



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, October 22, 2024
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

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 Commission 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:

Approval of the October 22, 2024 Agenda

Consider MOTION to approve and accept the October 22, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the October 8, 2024 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the October 8, 2024 minutes of the Plan and Zoning Commission meeting.

2. Fareway Ankeny Northwest Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Fareway Ankeny Northwest Plat 1 Final Plat.

3. Plaza 36 Plat 1 Final Plat

Consider MOTION to recommend City Council approval of Plaza 36 Plat 1 Final Plat.

4. Siena Hills Plat 7 Final Plat

Consider MOTION to recommend City Council approval of Siena Hills Plat 7 Final Plat.

5. 2840 S Ankeny Boulevard - Siena Hills Site Plan

Consider MOTION to approve the site plan for 2840 S Ankeny Boulevard, Siena Hills, subject to recordation of the final plat.

6. 3754 SE Convenience Boulevard - SOI DPS IAARN Aircraft Hangar Site Plan

Consider MOTION to approve the site plan for 3754 SE Convenience Boulevard, SOI DPS IAARN Aircraft Hangar.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #6.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. October 21, 2024 City Council Report - Staff.
2. Tentative Agenda items for Tuesday, November 5, 2024.
3. Commissioner's Reports.

H. MISCELLANEOUS ITEMS:

City Council Representative

November 4, 2024 - 5:30 p.m. - Staff

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Approval of the October 22, 2024 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the October 22, 2024 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes of the October 8, 2024 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the October 8, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-10-08

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 8, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair Randy Weisheit called the October 8, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Randy Weisheit, Trina Flack, Lisa West, and Todd Ripper. Absent: Ted Rapp, Glenn Hunter, and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Derek Silverthorn, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 8, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the September 17, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. The Crossings at Deer Creek Plat 16 Final Plat

Motion to recommend City Council preliminary approval of The Crossings at Deer Creek Plat 16 Final Plat.

Item #3. Northgate Plat 7 Final Plat

Motion to recommend City Council preliminary approval of Northgate Plat 7 Final Plat; and authorize cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

Item #4. Centennial Ridge Plat 4 Final Plat

Motion to recommend City Council approval of Centennial Ridge Plat 4 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing along NW Reinhart Drive and NW Irvinedale Drive in the amount estimated to be \$14,469.

Item #5. 3760 SE Convenience Boulevard - Casey's Aircraft Hangar Site Plan

Motion to approve the site plan for 3760 SE Convenience Boulevard, Casey's Aircraft Hangar.

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

REPORTS

City Council Meeting

E.Jensen reported on the October 7, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, October 22, 2024 Plan and Zoning Commission meeting and the September 2024 Building Permit Report.

Commissioner's Reports

L.West asked about the status of the Code update. E.Jensen provided an overview of their progress and shared that they hope to bring something forward to be reviewed by the end of the calendar year.

L.West asked about the feedback from the South Ankeny Boulevard corridor meeting. E.Jensen shared that it was very positive. The Commission and staff had further discussion on the corridor project.

T.Flack shared that she drove up near the new fire station and noted that the roads are paved and the area looks good.

MISCELLANEOUS ITEMS

October 21, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Vice Chair Weisheit adjourned the meeting. Meeting adjourned at 6:44 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Fareway Ankeny Northwest Plat 1 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Fareway Ankeny Northwest Plat 1 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



1 inch = 400 feet
Date: 10/8/2024

Fareway Ankeny Northwest Plat 1



Agenda Item: Fareway Ankeny Northwest Plat 1 – Final Plat
Report Date: October 7, 2024
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Fareway Ankeny Northwest Plat 1 Final Plat.

Project Summary:

Fareway Ankeny Northwest Plat 1 is a 4.46-acre (+/-) plat generally located northwest of the intersection at NW 18th Street and NW Weigel Drive. The plat area is zoned C-1, Neighborhood Retail Commercial District, and is immediately surrounded by properties to the north and west zoned R-3, restricted to 10 units/acre. Properties to the south across NW 18th Street are zoned Grove Landing PUD, with underlying Medium Density Residential; and properties to the east across NW Weigel Drive are zoned The Sterling at Rock Creek PUD, with underlying Neighborhood Commercial. The proposed plat includes two buildable lots—a 3.17-acre lot for the development of a Fareway store, and a 1.29-acre lot for future development.

Project Report:

- Streets:** No additional streets are proposed with this plat; however, a previously approved development agreement for Savannah at Ankeny includes improvements for a future traffic signal at the intersection of NW 18th Street and NW Weigel Drive, as well as westbound and eastbound right-turn lanes on NW 18th Street.
- Water:** 8-inch water main exists west of the plat boundary, which will be utilized to extend eight-inch water main through the proposed plat area.
- Sewer:** 8-inch sanitary sewer exists west of the plat boundary, which will be utilized to serve the proposed plat area. Wastewater within the subject plat will carry southerly off-site to the Polk County Lift Station near SE Corporate Woods Drive, and ultimately into Rock Creek.
- Drainage:** Stormwater within this plat will be directed southerly into an existing drainage easement which conveys off-site into existing storm sewer and open channel. Ultimately, all stormwater for this plat will outfall into Rock Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Fareway Ankeny Northwest Plat 1

OWNER/DEVELOPER: Fareway Stores, Inc

GENERAL INFORMATION:

PLAT LOCATION: Northwest of the intersection at NW 18th Street and NW Weigel Drive
SIZE OF PLAT: 4.46 Acres
ZONING: C-1, Neighborhood Retail Commercial District

LOTS:

NUMBER: Two buildable lots
SIZE/DENSITY: Lot 1 – 3.17 acres; Lot 2 – 1.29 acres
USE: Grocery store; future development TBD
BUILDING LINES: 35' front yard setback
40' rear yard setback
25' side yard setback

ADJACENT LANDS:

NORTH: Savannah at Ankeny
SOUTH: NW 18th Street; The Reserve at the Grove Plat 1
EAST: NW Weigel Drive; Undeveloped, zoned C-1
WEST: Savannah at Ankeny

PARKLAND DEDICATION: Parkland dedication is not required for commercial development.

STREET DEVELOPMENT: No additional streets are proposed with this plat; however, a previously approved development agreement for Savannah at Ankeny includes improvements for a future traffic signal at the intersection of NW 18th Street and NW Weigel Drive, as well as westbound and eastbound right-turn lanes on NW 18th Street.

STORM WATER: This plat lies in the Rock Creek Basin.

WASTE WATER:

PROJECTED FLOWS: 4.46 acres of developable land x 3,500 gal. per day = 15,610 GPD Est.

TREATMENT PLANT CAPACITY: 17 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

WATER SYSTEM:

USAGE: 4.46 acres of developable land x 1,000 gal. per day = 4,460 GPD Est.

