIC	AUTO	AUTOMATIC	AUTO	AUTOMATIC
AV	AUDIOVISUAL	AV	AUDIOVISUAL	AV	AUDIOVISUAL	AV	AUDIOVISUAL
B	BOARD	B	BOARD	B	BOARD	B	BOARD
BD	BITUMINOUS	BD	BITUMINOUS	BD	BITUMINOUS	BD	BITUMINOUS
BLDG	BUILDING	BLDG	BUILDING	BLDG	BUILDING	BLDG	BUILDING
BLKG	BLOCKING	BLKG	BLOCKING	BLKG	BLOCKING	BLKG	BLOCKING
BM	BEAM	BM	BEAM	BM	BEAM	BM	BEAM
BO	BOTTOM OF	BO	BOTTOM OF	BO	BOTTOM OF	BO	BOTTOM OF
BOT	BOTTOM	BOT	BOTTOM	BOT	BOTTOM	BOT	BOTTOM
BRG	BEARING	BRG	BEARING	BRG	BEARING	BRG	BEARING
BRK	BRICK	BRK	BRICK	BRK	BRICK	BRK	BRICK
BRKT	BRACKET	BRKT	BRACKET	BRKT	BRACKET	BRKT	BRACKET
BSMNT	BASEMENT	BSMNT	BASEMENT	BSMNT	BASEMENT	BSMNT	BASEMENT
C	CHANNEL	C	CHANNEL	C	CHANNEL	C	CHANNEL
CAB	CABINET	CAB	CABINET	CAB	CABINET	CAB	CABINET
CB	CEMENT BOARD	CB	CEMENT BOARD	CB	CEMENT BOARD	CB	CEMENT BOARD
CC	CENTER TO CENTER	CC	CENTER TO CENTER	CC	CENTER TO CENTER	CC	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT	CEM	CEMENT	CEM	CEMENT	CEM	CEMENT
CER	CERAMIC	CER	CERAMIC	CER	CERAMIC	CER	CERAMIC
CG	CORNER GUARD	CG	CORNER GUARD	CG	CORNER GUARD	CG	CORNER GUARD
CI	CAST IRON	CI	CAST IRON	CI	CAST IRON	CI	CAST IRON
CIP	CAST-IN-PLACE	CIP	CAST-IN-PLACE	CIP	CAST-IN-PLACE	CIP	CAST-IN-PLACE
CJ	CONTROL JOINT	CJ	CONTROL JOINT	CJ	CONTROL JOINT	CJ	CONTROL JOINT
CL	CENTERLINE	CL	CENTERLINE	CL	CENTERLINE	CL	CENTERLINE
CLG	CEILING	CLG	CEILING	CLG	CEILING	CLG	CEILING
CLR	CLEAR	CLR	CLEAR	CLR	CLEAR	CLR	CLEAR
CNTR	COUNTER	CNTR	COUNTER	CNTR	COUNTER	CNTR	COUNTER
CO	CLEANOUT	CO	CLEANOUT	CO	CLEANOUT	CO	CLEANOUT
COL	COLUMN	COL	COLUMN	COL	COLUMN	COL	COLUMN
CONC	CONCRETE	CONC	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
COND	CONDITION	COND	CONDITION	COND	CONDITION	COND	CONDITION
CONN	CONNECTION	CONN	CONNECTION	CONN	CONNECTION	CONN	CONNECTION
CONST	CONSTRUCTION	CONST	CONSTRUCTION	CONST	CONSTRUCTION	CONST	CONSTRUCTION
CONT	CONTINUOUS	CONT	CONTINUOUS	CONT	CONTINUOUS	CONT	CONTINUOUS
CONTR	CONTRACTOR	CONTR	CONTRACTOR	CONTR	CONTRACTOR	CONTR	CONTRACTOR
COORD	COORDINATE	COORD	COORDINATE	COORD	COORDINATE	COORD	COORDINATE
CORR	CORRIDOR	CORR	CORRIDOR	CORR	CORRIDOR	CORR	CORRIDOR
CPT	CARPET	CPT	CARPET	CPT	CARPET	CPT	CARPET
CT	CERAMIC TILE	CT	CERAMIC TILE	CT	CERAMIC TILE	CT	CERAMIC TILE
CTR	CENTER	CTR	CENTER	CTR	CENTER	CTR	CENTER
CW	COLD WATER	CW	COLD WATER	CW	COLD WATER	CW	COLD WATER
D	DOUBLE	D	DOUBLE	D	DOUBLE	D	DOUBLE
DBL	DEGREE	DBL	DEGREE	DBL	DEGREE	DBL	DEGREE
DEG	DEMOLISH	DEG	DEMOLISH	DEG	DEMOLISH	DEG	DEMOLISH
DEMO	DEPARTMENT	DEMO	DEPARTMENT	DEMO	DEPARTMENT	DEMO	DEPARTMENT
DEPT	DRINKING FOUNTAIN	DEPT	DRINKING FOUNTAIN	DEPT	DRINKING FOUNTAIN	DEPT	DRINKING FOUNTAIN
DF	DIAMETER	DF	DIAMETER	DF	DIAMETER	DF	DIAMETER
DIA	DIFFUSER	DIA	DIFFUSER	DIA	DIFFUSER	DIA	DIFFUSER
DIFF	DIMENSION	DIFF	DIMENSION	DIFF	DIMENSION	DIFF	DIMENSION
DIM	DISPENSER	DIM	DISPENSER	DIM	DISPENSER	DIM	DISPENSER
DISP	DIVISION	DISP	DIVISION	DISP	DIVISION	DISP	DIVISION
DIV	DAMP PROOFING	DIV	DAMP PROOFING	DIV	DAMP PROOFING	DIV	DAMP PROOFING
DMPF	DOWN	DMPF	DOWN	DMPF	DOWN	DMPF	DOWN
DN	DOOR OPENING	DN	DOOR OPENING	DN	DOOR OPENING	DN	DOOR OPENING
DO	DOOR	DO	DOOR	DO	DOOR	DO	DOOR
DR	DRAIN	DR	DRAIN	DR	DRAIN	DR	DRAIN
DRN	DOWN SPOUT	DRN	DOWN SPOUT	DRN	DOWN SPOUT	DRN	DOWN SPOUT
DS	DETAIL	DS	DETAIL	DS	DETAIL	DS	DETAIL
DTL	DISHWASHER	DTL	DISHWASHER	DTL	DISHWASHER	DTL	DISHWASHER
DW	DRAWING	DW	DRAWING	DW	DRAWING	DW	DRAWING
DWG	DRAWER	DWG	DRAWER	DWG	DRAWER	DWG	DRAWER
DWR	E	DWR	E	DWR	E	DWR	E
E	CONCRETE MASONRY UNIT	E	CONCRETE MASONRY UNIT	E	CONCRETE MASONRY UNIT	E	CONCRETE MASONRY UNIT
CMU	EAST	CMU	EAST	CMU	EAST	CMU	EAST
E	EACH	E	EACH	E	EACH	E	EACH
EA	EXPANSION BOLT	EA	EXPANSION BOLT	EA	EXPANSION BOLT	EA	EXPANSION BOLT
EB	EXPANSION JOINT	EB	EXPANSION JOINT	EB	EXPANSION JOINT	EB	EXPANSION JOINT
EJ		EJ		EJ		EJ	

Materials Legend



3D Perspective SE Corner



3D Perspective NE Corner

Jensen Builders and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

Drawing Index

GENERAL	G100	Cover Sheet
STRUCTURAL	S101	Structural Floor Plan
ARCHITECTURAL	A101	Main Floor Level Plan
	A101.1	Main Floor Level Plan (BC-600)
	A201	Exterior Elevations and Roof Plan
	A401	Door & Finish Schedules



JENSEN BUILDERS, LTD.

Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

ACME Aviation
Ankeny Airport
Ankeny, Iowa 50021

#	DATE	DESCRIPTION
1	11-17-2021	Prelim-1
2	11-24-2021	Prelim-2
3	12-16-2021	Prelim-3
4	01-25-2022	Prelim-4
5	01-27-2022	Prelim-5

PROJECT NO:	22-018
DRAWN BY:	CEB
CHECKED BY:	Checker
CHECKED BY:	
COPYRIGHT:	©JENSEN BUILDERS, LTD.
SHEET TITLE	

Cover Sheet

G100

SHEET: 1 OF: 6



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Forest Ridge Estates Plat 2 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 Forest Ridge Estates Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: Forest Ridge Estates Plat 2 – Final Plat (County)
Report Date: February 17, 2022
Prepared by: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Forest Ridge Estates Plat 2 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 approximately a tenth of a mile west of the Ankeny corporate limits, just west of the NW 94th Avenue and NW Polk City Drive intersection. 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.

The proposed 4.57-acre plat is currently zoned Rural Residential under Polk County's zoning regulations and is identified as being utilized for Low-Density Residential in The Ankeny Plan 2040 Future Land Use Map. The proposed plat creates four single family residential lots and one street lot that will be dedicated to Polk County, allowing for the continuation of NW 41st Court. A number of easements are proposed within the plat that are designated for drainage, water mains, public utilities, ingress/egress, and woodland protection. Properties within the subject plat will utilize a common private stormwater detention basin located within the Forest Ridge Estates Plat 1 subdivision.

Properties within the proposed plat will utilize the Des Moines Water Works for water service and individual on-site sewage systems for sewage disposal. Should the properties be annexed into the City of Ankeny, streetlights and sidewalks will be the responsibility of the property owners.

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



February 11, 2022

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: FINAL PLAT RESUBMITTAL
FOREST RIDGE ESTATES PLAT 2
PART OF THE SW ¼ OF SEC. 17, T80N, R24W
S&A Project No. 121.0526.01

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

On behalf of Quirk Investments, LLC, as Owner and Applicant, please find accompanying the revised Final Plat and associated information for the above referenced project. This project is located within rural Polk County but is within the 2-mile review area of the City of Ankeny. The Final Plat illustrates four (4) single family detached residential lots located on the extension of NW 41st Court, west of Highway 415. The property is approximately 4.57 acres zoned as Rural Residential (RR) zoning districts developed under the Planned Development Option –Cluster Development.

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

Please find accompanying the following items:

- 2 copies of the Response Letter indicating how each comment was addressed, and
- 6 folded copies of the Final Plat.

We are anticipating this project being placed on the February 22, 2022 Plan and Zoning Commission agenda in route to a final approval of the above mentioned items on the March 11, 2022 City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

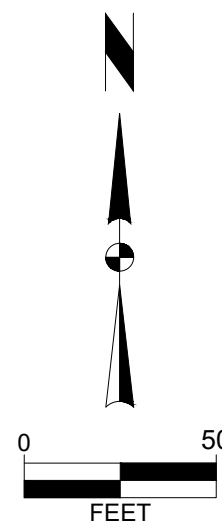
SNYDER & ASSOCIATES, INC.