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT: Staff recommends approval.

CONSTRUCTION PLANS: Public improvements for this plat will be provided with the site plan(s).



1933 SW Magazine Road
Ankeny, IA 50023
(515) 965-0123 office / (515) 965-3322 fax
nillesinc.com

August 30, 2024

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

**RE: Fareway Ankeny Northwest Plat 1
 Approval Letter**

Plan and Zoning Commission, Honorable Mayor and Members of the City Council:

On behalf of Fareway Stores Inc., we are pleased to submit for your review and approval of the Fareway Ankeny Northwest Plat 1 Final Plat. This 4.46 acre plat lies north of NW 18th Street and west of NW Weigel Drive.

The property zoning is C-1 and the owner is planning a grocery store on Lot 1 and has reserved Lot 2 for a future compatible commercial user.

The Final Plat has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Sincerely,

Adam Schoeppner, PLS
NILLES ASSOCIATES, INC.

RECEIVED

AUG 30 2024

CITY OF ANKENY

FAREWAY ANKENY NORTHWEST PLAT 1

FINAL PLAT

INDEX LEGEND	
COUNTY:	POLK COUNTY, IOWA CITY: ANKENY
LOCATION:	PARCEL 2021-230 IN SW 1/4 SECTION 9-80-24
REQUESTED BY:	FAREWAY STORES, INC 715 8TH STREET BOONE, IA 50036 c/o KOBY PRITCHARD PHONE: 515-432-2623
SURVEYOR:	ADAM D. SCHOEPPNER, PLS #26306
SURVEY COMPANY:	NILLES ASSOCIATES, INC.
RETURN TO:	ADAM D. SCHOEPPNER, PLS NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ANKENY, IOWA 50023 PH: (515) 965-0123

- ### SURVEY NOTES
- Land area : 4.46 Acres or 194,280 square feet
Zoning : C-1 Neighborhood Retail Commercial zoning class as provided by the City of Ankeny
Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "zoning letter" outlining their zoning classification and applicable restrictions upon request.
 - Bulk regulations
Front setback: 35 Feet
Rear setback: 40 Feet
Side setback: 25 Feet
 - The property described in this survey lies within Zone "X" of the Flood Insurance Rate map identified as Community Panel Number 19153C0045F, bearing an effective date of February 1, 2019. Zone "X" is defined on the map as "areas determined to be outside the 500 year flood plain".
 - The south line of the Southwest Quarter of the Southwest Quarter of Section 09-80-24 is assumed to bear South 89°47'30"West.
 - The developer shall be responsible for installing 8' sidewalk along NW Weigel Drive and 5' sidewalk along NW 18th Street.
 - The developers of Lots 1 and 2 shall be responsible for any updates to the approved TIS.

LEGEND

▲	Found section corner monument, as noted
●	Found monument 1/2" IR with orange cap #15980, unless otherwise noted
○	Set monument 5/8" IR with blue cap #26306, unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
(R)	Record dimension
R.O.W.	Right - of - way
G.E.	Gas Easement
E.E.	Electric Easement
I.E.E.	Ingress / Egress Easement
P.U.E.	Public Utility Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement

—	Subject boundary line
—	Proposed boundary line
- - -	Proposed easement line
—	Existing boundary line
- - -	Existing easement line
—	Section line

LEGAL DESCRIPTION

Parcel 2021-230 of the Southwest Quarter of Section 09, Township 80 North, Range 24 West of the 5th Principal Meridian, as shown on the Plat of Survey recorded n Book 18899, page 900, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

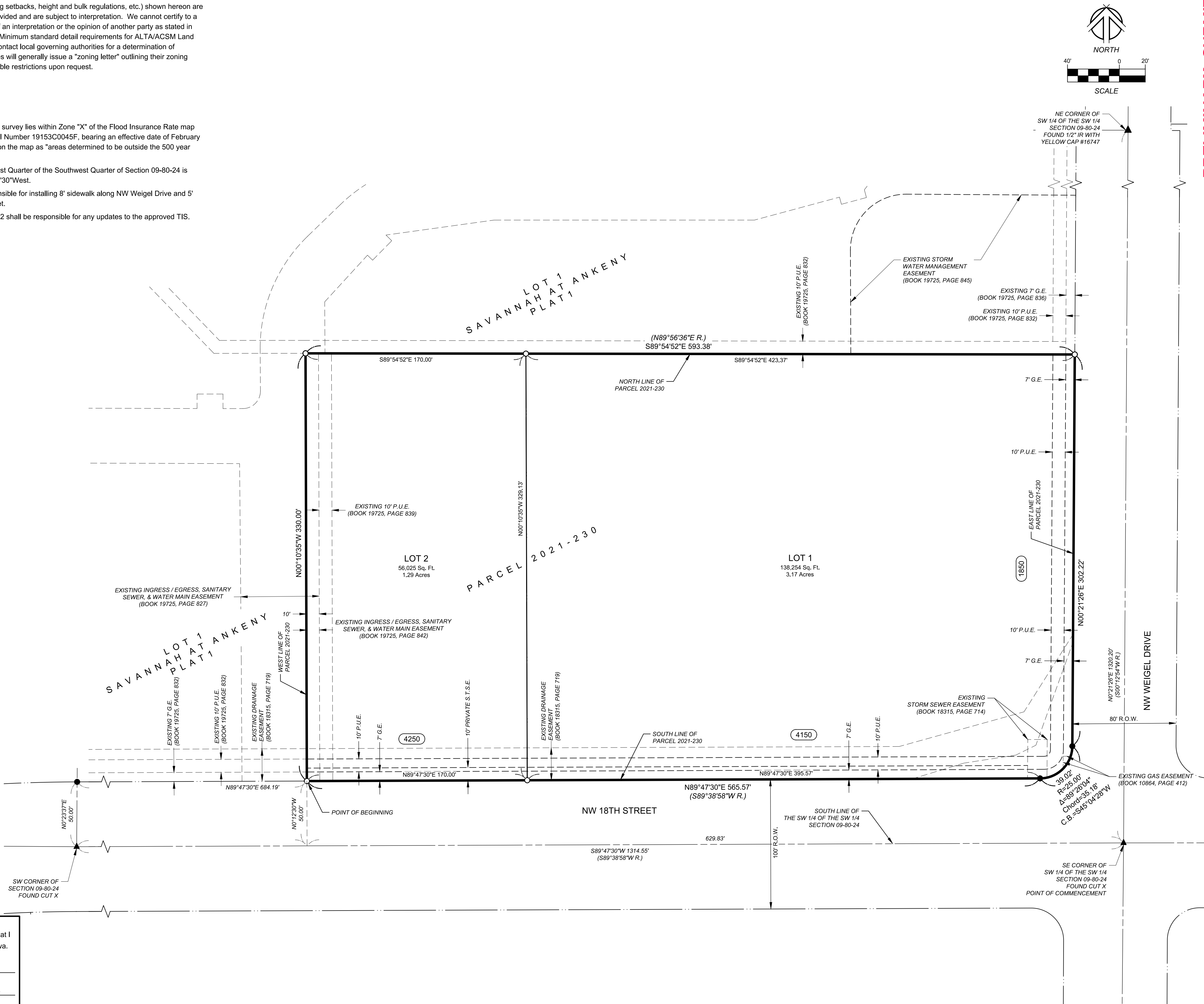
Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 09; thence S89°47'30"W, along the south line of said Southwest Quarter of the Southwest Quarter of Section 09, a distance of 629.83 feet; thence N 00°12'30" W, a distance of 50.00 feet, to the south line of said Parcel 2021-230, and to the Point of Beginning; thence N 00° 10' 35" W, along the west line of said Parcel 2021-230, a distance of 330.00 feet, to the north line of said Parcel 2021-230; thence S 89° 54' 52" E, along said north line of Parcel 2021-230, a distance of 593.38 feet, to the east line of said Parcel 2021-230; thence S 00° 21' 26" W, along said east line of Parcel 2021-230, a distance of 302.22 feet; thence southwesterly 39.02 feet along a curve to the right, continuing along said east line of Parcel 2021-230, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 89° 26' 04" and a chord distance of 35.18 feet which bears S 45° 04' 28" W, to the south line of said Parcel 2021-230; thence S 89° 47' 30" W, along said south line of Parcel 2021-230, a distance of 565.57 feet, to the said west line of Parcel 2021-230, and to the Point of Beginning.

Contains 4.46 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

CERTIFICATION

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.	
	Signature: _____	
	Name: Adam D. Schoeppner, P.L.S. No. 26306	Date _____
	My license renewal date is December 31, 2025 Date of survey: 06/06/24	
	Pages or sheets covered by this seal: This sheet only	



PRELIMINARY - SUBMITTAL #1

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50025-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS
2)	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS
3)	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS
4)	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS
5)	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS
6)	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS
7)	1) 09/20/2024 - REVISIONS PER CITY OF ANKENY REVIEW COMMENTS

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR FOLLOWING THESE PLANS, SPECIFICATIONS AND FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND GUIDANCE WITH RESPECT TO ANY PERMITS, ORDINANCES, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WITH ANY OTHER REGULATORY AGENCIES.

PROJECT NAME:
FAREWAY ANKENY NORTHWEST PLAT 1

DESCRIPTION:
ANKENY, IOWA

FINAL PLAT

NAI NO.:	22002
DATE:	10/4/2024
DRAWN BY:	JHP
CHECKED BY:	ADS
SHEET SIZE:	22" X 34"
SHEET TITLE:	FP-1
SHEET NO.:	1/1



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Plaza 36 Plat 1 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

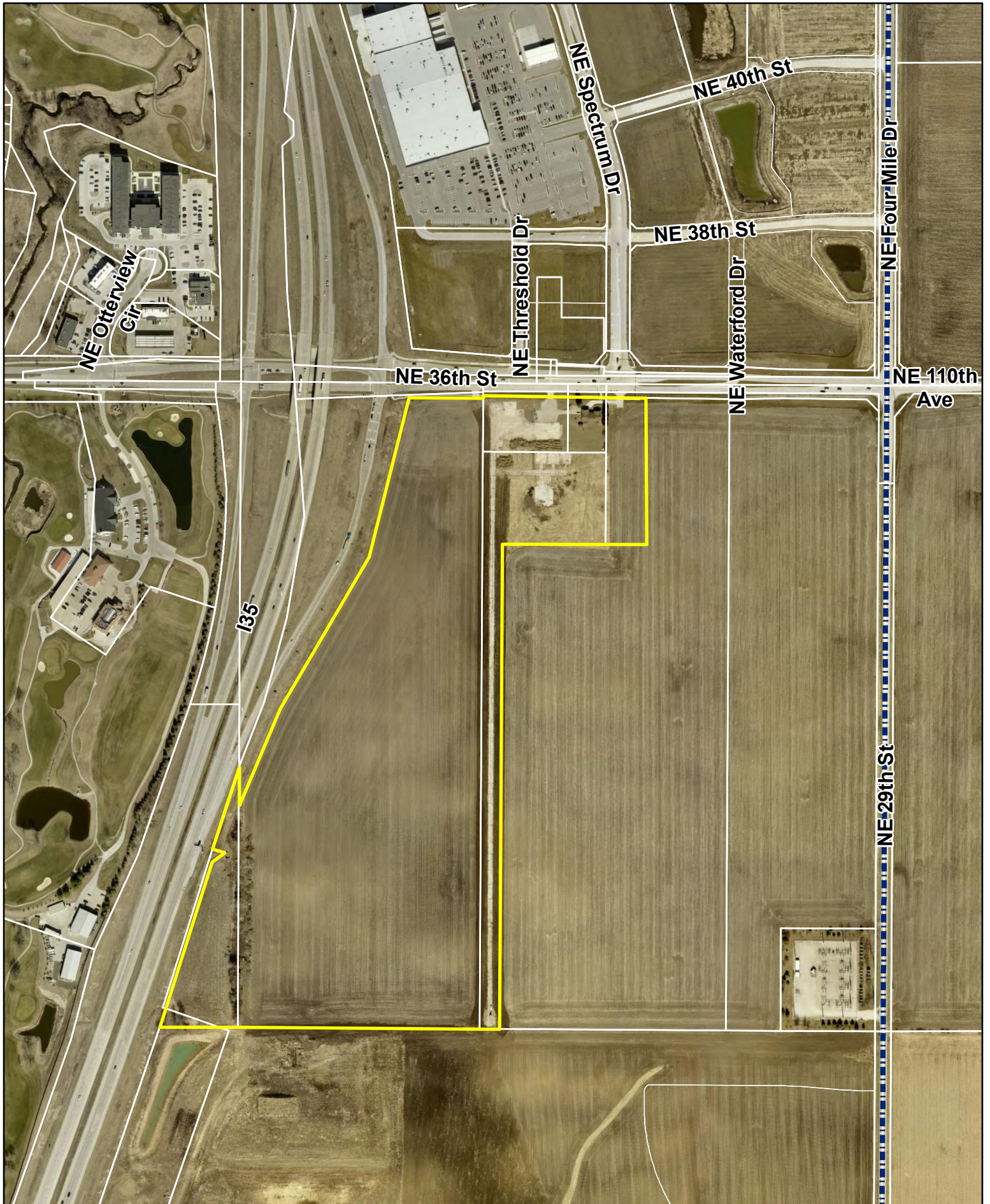
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Plaza 36 Plat 1 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



N



1 inch = 500 feet

Date: 10/15/2024

Plaza 36 Plat 1



Plan and Zoning Commission
Staff Report

Meeting Date: October 22, 2024

Agenda Item: Plaza 36 Plat 1 – Final Plat
Report Date: October 15, 2024
Prepared by: Jake Heil *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Plaza 36 Plat 1 Final Plat.