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

Brent K. Culp

Enclosure

cc: Dean Quirk, DHQ Investments, LLC (w/enclosures emailed)
Laura R. Luetje, Lamberti, Gocke & Luetje, P.C. (w/enclosures emailed)
File



CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	67°56'25"	250.00'	296.45'	168.44'	S41°04'10"E 279.38'
C2	44°04'18"	280.00'	215.37'	113.33'	S53°00'13"E 210.10'
C3	23°52'07"	280.00'	116.64'	59.18'	S19°02'01"E 115.80'
C4	27°24'38"	220.00'	105.25'	53.65'	N61°20'03"W 104.25'
C5	34°47'52"	220.00'	133.61'	68.94'	N24°29'53"W 131.57'



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

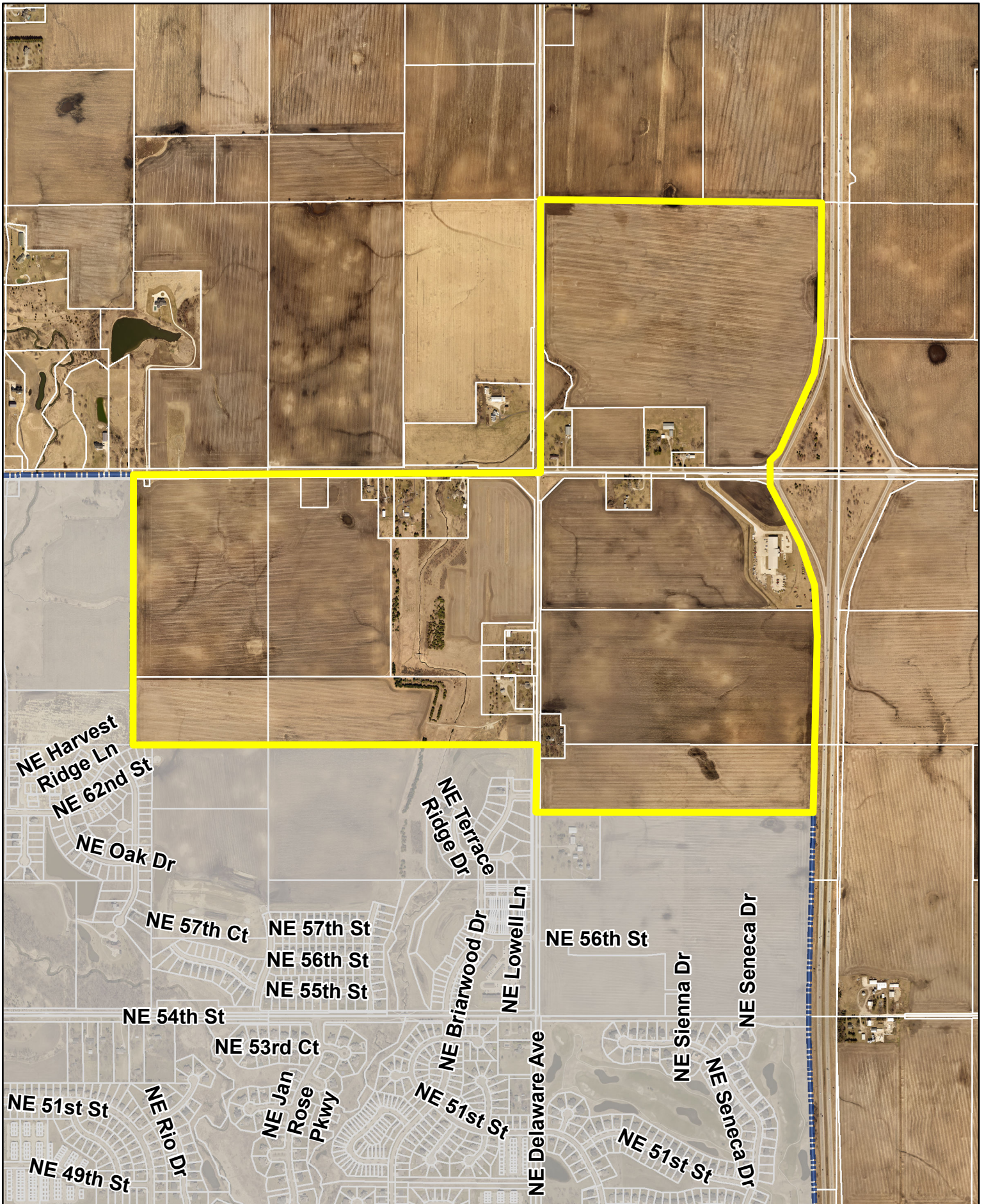
Action: Consider MOTION to close the public hearing, and receive and file documents.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Annexation Map
 Annexation Landowners Map



N



1 inch = 1,200 feet

Date: 2/14/2022

Hope Kimberley LLC
Annexation

 **Ankeny**
bringing it all together.



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Topic: Public Hearing: Hope Kimberley LLC Annexation
Date: February 16, 2022 *ESC*
Prepared By: Jake Heil
Associate Planner

Discussion

The owners of 17 parcels have requested voluntary annexation to the City of Ankeny. The land area currently petitioned for annexation is 492.75 acres. The proposed annexation area, including non-petitioned parcels, contains 584.16 acres overall. The proposed annexation area is located in the northeast portion of the City and generally located around the intersection of NE 126th Avenue and NE 22nd Street (SE Delaware Ave).

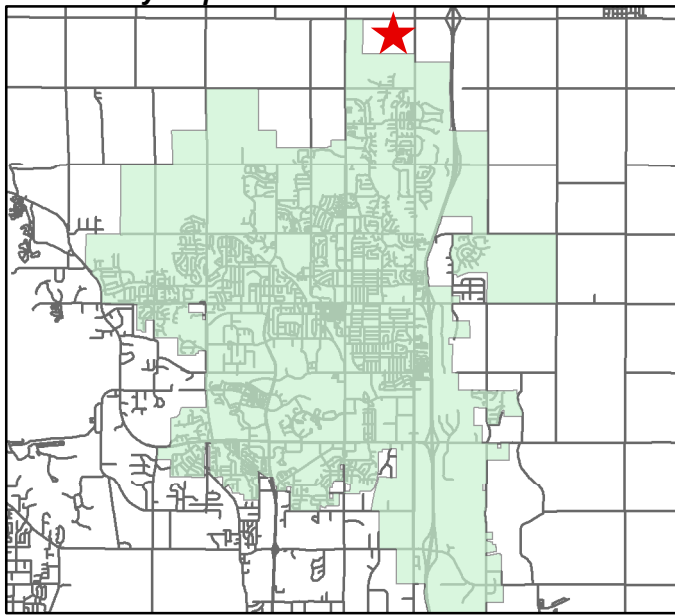
There are 11 parcels of land within the proposed annexation area that have not petitioned at this time. If petitions are not received for these parcels, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries. The proposed annexation area is contiguous with the corporate boundary of Ankeny and includes any and all Polk County road right-of-way to the centerline of the adjacent road. The proposed annexation area is also within two miles of the Cities of Alleman and Elkhart.

The annexation area is currently identified in the Comprehensive Plan as primarily Low Density Residential with an area of High and Medium Density Residential located west of NE 22nd St and south of NE 126th Ave, Community Commercial, Office/Business Park and Low Density Residential east of NE 22nd St and south of NE 126th Ave, and Community Commercial, Office/Business Park, and Neighborhood Mixed Use located east of NE 22nd St and north of NE 126th Ave. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

Public water and sanitary sewer mains exist at multiple locations adjacent to the proposed annexation area. 12" water mains exist along NE Delaware Ave and N Ankeny Boulevard. An 18" sanitary trunk main exists along the creek on the west side of NE Delaware Avenue. These water and sanitary sewer mains will be extended into the annexation area to serve the future development, at such time as this area develops.

Staff will present a complete staff report at the next Plan & Zoning Commission meeting on March 8, 2022.

Vicinity Map

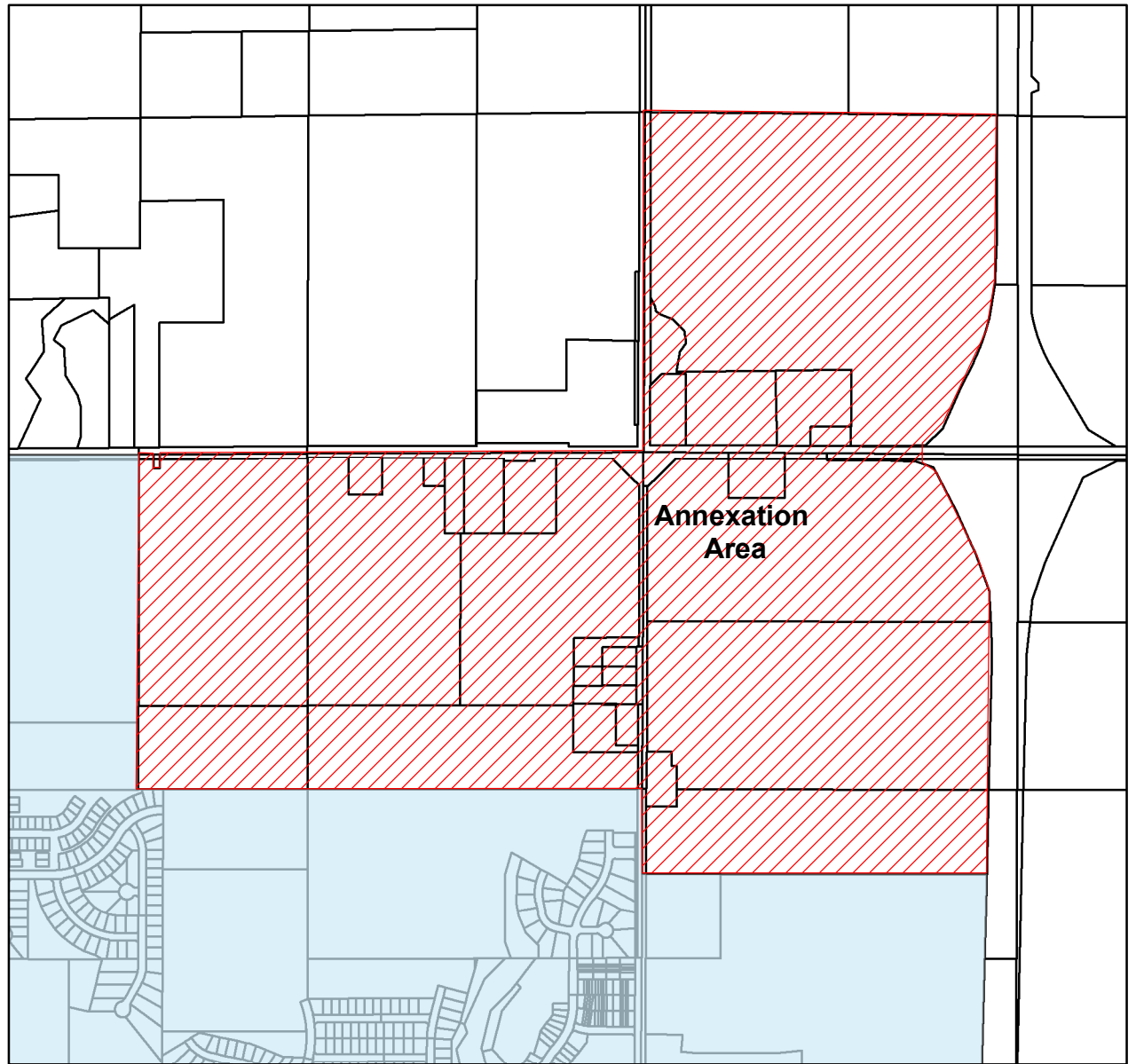


LEGAL DESCRIPTION

"THE EAST HALF OF THE NORTHWEST QUARTER AND ALL OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING WEST OF INTERSTATE 35, AND THAT PART OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING WEST OF INTERSTATE 35. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."

Property Owners:

Hope Kimberley LLC, Hope K Farms LLC, NW Bell Telephone Co., Kevin & Emily Huss, Steven & Bonnie Klein, Kelly & Katie Grove Revocable Trust, Alan Abuhl, Christopher L. & Irene K. Seuntjens, Samuel & Morgan Keasler, Wayne E. Abuhl & Jill & Shannon Haus, Jill L. & Shannon L. Haus, Robin & Judith Van Dyke, Alvin L & Emily M Wyckoff, Katherine E Moeckly Trust, Todd & Alex Rueter & Paige Benlaala, Cindy K & Rory A Welcher, Jeanne M & Gary G Uhl, Cindy L Taylor & Elvin Hebner Jr, Karen J Twedt & Dennis L Jones & Kathie J Olenius, Karen Wall & Kim, Alex & Todd Rueter & Paige Rueter Benlaala & Terri Nation



1 inch = 1,337.73 feet

Annexation Map

City of Ankeny

**Hope Kimberley
Annexation**

City of Ankeny, Iowa
Planning and Building Department

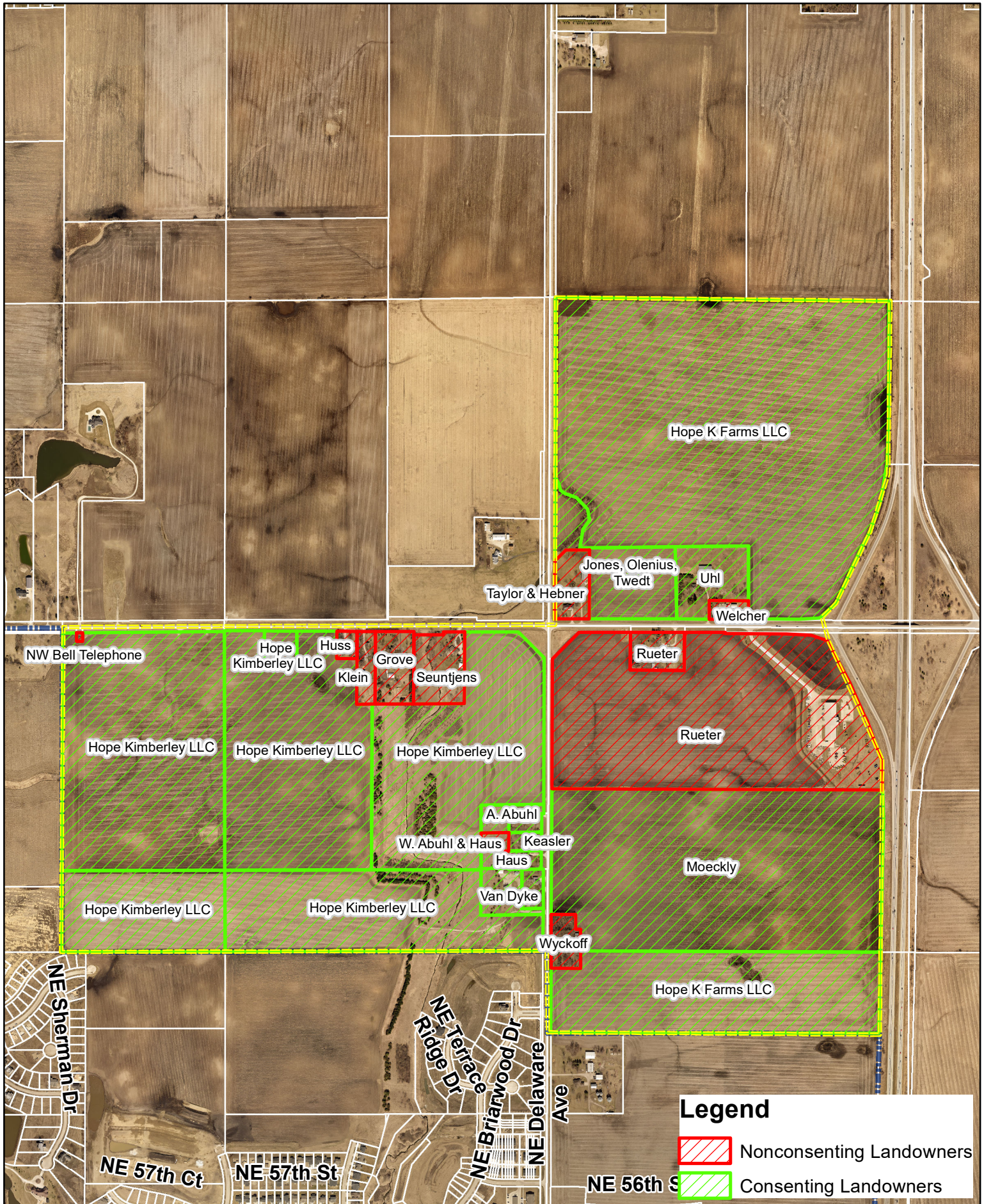
Drawn By: JH

Sheet No.

Checked by:

1 of 1

Date: February 14, 2022



N



1 inch = 1,000 feet

Date: 2/17/2022

Hope Kimberley LLC Annexation Landowners



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1102 NW Weigel Drive - St. Luke's Mobile Classrooms Site Plan Renewal

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

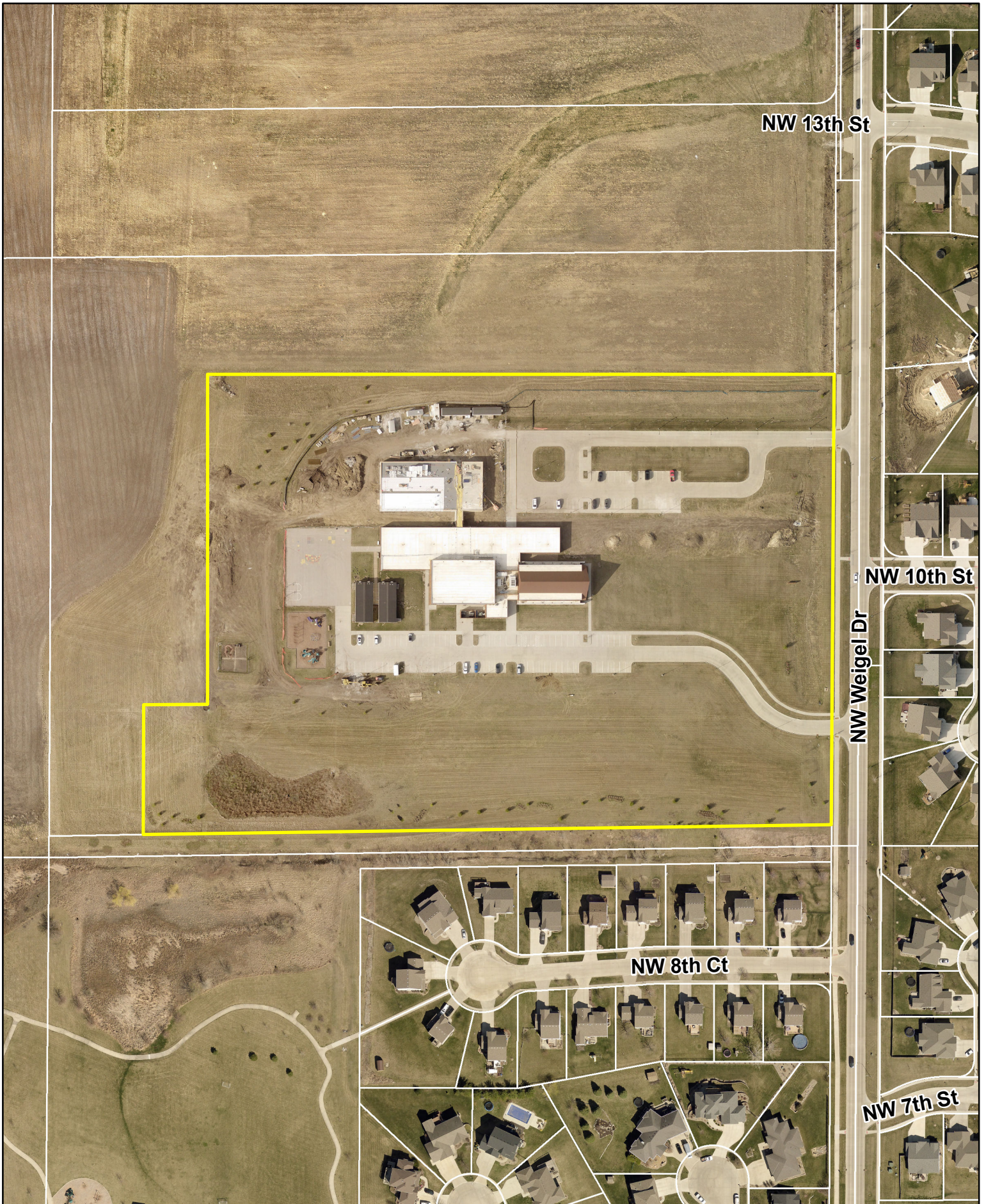
ACTION REQUESTED:

Action: Consider motion to approve the site plan renewal for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms, with the condition that the renewed site plan expire 5 years from August 22, 2022.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [2017 P&Z Approved Site Plan](#) [2017 P&Z Approved Elevations](#) [2017 P&Z Disposition Letter](#)



N



1 inch = 200 feet

Date: 2/16/2022

**St. Luke the Evangelist Catholic Church
Mobile Classrooms**



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: 1102 NW Weigel Drive – St. Luke’s Mobile Classrooms Site Plan Renewal
Report Date: February 15, 2022
Prepared by: Derek Silverthorn
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan renewal for 1102 NW Weigel Drive, St. Luke’s Mobile Classrooms, with the condition that the renewed site plan expire 5 years from August 22, 2022.

Project Summary:

The St. Luke’s Mobile Classrooms Site Plan was originally approved with an expiration date of 5 years from August 22, 2017. The applicant, St. Luke the Evangelist Catholic Church, is now requesting a 5-year extension to allow more time to continue adding to the growing facility.

Project Report:

The subject development is 0.29 (+/-) acres in size, and is located along NW Weigel Drive, north of the Watercrest development, on Lot 1, St. Luke’s Plat 1. The development consists of two-1,760 square-foot mobile classrooms, with constructed inclined walkway and other associated site improvements.

The site is zoned St. Luke the Evangelist Catholic Church PUD. The surrounding properties to the north, east, south, and west are zoned R-1 and R-2, restricted to single-family residential. Each existing mobile classroom building is 1,760 square-feet and 12’ to the uppermost point. The existing primary building ranges from 15’ to 43’-9” in height. The mobile classrooms are situated near the southwest corner of the existing building. The mobile classroom site plan includes no additional parking spaces, as the site currently provides the required amount for the proposed development and complies with all applicable regulations. There is no additional signage shown on the site plan.

Site Plan Worksheet
St. Luke's Mobile Classrooms

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

A. Site Development

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

The buildings meet all required setbacks required by code. Access is provided via a constructed inclined walkway from the existing walkway leading to the adjacent building. Internal sidewalks connect the site to NW Weigel Drive. The primary building facades are oriented to the east and west.

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

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

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

The site provides for adequate parking and circulation. The site plan includes no additional parking spaces. There is currently an eight-foot sidewalk existing along NW Weigel Drive. Internal sidewalks connect the site to NW Weigel Drive.

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

The buildings have one access provided via constructed inclined walkway from the existing walkway leading to the adjacent building.

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

Parking is located on the north and south sides of the existing development, and meets 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.**

There are no additional outdoor service or storage areas provided.

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

All services to the building are underground.

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

Site lighting is directed away from adjoining property and downward.

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

Storm water detention for this site is provided on-site via an existing detention area near the southwest corner of the site; and a storm sewer and overland flowage easement along the east portion of the site. Stormwater flows east toward NW Weigel Drive.

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.**

There are no additional utilities servicing the proposed development.

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

Open space is provided throughout the entirety of the site and parking areas.

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.**

There is no additional proposed nor required landscaping on the site plan, as the site currently provides the required amount for the proposed development, and complies with all applicable regulations.

B. Building Design

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

The buildings are single-story mobile classrooms, and are 12' to the uppermost point. The existing primary structure ranges from 15' to 43'-9" in height.

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

The buildings are constructed of wood.

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 additional outdoor service or storage areas provided.

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

Two mobile classrooms exist on the site, which are identical in design and materials.

C. Signs

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

There is no additional signage shown on the site plan.

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

There are no building signs shown on the elevations.

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

There are no yard signs indicated on the proposed site plan.

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

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

D. Factors for Evaluation

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

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

The 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 building location and circulation system for traffic are appropriate.

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

The buildings are single-story mobile classrooms, and are 12' to the uppermost point. The existing primary structure ranges from 15' to 43'-9" in height.