Project Summary:

Plaza 36 Plat 1 is a proposed 59.93-acre (+/-) plat located south of NE 36th Street and east of Interstate 35. The subject plat is zoned Otter Creek PUD. Properties to the north and east are similarly zoned, while properties to the west, across I 35 are zoned C-2; General Retail, Highway-Oriented and Central Business Commercial District and R-1, One-Family Residence District and properties to the south are zoned Pine Lake Estates PUD. The subject plat creates eight commercial lots, an outlot for future development, an outlot for stormwater management, a street lot and associated utilities and easements. The proposed plat is generally consistent with the NE 36th Street Mixed Use Development Neighborhood Plan approved by City Council on September 16, 2024.

Project Report:

- Streets:** This plat will be primarily accessed from NE 36th Street via NE Spectrum Drive. Additionally, NE Threshold Drive will provide a right in/right out access at NE 36th Street. The proposed plat extends both NE Spectrum Drive and NE Threshold Drive south and constructs a new east/west street in NE 35th Street. Three roundabouts are proposed at each of the major intersections for traffic control. 8-foot sidewalks will be required on the east side of NE Spectrum Drive and all other proposed roads in the development will be required to have five-foot sidewalks.
- Water:** The existing 10-inch water main will be extended south along NE Spectrum Drive. 8-inch water mains will be installed throughout the remainder of the plat.
- Sewer:** An existing 12-inch sanitary sewer main stub exists approximately 420 feet east of the proposed plat's eastern plat boundary, along NE 36th Street. A 10 inch sanitary sewer main will be extended south 270 feet, where an 8-inch sanitary sewer main will be extended west to NE Threshold Drive, that will serve the 8 proposed lots. 8-inch sanitary sewer mains will be installed throughout the remainder of the plat.
- Drainage:** Stormwater for the majority of the plat drains towards the south and west to the stormwater detention basin in the southwest corner of the plat area. Stormwater from there eventually drains to the southwest ultimately outletting into Fourmile Creek.
- Parkland:** Dedication not required for a Commercial Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Plaza 36 Plat 1
NAME OF OWNER/ DEVELOPER: DRA Properties LC

GENERAL INFORMATION:

PLAT LOCATION: South of NE 36th Street; East of Interstate 35
SIZE OF PLAT: 59.97 acres
ZONING: Otter Creek PUD

LOTS:

NUMBER: 8 Commercial Lots; 2 Outlots; 1 Street Lot
SIZE/DENSITY: Lot 1 – 1.7 Acres; Lot 2 – 0.88 Acres; Lot 3 – 1.16 Acres; Lot 4 – 1.16 Acres; Lot 5 – 2.83 Acres; Lot 6 – 0.98 Acres; Lot 7 – 0.98 Acres; Lot 8 – 5.47 Acres; Outlot Y (future development) – 31.68 Acres; Outlot Z (stormwater management easement) – 8.54 Acres
USE: Commercial
BUILDING LINES: **Commercial:**
Front: 15'
Rear: 35'
Side: 0'/25'
Max Building
Height: 80'

PARK SITE DEDICATION:

Dedication not required for a Commercial Development.

ADJACENT LANDS:

NORTH: Otter Creek PUD (Spectrum 36)
SOUTH: Pine Lake Estates PUD
EAST: Otter Creek PUD
WEST: C-2; General Retail, Highway-Oriented and Central Business Commercial District and R-1, One-Family Residence District

STREET DEVELOPMENT:

NAME: NE Spectrum Drive
LENGTH: Approximately 665.69 feet
CLASSIFICATION: Major Collector
R.O.W. (REQ'D./PROV.): 95'/95'
PAVEMENT WIDTH: 63'

NAME: NE Threshold Drive
LENGTH: Approximately 1,171.84 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 70'/Varies 70'- 73'
PAVEMENT WIDTH: 29'

NAME: NE 35th Street
LENGTH: Approximately 700 feet
CLASSIFICATION: Collector
R.O.W. (REQ'D./PROV.): 70'/73'
PAVEMENT WIDTH: 45'

WASTE WATER:

PROJECTED FLOWS: 15.06 developable acres X 3,500 gpd/acre = 52,710 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 15.06 developable acres X 1,000 gpd/acre = 15,060 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



1933 SW Magazine Road
Ankeny, IA 50023
(515) 965-0123 office / (515) 965-3322 fax
nillesinc.com

June 16, 2024

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

**RE: Plaza 36 Plat 1
Approval Letter**

Plan and Zoning Commission, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Final Plat for Plaza 36 Plat 1. This 60 acre development lies east of Interstate 35 and south of NE 36th Street.

The property zoning is Otter Creek PUD and the proposed commercial and residential uses are consistent with the PUD that was approved in 2013. NE Spectrum Drive, NE 35th Street, and NE Threshold drive will be extended as public streets to serve the development. Private internal streets will provide additional access to the lots with frontage along NE 36th Street.

The Final Plat has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Sincerely,

Adam Schoeppner
NILLES ASSOCIATES, INC.

INDEX LEGEND	
COUNTY:	POLK COUNTY, IOWA
CITY:	ANKENY
LOCATION:	PARCEL A, PARCEL 2023-13, AND PARCEL 2023-177 IN NE 1/4 & NW 1/4 SEC 07 TWP 80, RGE 23 WEST
REQUESTED BY & PROPRIETOR:	DRA PROPERTIES, LC c/o TARA MEREDITH 1515 NE 36TH STREET ANKENY, IOWA 50021 PHONE: (515) 965-5251
SURVEYOR:	ADAM D. SCHOEPPNER, PLS #26306
SURVEY COMPANY:	NILLES ASSOCIATES, INC.
RETURN TO:	ADAM D. SCHOEPPNER, PLS NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123