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

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



St. Luke the Evangelist Catholic Parish

1102 NW WEIGEL DRIVE, ANKENY, IOWA 50023

515-964-1278

WWW.SLTE.ORG

City of Ankeny Community Development
Eric Jensen
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

February, 2 2022

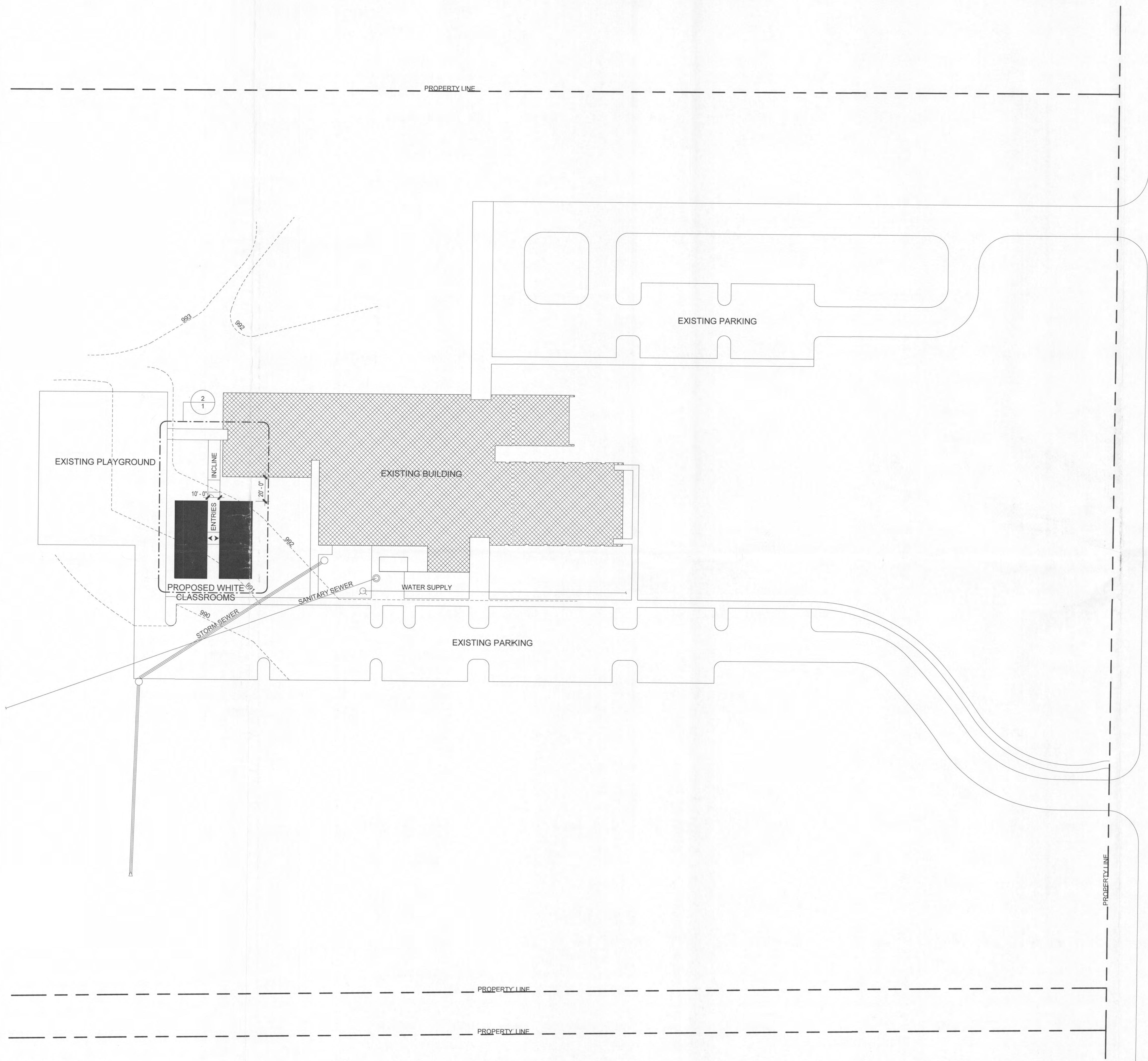
Dear Mr. Jensen,

In my research, we received a five-year variance that will expire in August of 2022, for the two portable classrooms that we have here at St. Luke the Evangelist. With the rate of growth of the City of Ankeny and along with it, the growth at St. Luke the Evangelist School, we would like to petition to extend the variance for five (5) more years. We have been maintaining the portable buildings which included some repairs and painting last summer, and we will continue to do so so as they do not become unsightly. Even with the recent construction of the addition to the building, we are growing faster than we expected in our plan, and with the development to the north and west of us, we will continue to grow. We are in the initial phase of planning for our next addition to the facility, but that is going to take some time.

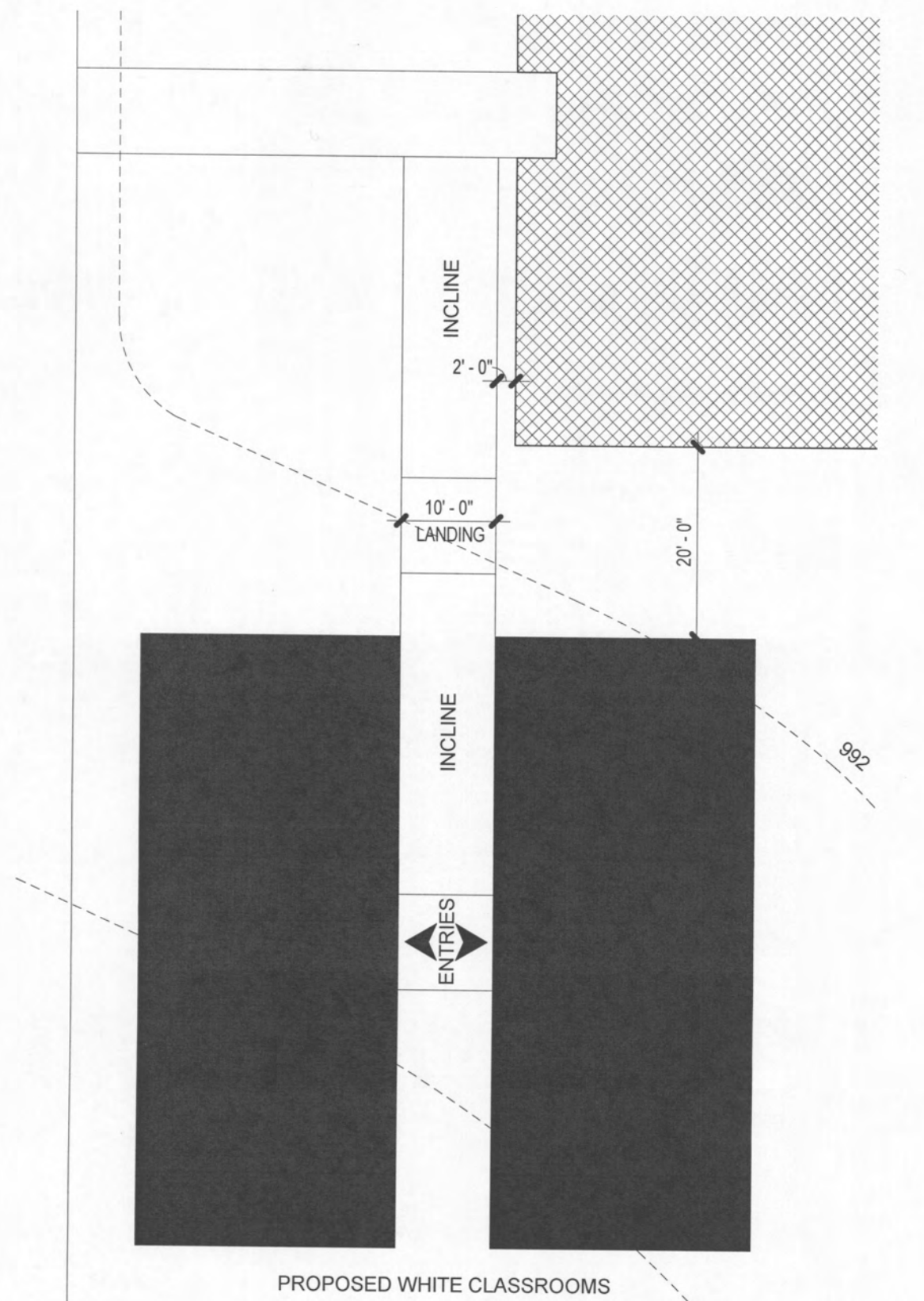
Thank you for the consideration.

A handwritten signature in blue ink, appearing to read "Rev. Kenneth Halbur Jr.", written over a horizontal line.

Rev. Kenneth Halbur Jr
Pastor: St. Luke the Evangelist parish



1 | Site Plan
Scale: 1" = 40'-0"



2 | Enlarged Plan
Scale: 1/16" = 1'-0"

ROLL CALL Plan & Zoning Commission Ankeny, IA				
Date	Aye	Nay	Pass	Absent
Anderson	Aye	Nay	Pass	Absent
Ender	Aye	Nay	Pass	Absent
Fleck	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Osborn	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes	8	Nays	0	Absent
APPROVED				
T. Ripper				Chairperson
B. Ripper				Secretary

RECEIVED
AUG - 9 2017

CITY OF ANKENY

Legal Description
The East 433 feet of the South 1089 feet of the West one-half (W 1/2) of the Northwest Quarter (NW 1/4), less road, all in Section 16, Township 80 North, Range 24 West of the Fifth P.M., Polk County, Iowa.
District/Parcel: 181/00557-180-001
Book 5792, Page 264 of the records of Polk County, Iowa.

Building Dimensions (each): 27'-6" X 64'-0"
Building Area (each): 1,760 SQ.FT.

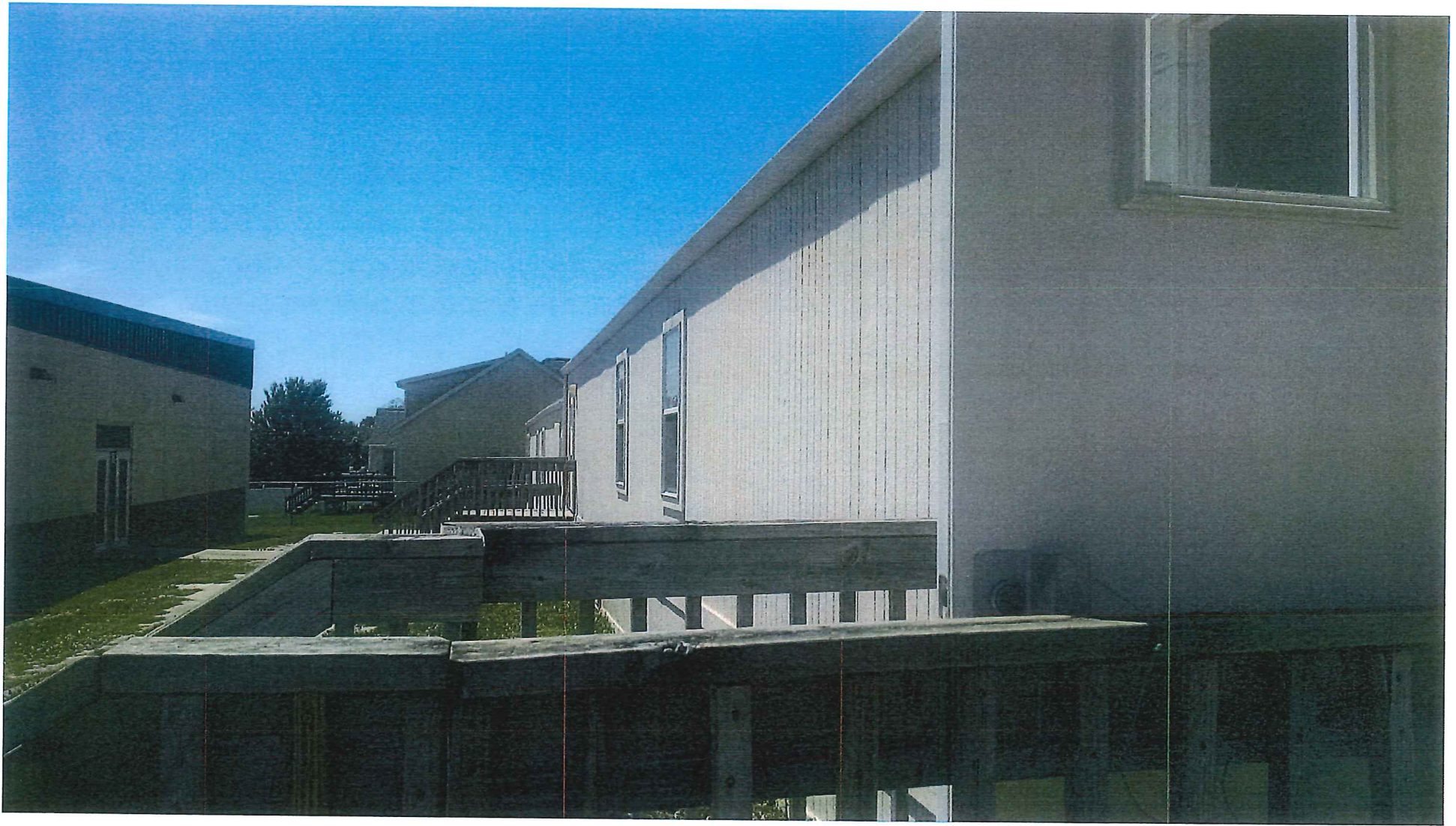
EXISTING BUILDING
PROPOSED WHITE CLASSROOMS

NOTE:
UTILITIES AND TOPOGRAPHIC CONTOURS SHOWN ONLY WITHIN IMMEDIATE AREA OF PROPOSED INSTALLATION.