LEGAL DESCRIPTION

Parcel 2023-13 of the Northeast Quarter and the Northwest Quarter of Section 07, Township 80 North, Range 23 West of the 5th Principal Meridian, as shown on the Plat of Survey recorded in Book 19407, Page 203 with the Polk County Recorder's Office; AND Parcel A of that part of the East 100 acres of the Northeast Quarter of said Section 07 as shown on the Plat of Survey recorded in Book 7162, Page 848 with the Polk County Recorder's Office; AND Parcel 2023-177 of the Northwest Quarter of said Section 07, as shown on the Plat of Survey recorded in Book 19900, Page 810 with the Polk County Recorder's office, all of which is located in the City of Ankeny, Polk County, Iowa, and more particularly described as follows:

Beginning at the Center corner of said Section 07; thence North 89° 44' 00" West, along the south line of said Northwest Fractional Quarter of Section 07, a distance of 318.79 feet, to the east right-of-way line of Interstate 35; thence North 18° 48' 09" East, along said east right-of-way line of said Interstate 35, a distance of 79.77 feet, thence North 16° 51' 28" East, continuing along said east right-of-way line of said Interstate 35, a distance of 627.83 feet; thence North 53° 26' 25" East, continuing along said east right-of-way line of said Interstate 35, a distance of 63.00 feet; thence North 70° 49' 18" West, continuing along said east right-of-way line of said Interstate 35, a distance of 52.38 feet; thence North 19° 03' 59" East, continuing along said east right-of-way line of said Interstate 35, a distance of 353.96 feet; thence South 00° 18' 31" West, continuing along said east right-of-way line of said Interstate 35, a distance of 162.92 feet; thence North 23° 04' 23" East, continuing along said east right-of-way line of said Interstate 35, a distance of 433.96 feet; thence North 30° 19' 39" East, continuing along said east right-of-way line of said Interstate 35, a distance of 721.36 feet; thence North 14° 08' 10" East, continuing along said east right-of-way line of said Interstate 35, a distance of 338.35 feet; thence North 14° 06' 56" East, continuing along said east right-of-way line of said Interstate 35, a distance of 331.95 feet, to the south right-of-way line of said Interstate 35; thence South 89° 41' 13" East, along said south right-of-way line of said Interstate 35, a distance of 303.97 feet, to the west line of said Parcel A of the East 100 acres of the Northeast Quarter of Section 07; thence North 00° 24' 32" East, along said west line of Parcel A of the East 100 acres of the Northeast Quarter of Said Section 07, a distance of 7.29 feet, to the south right-of-way line of NE 36th Street; thence South 89° 15' 11" East, along said south right-of-way line of NE 36th Street, a distance of 464.43 feet; thence South 38° 44' 30" East, continuing along said south right-of-way line of NE 36th Street, a distance of 6.48 feet; thence South 89° 15' 11" East, continuing along said south right-of-way line of NE 36th Street, a distance of 166.51 feet, to the east line of said Parcel 2023-177; thence S 40° 52' 09" W, along said east line of Parcel 2023-177, a distance of 59.35 feet; thence S 00° 21' 34" W, continuing along said east line of Parcel 2023-177, a distance of 218.94 feet; thence southeasterly 120.72 feet along a curve to the left, continuing along said east line of Parcel 2023-177, tangent to the last described line, having a radius of 983.00 feet, a delta angle of 07° 02' 12" and a chord distance of 120.65 feet which bears S 03° 09' 32" E; thence southwesterly 74.17 feet along a reverse curve to the right, continuing along said east line of Parcel 2023-177, tangent to the last described curve, having a radius of 267.00 feet, a delta angle of 15° 55' 01" and a chord distance of 73.93 feet which bears S 01° 16' 53" W; thence southeasterly 94.63 feet along a reverse curve to the left, continuing along said east line of Parcel 2023-177, tangent to the last described curve, having a radius of 65.00 feet, a delta angle of 83° 24' 40" and a chord distance of 86.49 feet which bears S 32° 27' 57" E; thence S 00° 19' 04" W, continuing along said east line of Parcel 2023-177, a distance of 73.81 feet, to the south line of said Parcel 2023-177; thence S 78° 39' 48" W, along said south line of Parcel 2023-177, a distance of 21.98 feet; thence southwesterly 74.94 feet along a curve to the left, continuing along said south line of Parcel 2023-177, tangent to the last described line, having a radius of 60.00 feet, a delta angle of 71° 33' 35" and a chord distance of 70.16 feet which bears S 42° 53' 01" W; thence N 89° 37' 34" W, continuing along said south line of Parcel 2023-177, a distance of 76.49 feet; thence N 04° 33' 59" W, continuing along said south line of Parcel 2023-177, a distance of 21.11 feet; thence northwesterly 46.12 feet along a curve to the left, continuing along said south line of Parcel 2023-177, tangent to the last described line, having a radius of 59.00 feet, a delta angle of 44° 47' 19" and a chord distance of 44.96 feet which bears N 26° 57' 38" W; thence N 89° 40' 56" W, continuing along said south line of Parcel 2023-177, a distance of 345.78 feet; thence southwesterly 33.87 feet along a curve to the left, continuing along said south line of Parcel 2023-177, tangent to the last described line, having a radius of 386.00 feet, a delta angle of 05° 01' 41" and a chord distance of 33.86 feet which bears S 78° 32' 12" W; thence 28.03 feet along a compound curve to the left, tangent to the last described curve, having a radius of 45.00 feet, a delta angle of 35° 41' 40" and a chord distance of 27.58 feet which bears S 58° 10' 32" W, to the east line of said Parcel A; thence S 00° 24' 32" W, along said east line of Parcel A, a distance of 1957.07 feet, to the south line of said Northeast Quarter of Section 07; thence North 89° 37' 30" West, along said south line of the Northeast Quarter of Section 07, a distance of 1068.34 feet, to the west line of said Northeast Quarter of Section 07, and the Point of Beginning.

Containing 59.96 Acres more or less.

Subject to easements, covenants and restrictions of record.

NOTES

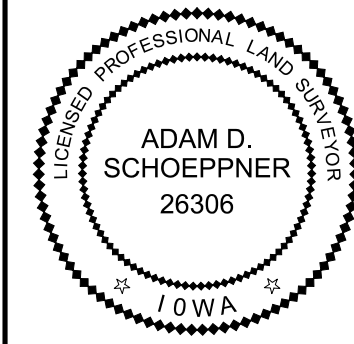
- The site lies within Zone X, as shown on the Flood Insurance Rate Map Community Panel Number 19153C 0065 F, with an effective date of February 1, 2019.
- The Developer shall be responsible for street lights.
- No parcel shall be allowed direct access onto NE 36th Street.
- The Developer shall retain ownership of and provide necessary maintenance of Outlot Z.
- Street Lot A shall be dedicated to the city of Ankeny for right-of-way purposes.