ST. LUKE
THE EVANGELIST
CATHOLIC CHURCH
WE WORSHIP • WE TEACH • WE CARE

1102 NW WEIGEL DRIVE, ANKENY, IA 50023
WWW.SLTE.ORG
(515) 964-1278

08/08/2017



ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date August 22, 2017

Anderson	<u>Aye</u>	Nay	Pass	Absent
Ender	<u>Aye</u>	Nay	Pass	Absent
Flack	<u>Aye</u>	Nay	Pass	Absent
Houlihan	<u>Aye</u>	Nay	Pass	Absent
Hunter	<u>Aye</u>	Nay	Pass	Absent
Odson	<u>Aye</u>	Nay	Pass	Absent
Ripper	<u>Aye</u>	Nay	Pass	Absent
West	<u>Aye</u>	Nay	Pass	Absent
Whiting	<u>Aye</u>	Nay	Pass	<u>Absent</u>
	<u>Aye</u>	Nay	Pass	Absent
Ayes	<u>8</u>	Nays	<u>0</u>	Pass
				Absent <u>1</u>

APPROVED

T. Ripper

Chairperson

B. Hulsan

Secretary







Disposition of Plan & Zoning Commission Agenda Item

Item #2. 1102 NW Weigel Drive – St. Luke’s Mobile Classrooms Site Plan

Meeting Date: **August 22, 2017**

Commission Action:

Item #2. 1102 NW Weigel Drive – St. Luke’s Mobile Classrooms Site Plan

Motion to approve the site plan for 1102 NW Weigel Drive, St. Luke’s Mobile Classrooms.

T.Flack commented that she has a concern as to the location of the mobile classrooms. She stated the mobile classrooms are currently sitting on the north side of the church and the site plan presented shows the mobile classrooms on the south side.

Bob Lickteig, 2506 SW Westwinds Blvd., representing St. Luke’s the Evangelist Catholic Church stated they placed the mobile classrooms on the north side on a temporary basis. T.Flack asked Mr. Lickteig if the mobile classrooms could stay on the north side. Mr. Lickteig stated no. T.Flack stated the buildings are not very attractive and with them on the north side, they are not visible from NW Weigel Drive or from the neighborhoods. Mr. Lickteig stated he chairs the Strategic Planning for the church and parish and explained that they are in the process of possibly putting another 24 to 26--room facility on the north side to expand the school depending upon funding. He stated that is the reason they are bringing in the mobile classrooms. Mr. Lickteig stated if they placed them on the north side, it would be right where they plan to expand their building. Mr. Lickteig stated their plan would be to remove them as soon as possible. T.Flack commented she has concerns with how they look. Mr. Lickteig stated they will look better when he has them set in place. S.Houlihan asked what they are planning to do to them. Mr. Lickteig stated they will be placing skirting on them, and they will put in walkways after the foundation and electricity are in. Mr. Lickteig stated he would be willing to paint them a darker color if that would help. He commented their intention is to keep them in good condition so that they can resell them.

T.Flack asked how long they anticipate the mobile classrooms to be there. Mr. Lickteig stated they anticipate 4-6 years. C.Ender asked if there is any requirement for their removal after the 6 years. E.Jensen stated no. He explained that the approval of the site plan from the Commission would allow the mobile classrooms to be on the property indefinitely. C.Ender then asked if the Commission could set a condition with a timeframe that expires. E.Jensen stated yes, the Commission would have the ability to set one. T.Flack stated the church is gorgeous and she understands the situation that the church is currently in but does not like the sight of temporary classrooms. S.Odson commented that if St. Luke’s moves from their current property, the mobile classrooms could be on the property forever. Mr. Lickteig stated the church does not intend to move as they have too much money invested. E.Jensen commented that the Commission has in the past, placed timeframes on mobile classrooms. C.Ender commented that it would provide the Commission the opportunity to review the site plan again. Mr. Lickteig stated they have always been a good friend to the neighborhood. T.Flack agreed. S.Houlihan asked when they plan to start their building expansion. Mr. Lickteig stated they have hired architects but it all depends on how many years it will take to generate the money to build. T.Flack stated she would be okay with the site plan if the Commission sets a timeframe. S.Odson suggested a 5-year timeframe. L.Anderson stated he has no issues with the mobile classrooms being on the site 6 years or whatever timeframe they will need. He would like them to look nice and presentable. L.Anderson continued to comment that the church really looks nice and trusts that they will not have an eyesore sitting on their property. G.Hunter asked if this expansion would be a complete build-out. Mr. Lickteig stated their future construction plan would only be for a two-section school. G.Hunter commented as St. Luke’s continues to grow and Ankeny grows, he could see after building this addition that their need could continue for

the mobile classrooms until they have completed their full build-out. Mr. Lickteig stated he does not anticipate that they would have to go to a three-section school. Mr. Lickteig commented that Phase 2 would be the addition to make it a two-section school and Phase 3 would be a larger church, which that would expand to the east. L.Anderson further commented that he would prefer a condition be set on the look instead of where they are placed on the property. Mr. Lickteig then asked the Commission if they had any further questions.

The Commission had no further questions.

Motion by T.Flack to approve the site plan for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms with an expiration date 5 years from August 22, 2017. Second by G.Hunter. All voted aye. Motion carried 8 – 0.

-
- No construction is allowed until a building permit is issued. Once the permit application and accompanying plans have been submitted to the Planning & Building Department the permit will be processed in a timely manner. Following approval of the plan and payment of fees, a permit will be mailed to the applicant.
 - A certificate of occupancy will not be issued until a final inspection of the site has been made and the Building Official has given approval. Completion of all site work including paving and landscaping is required at the time of the final inspection.
 - Building permit applications are available at the Public Service Building, 220 West First Street or on the City web site at www.ankenyiowa.gov.
 - Authorization of this site plan shall remain valid for two years after the date of approval.

cc: File



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

The Reserve at the Grove Preliminary Plat

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 Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Map
 Staff Report
 Applicant Letter
 Preliminary Plat



N



1 inch = 500 feet

Date: 2/17/2022

**The Reserve at the Grove
Preliminary Plat**



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: The Reserve at the Grove – Preliminary Plat
Report Date: February 16, 2022 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of The Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane.

Project Summary:

The Grove Landing PUD is an area of approximately 123 acres, generally located in the southwest corner of the NW 18th Street and NW Weigel Drive intersection. The PUD was originally approved on February 15, 2021, as a rezoning from R-1, one-family residence district.

The Reserve at the Grove Preliminary Plat is a proposed 26.42-acre (+/-) preliminary plat located directly in the southwest corner of the NW 18th Street and NW Weigel Drive intersection. The preliminary plat includes 54 single-family residential lots, 72 townhome lots, two outlots for stormwater, and associated utility and site infrastructure. Parkland dedication for this preliminary plat was primarily dedicated in Grove Landing Plat 2, which consisted of 8.1 acres. Any additional parkland dedication will be payment in lieu of dedication to meet the remaining parkland dedication requirements. The proposed preliminary plat is in general conformance with the Grove Landing PUD.

Project Report:

Streets: The proposed development will be accessed to the north off of NW 18th Street. via NW Savannah Drive, which will also serve as the sole eastern access, and NW 17th Street will provide access from the west. Newly proposed public street with the subject plat is NW Savannah Drive and a newly proposed private street NW Olivia Lane. All proposed roads in the development will be required to have five-foot sidewalks.

Water: 12-inch water main currently exists along NW 18th Street and NW Weigel Drive. 8-inch water main exists along NW Driftwood Dr and NW 17th St. Eight-inch water main will be installed throughout the proposed development.

Sewer: 18-inch sanitary sewer exists along NW 18th Street. 10-inch sanitary sewer exists along NW Weigel Drive. 8-inch sanitary sewer main exists along NW Driftwood Dr. Eight-inch

sewer will then be extended throughout the remainder of the development. Sanitary sewer in the proposed development will convey off-site to the west and ultimately into the Rock Creek trunk sewer.

Drainage: Storm water detention areas are provided throughout the proposed development via Outlots Y and Z. These detention areas will be owned and maintained by a Homeowners Association. New storm sewer will align with proposed streets, and connects to the existing portion of storm sewer along NW Weigel Drive. Storm water will then convey from these created detention ponds to the north and east to Rock Creek, which eventually drains south and west towards the Saylorville Reservoir.

Parkland: Parkland for this preliminary plat was dedicated with Grove Landing Plat 2, which consisted of 8.1 acres. The total park dedication for the Grove Landing PUD is estimated at 10.2 acres, any additional parkland dedication will be payment in lieu of dedication.

February 11, 2022

Planning and Zoning Commission & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: THE RESERVE AT THE GROVE
PRELIMINARY PLAT RESUBMITTAL
S&A PROJECT NO. 121.0358.01

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

On behalf of Greenland Homes, please find accompanying the revised Preliminary Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The development is proposed for 54 single-family lots, 72 townhome lots and two Outlots with associated utility and site infrastructure. Upon approval, construction is proposed to begin in the Spring of 2022.

Please find accompanying the following items:

- 6 copies of the Preliminary Plat
- 2 copies of the response letter

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

Sincerely,
SNYDER AND ASSOCIATES, INC.



Eric D. Cannon, P.E.

Cc: Corey Kautz, Greenland Homes Inc
File

LEGEND

FEATURES

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

FOUND

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Sill)
Tree Line
Tree Stump
Deciduous Tree V Shrub
Coniferous Tree V Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

SET

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Sill)
Tree Line
Tree Stump
Deciduous Tree V Shrub
Coniferous Tree V Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
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Test Hole Location for SUE w/ID
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Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

EXISTING

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Sill)
Tree Line
Tree Stump
Deciduous Tree V Shrub
Coniferous Tree V Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
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Test Hole Location for SUE w/ID
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Storm Sewer with Size
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Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

PROPOSED

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Sill)
Tree Line
Tree Stump
Deciduous Tree V Shrub
Coniferous Tree V Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
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Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

(*) Denotes the survey quality service level for utilities

Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
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Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C I / RISC 30-20 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

CONTROL POINTS

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

- CP100 N=7544644.19 E=18517255.30 Z=955.00
FOUND OUT "X" ON TOP OF CURB LOCATED ON THE EAST SIDE OF WEIGEL DRIVE, ~500' SOUTH OF NW 18TH ST. (AS SHOWN ON SURVEY)
CP101 N=7543651.25 E=18517251.40 Z=970.44
FOUND OUT "X" ON TOP OF CURB LOCATED AT THE SE QUADRANT WEIGEL DR. AND NW 13TH ST. (AS SHOWN ON SURVEY)
CP102 N=7545180.58 E=18517241.04 Z=963.79
FOUND OUT "X" CENTERLINE INTERSECT 18TH ST. AND WEIGEL DR. (AS SHOWN ON SURVEY)
CP103 N=7545207.90 E=18516814.08 Z=959.25
SET 1/2" REBAR WITH RED PLASTIC CAP NORTH SIDE 18TH ST. LOCATED ~600' WEST OF WEIGEL DR. AND ~5' EAST OF HYDRANT. (AS SHOWN ON SURVEY)
CP104 N=7545172.47 E=18515927.49 Z=970.80
FOUND OUT "X" AT CENTERLINE 18TH ST. AND NW DRIFTWOOD. (AS SHOWN ON SURVEY)
CP105 N=7544024.42 E=18515844.59 Z=977.76
SET OUT "X" ON TOP CURB AT EAST SIDE ROUNDABOUT LOCATED NE DRIFTWOOD AND NW 13TH ST. (AS SHOWN ON SURVEY)

VICINITY MAP



BENCHMARKS

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

- BM500 ELEV=955.81
ARROW ON HYDRANT LOCATED NW QUADRANT OF NW 18TH ST. AND WEIGEL DRIVE. (AS SHOWN ON SURVEY)



PRELIMINARY PLAT- 2022 FOR THE RESERVE AT THE GROVE CITY OF ANKENY, POLK COUNTY, IOWA

PROPERTY DESCRIPTION

OUTLOT "Y" OF GROVE LANDING PLAT1 BEING AND OFFICIAL PLAT IN THE CITY OF ANKENY, IA.

OWNER / DEVELOPER

GREENLAND HOMES INC
1880 SW ANKENY ROAD, STE 2A
ANKENY, IA 50023
CONTACT: COREY KAUTZ
PHONE: 515-966-2546

ENGINEER

SNYDER AND ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IA 50023
CONTACT: ERIC CANNON
PHONE: 515-964-2020

ZONING

GROVE LANDING P.U.D.

BULK REGULATIONS SINGLE FAMILY

FRONT YARD SETBACK = 25' MIN.
SIDE YARD SETBACK = 5' MIN. ONE SIDE, 10' TOTAL
REAR YARD SETBACK = 35' MIN.
LOT WIDTH = 50' MIN.
LOT AREA = 5,000 SF MIN.