LEGEND

▲	Found section corner monument, as noted
△	Set section corner monument, 5/8" IR with blue cap #26306, unless otherwise noted
●	Found monument 1/2" IR unless otherwise noted
○	Set monument 5/8" IR with blue cap #26306, unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
(R)	Record dimension
R.O.W.	Right - of- way
D.E.	Drainage Easement
E.E.	Electric Easement
I.E.E.	Ingress / Egress Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
P.U.E.	Public Utility Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.E.	Sidewalk Easement
S.W.F.E.	Surface Water Flowage Easement
S.W.M.F.C.	Storm Water Management Facility Maintenance Covenant And Permanent Easement
W.E.	Water main Easement

_____	Subject boundary line
_____	Proposed boundary line
_____	Proposed easement line
_____	Existing boundary line
_____	Existing easement line
_____	Section line
_____	Special Flood Hazard Area Zone AE Floodway line
_____	Special Flood Hazard Area Zone AE line
_____	Other Areas of Flood Hazard Zone X - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile

CERTIFICATIONS



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: _____
Name: Adam D. Schoeppner, P.L.S. No. 26306 Date _____
My license renewal date is December 31, 2025 Date of survey: 05/15/24
Pages or sheets covered by this seal: Sheets 1-5 of 5 sheets only

SHEET LIST TABLE		
SHEET NO.	SHEET TITLE	DESCRIPTION
1	FP-1	FINAL PLAT - TITLE SHEET
2	FP-2	FINAL PLAT - OVERALL BOUNDARY
3	FP-3	FINAL PLAT - NORTH
4	FP-4	FINAL PLAT - SOUTH
5	FP-5	FINAL PLAT - EASEMENT DETAILS

ZONING

OTTER CREEK PUD

Commercial

Front Setback: 15 feet
Side Setback: 0 feet / 25 feet*
Rear Setback: 35 feet
Max Building Height: 80 feet

Residential Front Setback: 10 feet

Side Setback: 0 feet / 5 feet / 25 feet**
Rear Setback: 35 feet
Max Building Height: 65 feet

*Side Yards allowed at zero feet when built as a part of a connected series of buildings
** Side Yards for SF Attached 0 ft., for SF Detached, 5 ft., and for MF 25 ft.

Arterial Streets

2 Overstory tree and 4 shrubs every 50 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

Minor Arterial Streets

1 Overstory tree and 4 shrubs every 50 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

Collector Streets

1 Overstory tree and 4 shrubs every 35 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

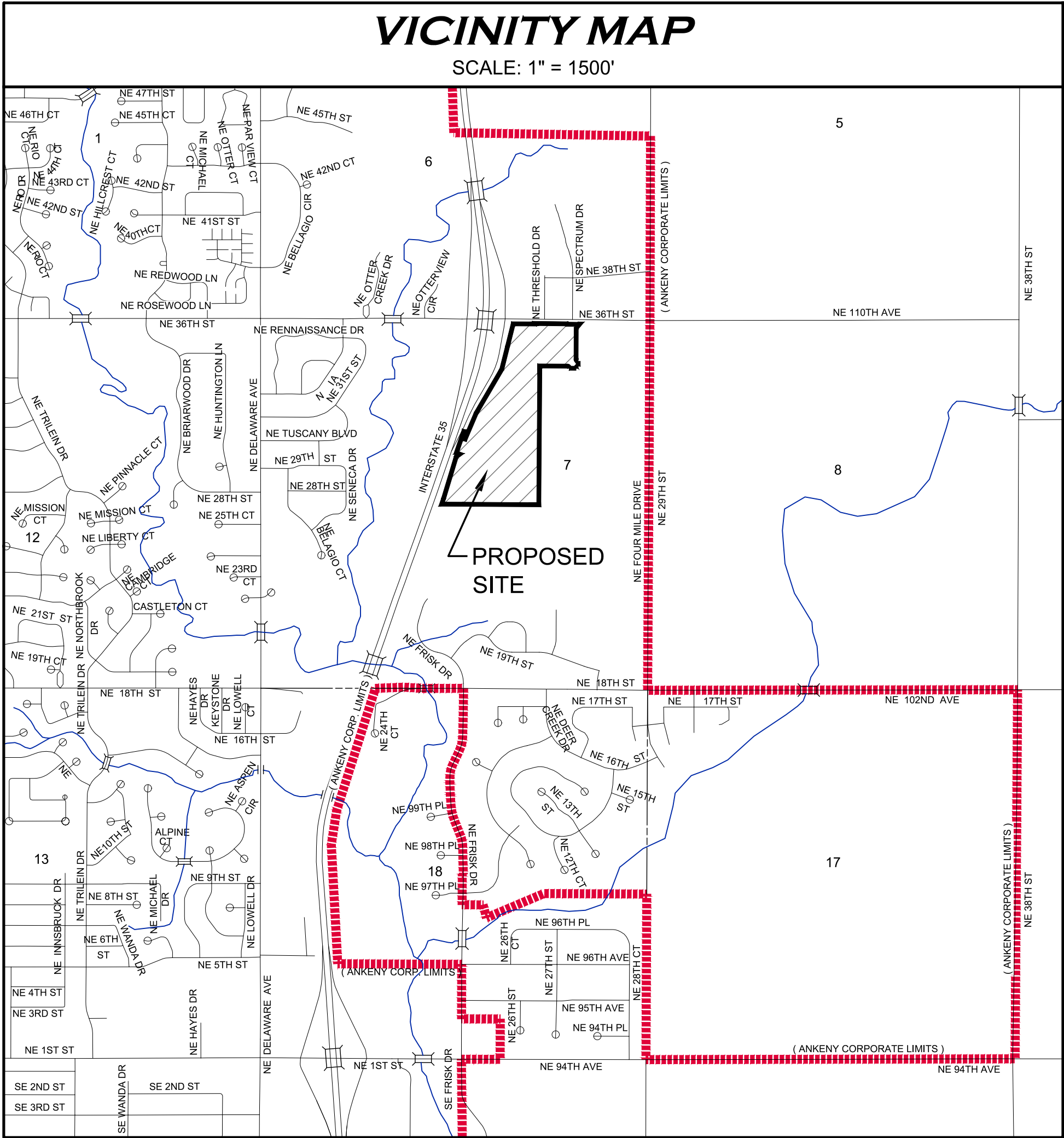
- 20 sq.ft. mass of native grass or grass and forbe planting may be substituted for 2 shrubs.
- 20% minimum open space required for Otter Creek PUD.