BULK REGULATIONS TOWNHOUSE

FRONT YARD SETBACK = 15' MIN.
SIDE YARD SETBACK = 5' MIN. ONE SIDE, 10' TOTAL
REAR YARD SETBACK = 15' MIN.
LOT WIDTH = 20' MIN.
LOT AREA = 1,000 SF MIN.

FEMA FIRM DESIGNATION

PANEL # 19153C018F EFFECTIVE DATE OF 2/21/2019

NOTES

- NO DRIVEWAY ACCESS IS PERMITTED DIRECTLY OFF OF NW 18TH STREET OR NW WEIGEL DRIVE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING THE 8' SIDEWALK ALONG THE WEST SIDE OF NW WEIGEL DRIVE.
- DRIVEWAYS SHALL BE PLACED TO AVOID PUBLIC UTILITY INFRASTRUCTURE AND RAMP LOCATIONS.
- OUTLOT "Y" AND OUTLOT "Z" SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
- ALL UTILITIES SHOWN ARE FOR REFERENCE AT THIS TIME AND FINAL LAYOUT SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING.
- 25' LANDSCAPE BUFFER EASEMENT ALONG NW WEIGEL DR. AND NW 18TH STREET WILL REQUIRE 3 TREES AND 5 SHRUBS PER LOT OR EVERY 50-60 FEET. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN BUFFER. HOME OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE.
- TOWNHOME AREA WILL REQUIRE ITS OWN LANDSCAPE PLAN IN CONFORMANCE WITH ANKENY CODE 191.15 AND 194.01(B)(6).

INDEX OF SHEETS

- C100. PRELIMINARY PLAT - TITLE SHEET
C200. PRELIMINARY PLAT - LAYOUT PLAN

THE RESERVE AT THE GROVE

PRELIMINARY PLAT - TITLE SHEET

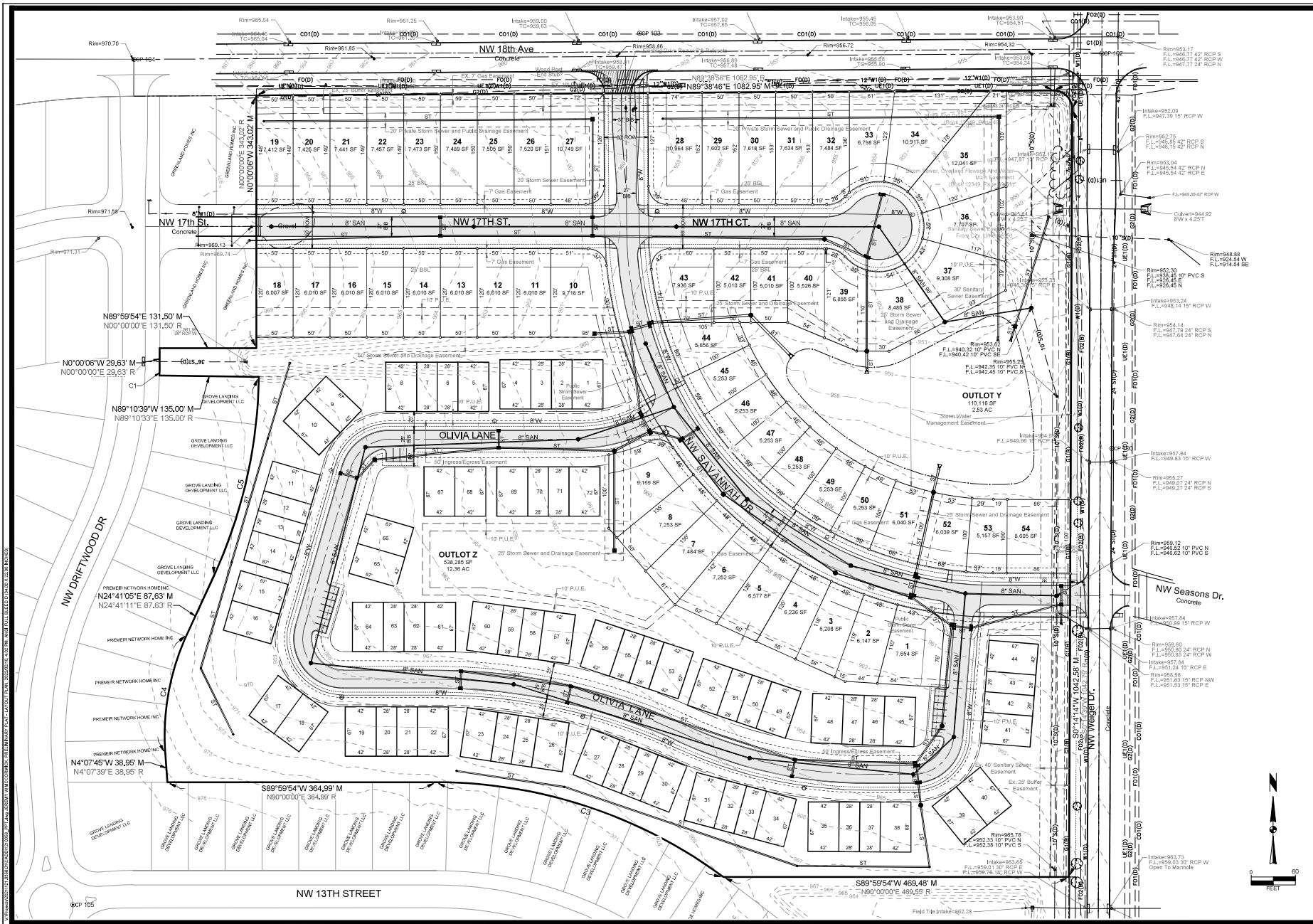
SNYDER & ASSOCIATES, INC. I



Project No: 121.0358.01

Sheet C100

REVISION	DATE	BY
1	2-10-22	JAM
REVISION	DATE	BY
Engineer EDC	Drawn By: EDC	Scale: 1" = 500'
Terminator JAM	Date: 01-20-22	1-inches: 1/4"=50'
Sheet C100		
Project No: 121.0358.01		



REVISIONS		DATE	BY
1	REVISED AS PER CITY COMMENTS	2-10-22	JAM
2	REVISION		
3	Engine EDC	Created By: EDC	
4	Termin: JAM	Date: 01-20-22	

Scale: 1" = 60'
 T-108: 14-05-24
 Sheet C200

Project No: 121.0358.01
 Sheet C200

ANKENY, IA
 2707 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-966-2020 | www.snyder-associates.com

THE RESERVE AT THE GROVE
PRELIMINARY PLAT - LAYOUT PLAN
SNYDER & ASSOCIATES, INC. I

SNYDER & ASSOCIATES
 Project No: 121.0358.01
 Sheet C200



PLAN AND ZONING COMMISSION

February 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Canyon Landing Preliminary Plat Amendment

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 Canyon Landing Preliminary Plat Amendment.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Preliminary Plat



N



1 inch = 800 feet

Date: 2/17/2022

**Canyon Landing
Preliminary Plat Amendment**



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 22, 2022

Agenda Item: Canyon Landing – Preliminary Plat Amendment
Report Date: February 16, 2022
Prepared By: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Canyon Landing Preliminary Plat amendment.

Project Summary:

The Canyon Landing PUD is an area of approximately 158 acres, generally located in the southwest corner of the NE 18th Street and NE 38th Street intersection. The PUD was originally approved on October 5, 2020, as a rezoning from R-1, one-family residence district. An amendment to the PUD was approved on February 7, 2022. These amendments included adding a new twinhome land use designation directly south of Canyon Landing Plat 1, and adding additional single-family residential along NE Deerfield Drive

The preliminary plat includes 476 single-family residential lots, 98 twinhome lots, and eight outlots. Outlot W has been designated for townhomes, and will still need to go through the preliminary plat, final plat and site plan processes. Outlots S, T, U, V, X and Z will be used for storm water management and owned by a Homeowners Association, and Outlot Y will be deeded to the City for parkland.

Project Report:

Streets: The proposed development will be accessed to the north off of NE 18th Street. via NE Deerfield Drive, which will also serve as the sole southern access as well. Canyon Landing proposes two new accesses from NE 38th St., including NE 16th St and NE 12th St. NE 12th St. will also serve as the sole west access for the proposed development. This plat continues streets previously approved, including NE 11th Street, NE 12th Street, NE 13th Street, NE 14th Street, NE 15th Street, NE 16th Street, NE Oak Ridge Drive, NE Hunter Drive, NE Pearl Drive, and NE Crossing Oaks Drive. The previously approved Canyon Landing preliminary plat created the streets names NE Silverthorn Drive and NE 13th Court. All proposed roads in the development will be required to have five-foot sidewalks.

Water: 12-inch water main currently exists along NE 18th St., the developer will continue this water main along the northern extent of plat to NE 38th St. 16-inch water main is currently being extended north from E 1st Street, with the Deer Creek Development. This 16-inch

main will be extended north from the southern limit of the subject plat to NE 18th St. Eight-inch water main will extend from NE 16th Street from the west. 10-inch water main will extend south from NE 18th Street along NE Deerfield Drive and connect to the existing 10-inch water main that extends north along NE Deerfield Drive from Deer Creek PUD, to the south. Eight-inch water main will be installed throughout the remainder of the development.

Sewer: 21-inch sanitary sewer will be extended east along NE 18th Street, until NE Deerfield Drive. The 21-inch sanitary sewer then runs south along NE Deerfield Drive until NE 14th Street. This 21-inch sanitary sewer will run east along NE 14th St until meeting up with the existing sanitary sewer along NE 38th Street. Eight-inch sewer will then be extended throughout the remainder of the development. Sanitary sewer in the proposed development will convey off-site to the west and ultimately into the Four Mile trunk sewer.

Drainage: Regional storm water detention areas are provided throughout the proposed development via Outlots S, T, U, V, X, and Z. These detention areas will be owned and maintained by a Homeowners Association. New storm sewer will align with proposed streets, and connects to the existing portion of storm sewer along NE 18th Street. Storm water will then convey off-site to the west and drain into Deer Creek, ultimately outletting into Four Mile Creek.

Parkland: Outlot Y is approximately 14.29 acres in size and will be deeded to the City to satisfy a majority of the parksite dedication requirements for Canyon Landing PUD. Cash-in-lieu of land dedication will be required to satisfy the remainder of the parksite dedication requirements. Access to the park will be provided along NE Deerfield Drive to the east.



STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

10/22/2021

Plan and Zoning Commission and City Council

City of Ankeny

Canyon Landing Preliminary Plat

Stubbs Engineering would like to request approval of Canyon Landing Preliminary Plat. Canyon Landing Preliminary Plat is a development containing a variety of single-family residential and multi-family residential product types and sizes. The property is located at the southwest corner of NE 38th Street and NE 102nd Avenue (NE 18th Street).

The lot sizes range from 50' to 70' lots, 31' lots, and 26' lots, which correspond to single-family residential, twin homes, and townhomes, respectively. The preliminary plat contains 14.29 acres of parkland which meets the city parkland dedication requirement.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

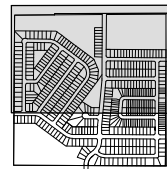
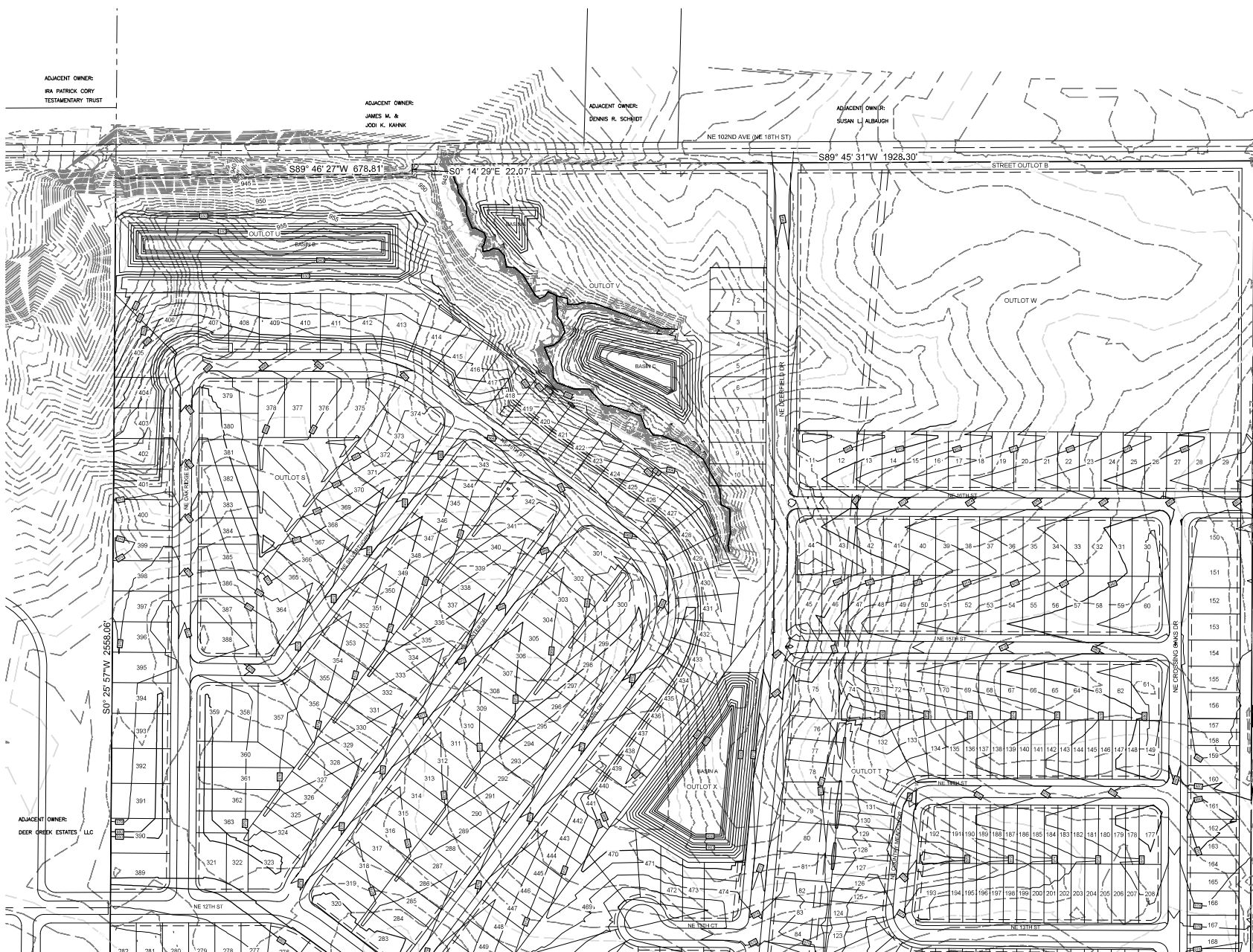
Vice President and Treasurer

RECEIVED

OCT 22 2021

CITY OF ANKENY

1



SHEET INDEX



ADJACENT OWNER:
JOHN S. & KAREN E. JENSEN
JOHN K. & LINDA K. JENSEN
RON G. & CHRISTIE A. JENSEN

ADJACENT OWNER:
JOHN W. &
LINDA K. JENSEN

LEGEND
-E.V. EXISTING WATER
-E.ST. EXISTING STORM
-E.SB. EXISTING SANITARY
-P.V. PROPOSED WATER
-P.ST. PROPOSED STORM
-P.SB. PROPOSED SANITARY
-FIRE ALARM
-WATER MAIN VALVE
-STORMWATER
-STORM FLOW END
-STORM MANHOLE
-SANITARY MANHOLE

CANYON LANDING
ANKENY, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50027
(515) 879-8499



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ENGINEER
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PROJECT NUMBER
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PAGE NUMBER
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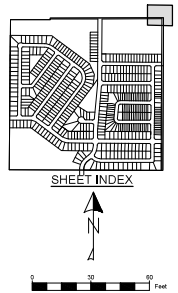
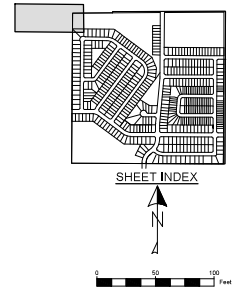
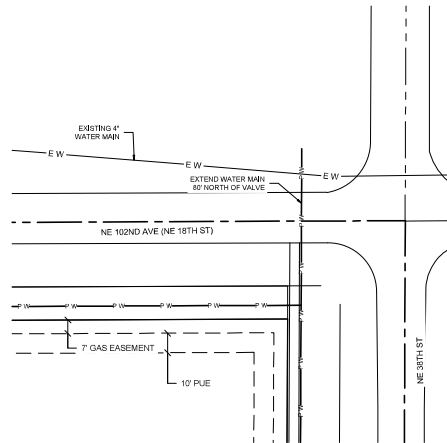
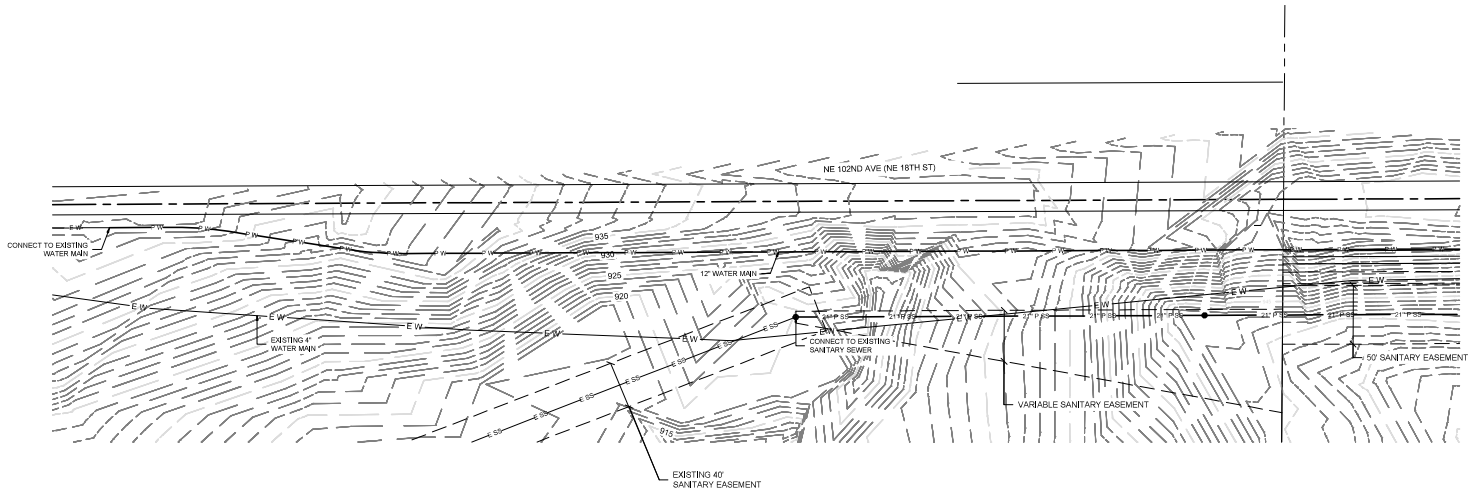
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(515) 879-8499



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CANYON LANDING
ANKENY, IA

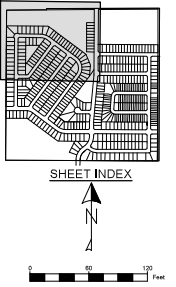
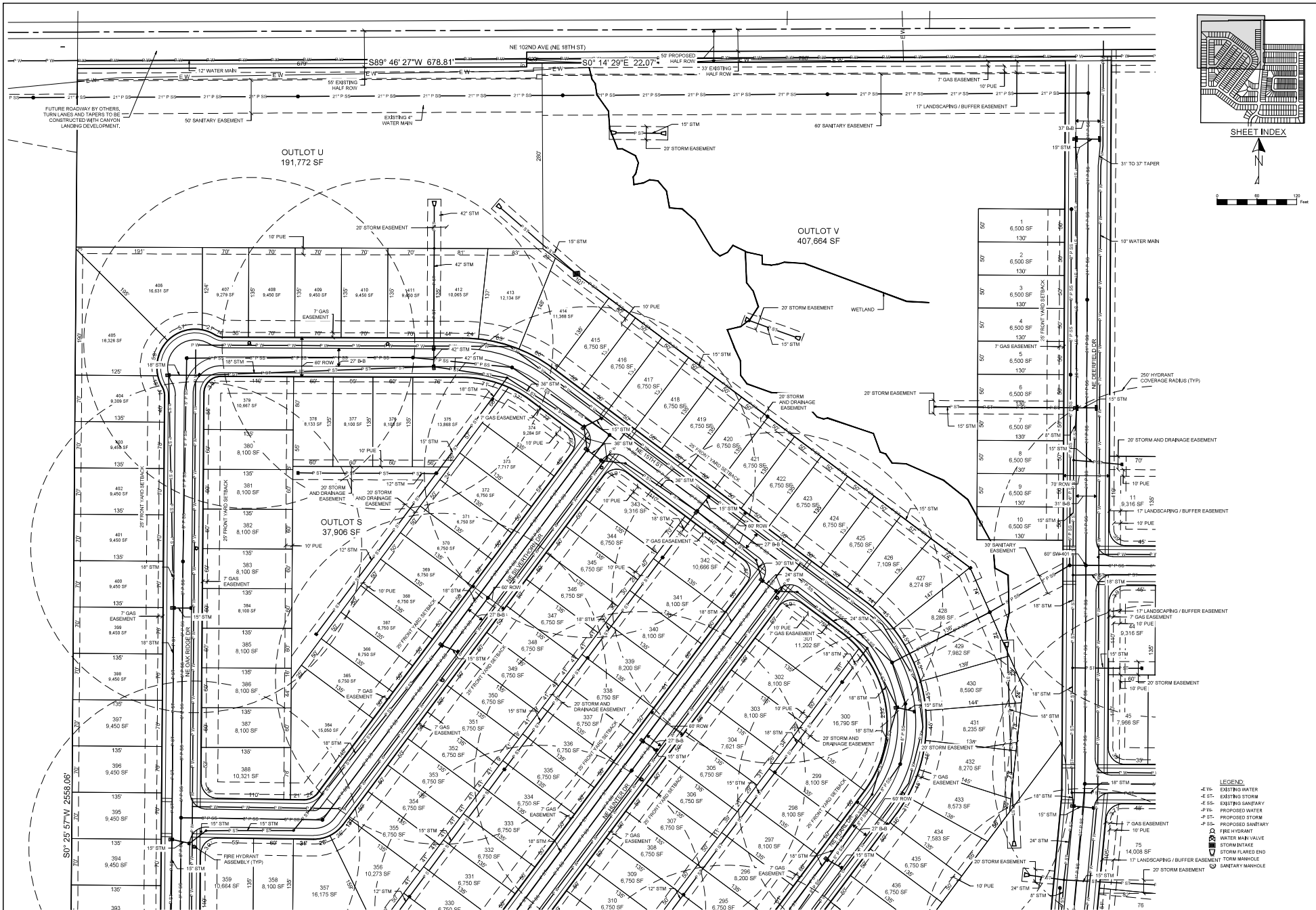
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UTILITIES CONNECTION