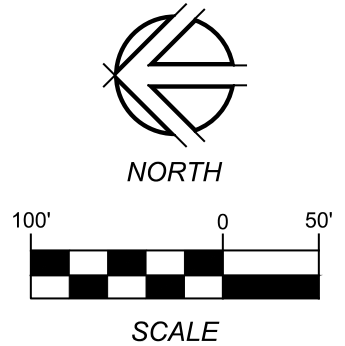
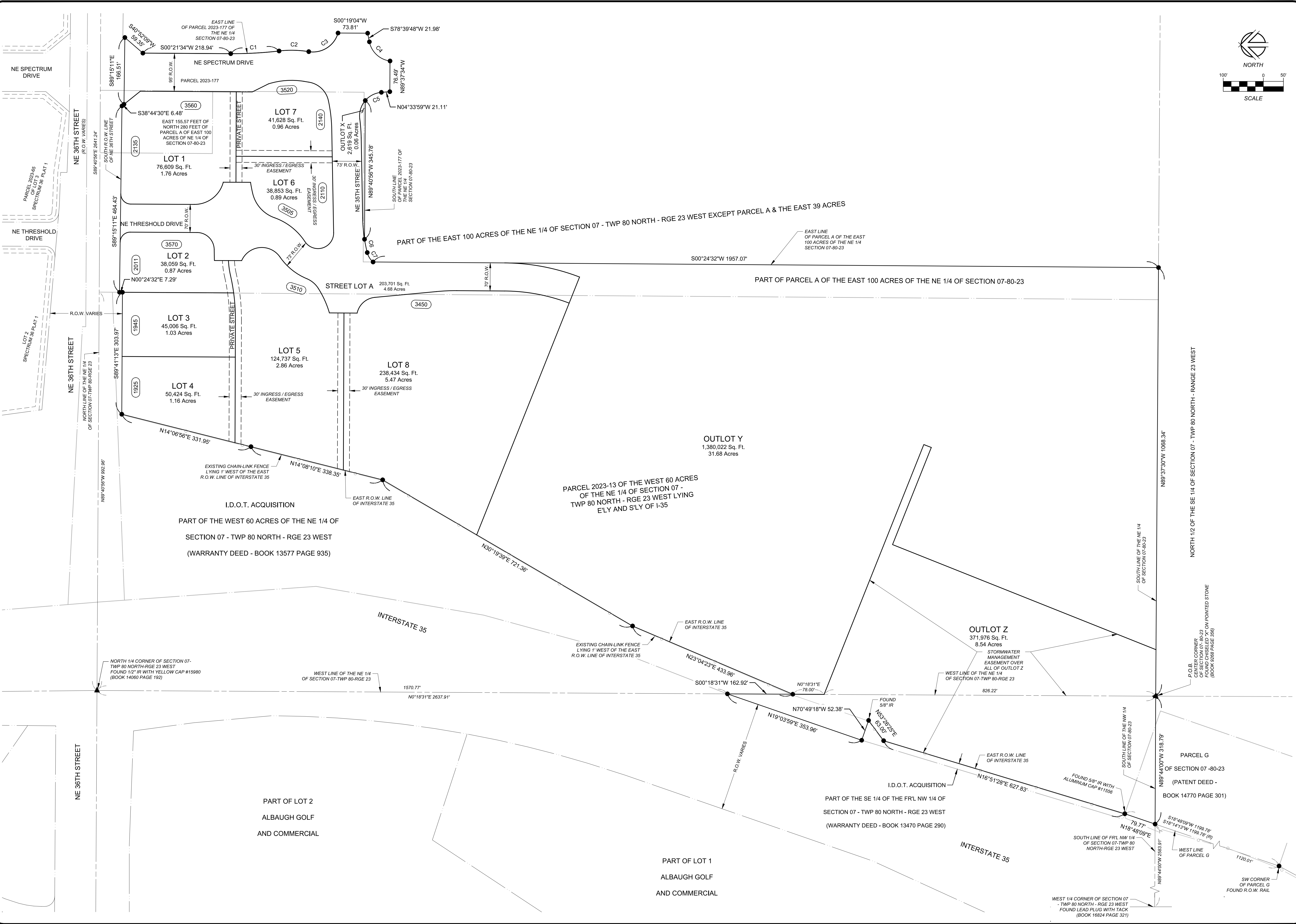
PLAZA 36 PLAT 1

FINAL PLAT

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	120.72'	983.00'	7°02'12"	120.65'	S3°09'32"E
C2	74.17'	267.00'	15°55'01"	73.93'	S11°16'53"W
C3	94.63'	65.00'	83°24'40"	86.49'	S32°27'57"E
C4	74.94'	60.00'	71°33'35"	70.16'	S42°53'01"W
C5	46.12'	59.00'	44°47'19"	44.96'	N26°57'38"W
C6	33.87'	386.00'	5°01'41"	33.86'	S78°32'12"W
C7	28.03'	45.00'	35°41'40"	27.58'	S58°10'32"W
C8	16.00'	785.00'	1°10'03"	16.00'	S21°09'58"W
C9	164.49'	460.00'	20°29'19"	163.62'	N10°39'12"E
C10	190.55'	530.00'	20°36'00"	189.53'	N10°42'37"E
C11	177.53'	495.00'	20°32'56"	176.58'	N10°41'01"E
C12	23.37'	350.00'	3°49'30"	23.36'	N1°30'13"W
C13	50.95'	478.50'	6°05'16"	50.92'	N2°38'06"W
C14	142.18'	400.00'	20°21'57"	141.43'	N6°46'01"E
C15	75.70'	115.00'	37°42'57"	74.34'	N35°48'28"E
C16	82.06'	115.00'	40°53'10"	80.33'	N34°13'21"E
C17	70.49'	300.00'	13°27'43"	70.32'	N7°02'55"E
C18	28.47'	200.00'	8°09'26"	28.45'	S85°45'15"E
C19	19.88'	200.00'	5°41'43"	19.87'	S78°49'40"E
C20	86.97'	250.00'	19°55'59"	86.54'	S85°56'48"E
C21	35.92'	422.50'	4°52'14"	35.80'	N86°31'19"E
C22	44.87'	250.00'	10°16'57"	44.81'	S85°54'06"E
C23	31.14'	200.00'	8°55'19"	31.11'	S85°13'17"E
C24	62.75'	275.00'	13°04'24"	62.61'	S2°42'11"W
C25	103.57'	230.00'	25°48'05"	102.70'	S3°39'39"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C26	67.93'	230.00'	16°55'16"	67.68'	S8°06'04"E
C27	67.64'	487.50'	7°57'00"	67.59'	N86°14'04"E
C28	44.87'	487.50'	5°16'26"	44.86'	N79°37'21"E
C29	36.85'	200.00'	10°33'25"	36.80'	N82°15'50"E
C30	39.08'	25.00'	89°34'14"	35.22'	N44°28'04"W
C31	66.57'	43.00'	86°42'15"	60.12'	N44°40'11"E
C32	115.94'	55.00'	120°46'34"	95.63'	N5°43'21"W
C33	85.24'	151.50'	32°14'09"	84.12'	N38°32'52"E
C34	38.23'	62.00'	35°20'00"	37.63'	N40°22'57"E
C35	66.98'	236.00'	16°15'40"	66.75'	N65°40'22"E
C36	63.17'	50.00'	72°23'16"	59.05'	S41°33'49"E
C37	39.46'	25.00'	90°25'46"	35.49'	S45°31'56"W
C38	97.79'	74.00'	75°42'48"	90.83'	S37°32'20"E
C39	27.17'	370.00'	4°12'25"	27.16'	S79°08'01"W
C40	85.87'	85.00'	57°52'57"	82.26'	S48°29'16"W
C41	98.07'	151.50'	37°05'22"	96.37'	N38°05'36"E
C42	100.52'	39.00'	147°40'51"	74.92'	S17°12'09"E
C43	53.27'	386.00'	7°54'23"	53.22'	N85°00'14"E
C44	47.13'	414.00'	6°31'19"	47.10'	N85°41'47"E
C45	49.64'	59.00'	48°12'35"	48.19'	N73°27'36"W
C46	72.98'	371.55'	11°15'15"	72.86'	N83°32'29"E
C47	72.22'	59.49'	69°33'32"	67.87'	N43°40'58"E
C48	89.51'	192.00'	26°42'36"	88.70'	N4°06'55"W