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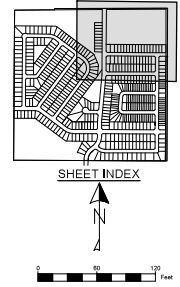
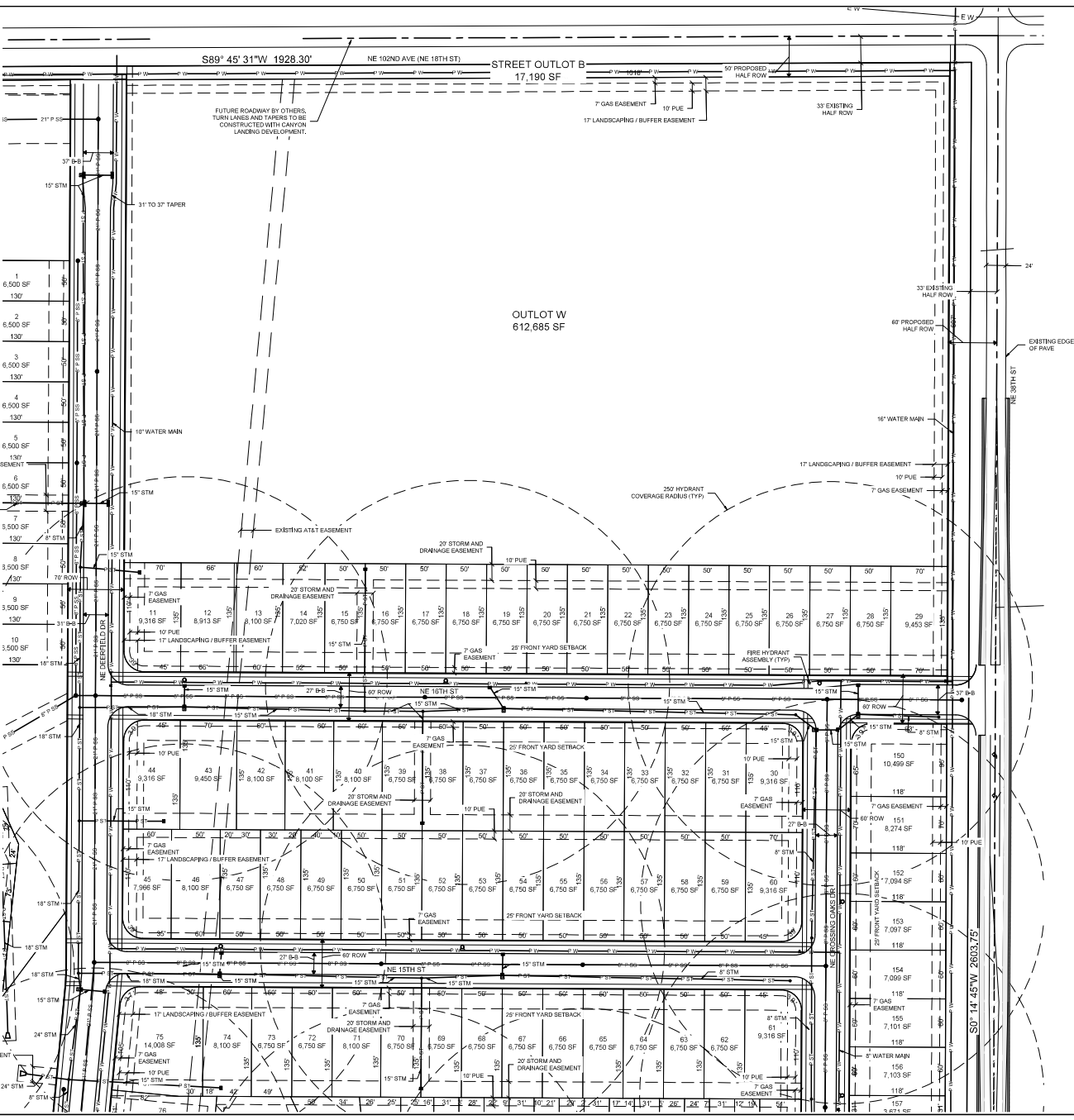
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(515) 879-8499



LOT LAYOUT

DATE: 01-28-22
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ENGINEER: BWS
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- LEGEND**
- E-W- EXISTING WATER
 - E-ST- EXISTING STORM
 - E-SB- EXISTING SANITARY
 - P-W- PROPOSED WATER
 - P-ST- PROPOSED STORM
 - P-SB- PROPOSED SANITARY
 - ⊙ FIRE HYDRANT
 - ⊙ WATER MAIN VALVE
 - ⊙ STORM INTAKE
 - ⊙ STORM FLARED END
 - ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE

CANYON LANDING
ANKENY, IA

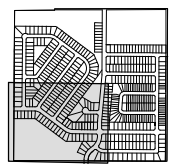
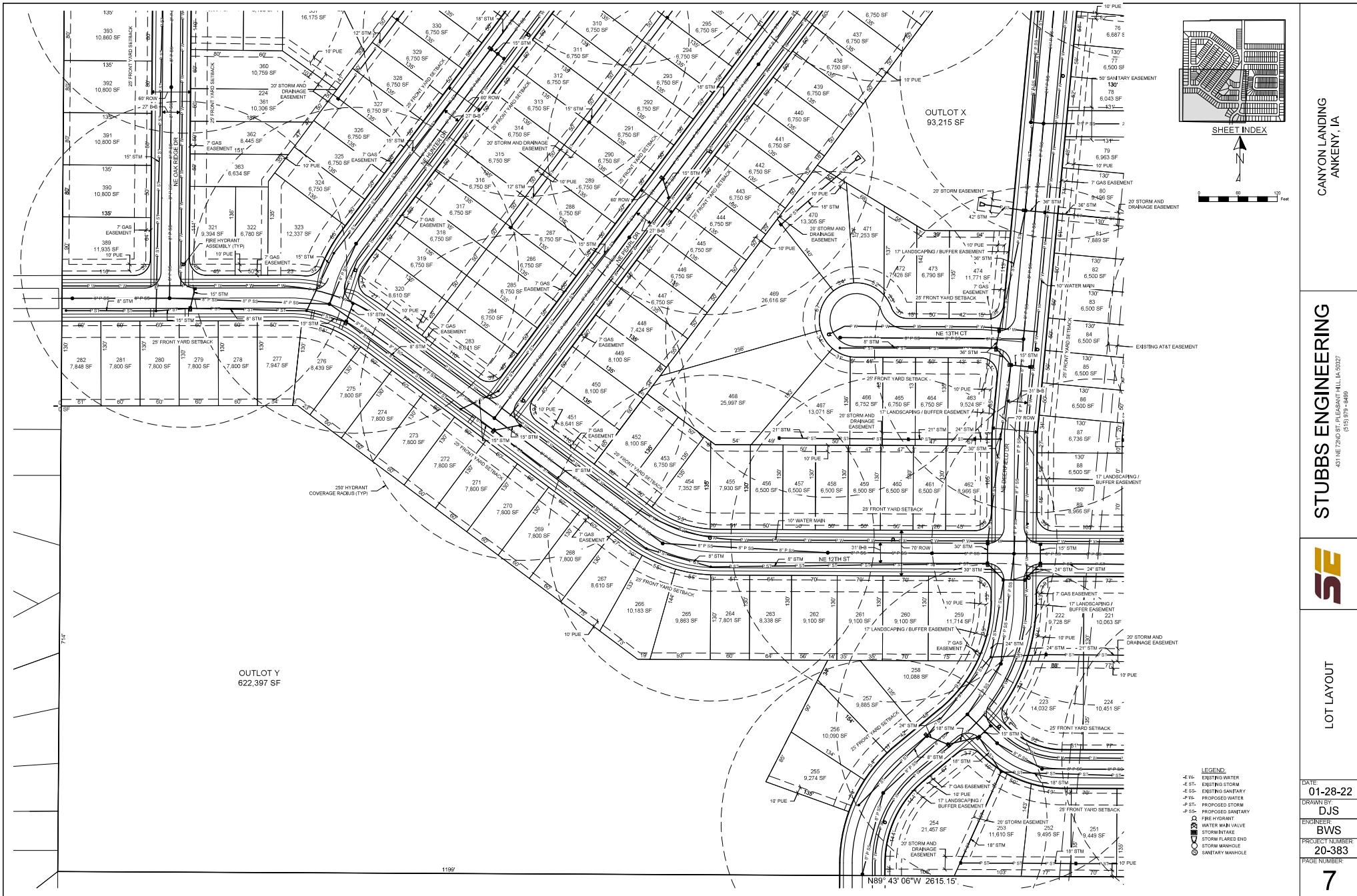
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431 NE 72ND ST, PLEASANT HILL, IA 50227
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LOT LAYOUT

DATE: 01-28-22
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ENGINEER: BWS
PROJECT NUMBER: 20-383
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- LEGEND
- E-W- EXISTING WATER
 - E-S- EXISTING STORM
 - E-S- EXISTING SANITARY
 - P-W- PROPOSED WATER
 - P-S- PROPOSED STORM
 - P-S- PROPOSED SANITARY
 - ⊙ FIRE HYDRANT
 - ⊙ WATER MAIN VALVE
 - ⊙ STORM INTAKE
 - ⊙ STORM FLARED END
 - ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE

CANYON LANDING
ANKENY, IA

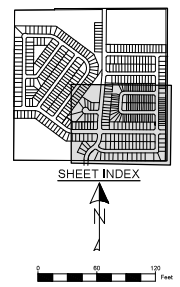
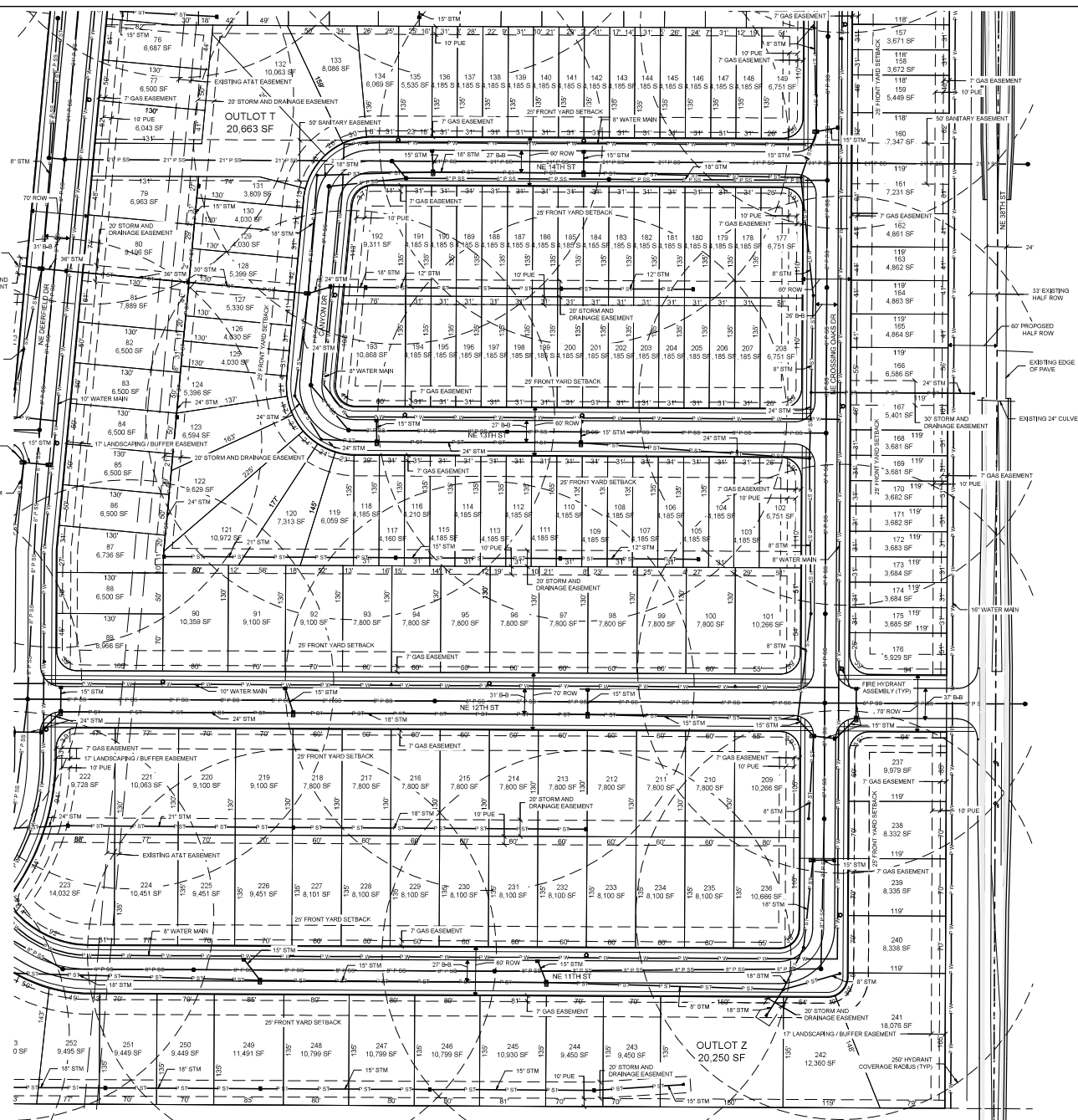
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LOT LAYOUT

DATE
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DJS
ENGINEER
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- LEGEND
- E- EXISTING WATER
 - S- EXISTING STORM
 - S- EXISTING SANITARY
 - P- PROPOSED WATER
 - P- PROPOSED STORM
 - P- PROPOSED SANITARY
 - ⊙ FIRE HYDRANT
 - ⊙ WATER MAIN VALVE
 - ⊙ STORM INTAKE
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(515) 879-8499



LOT LAYOUT

DATE	01-28-22
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PLATE NUMBER	8