1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 10/11/2024 - REVISIONS PER CITY OF ANKENY AND COUNTY COMMENTS
2) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS AND LAYOUT
3) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
4) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
5) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
6) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
7) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL PROBLEMS WHICH MAY BE CAUSED BY THE ENGINEERING INTENT OF THE CITY, OR TO OBTAIN AND/OR FOLLOW THE ENGINEERS' OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME
PLAZA 36 PLAT 1
ANKENY, IOWA

DESCRIPTION
FINAL PLAT - OVERALL BOUNDARY

NAI NO.: **24029**

DATE: 10/11/2024

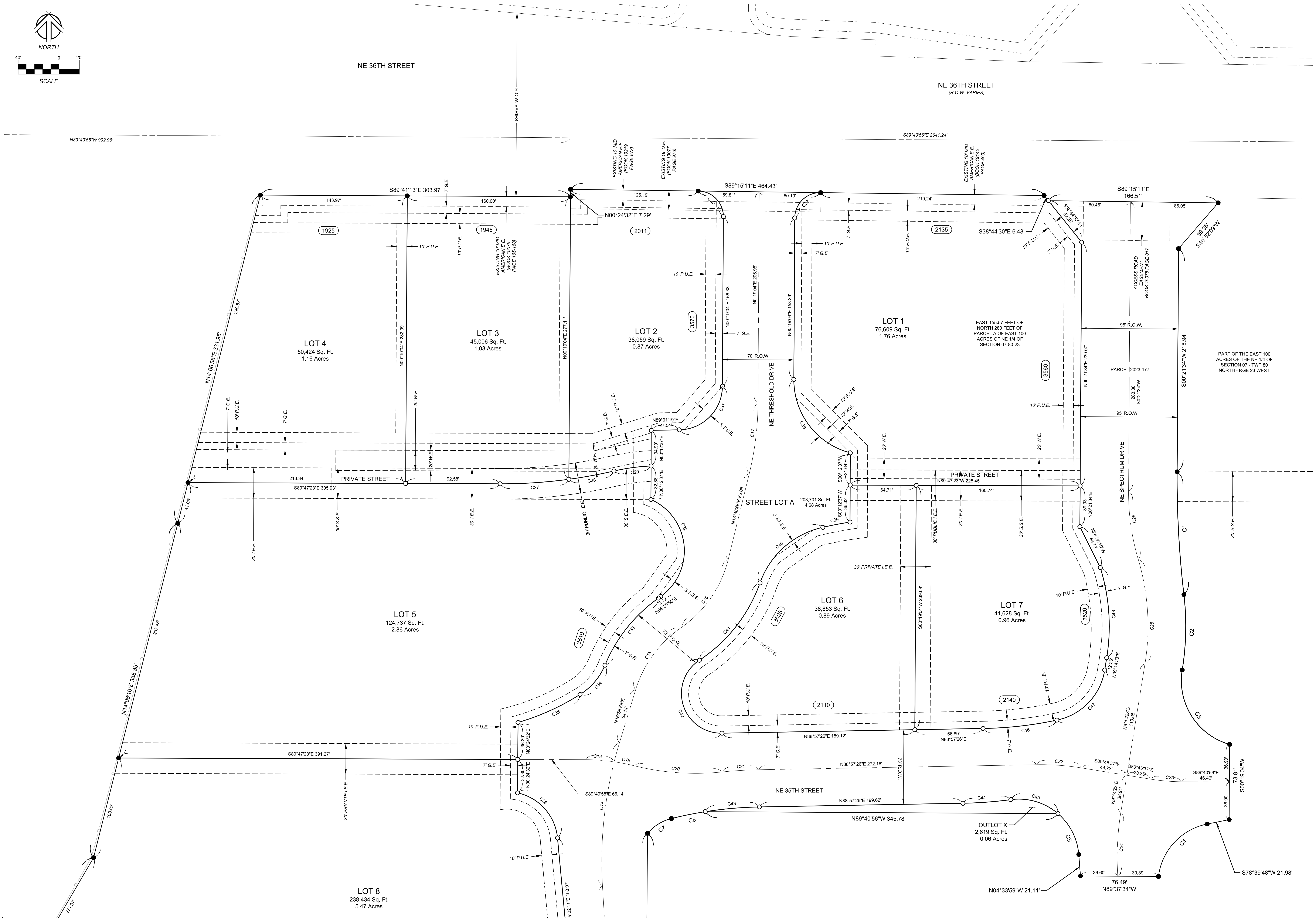
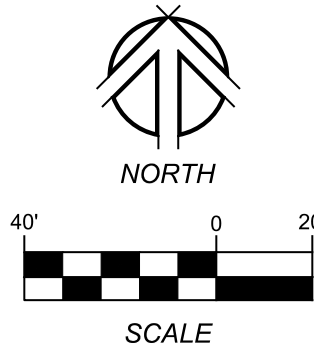
DRAWN BY: TJM

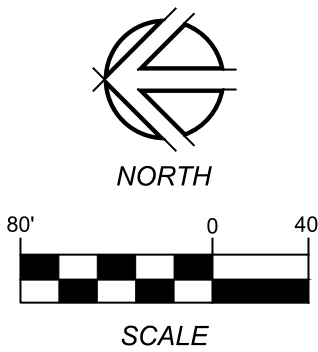
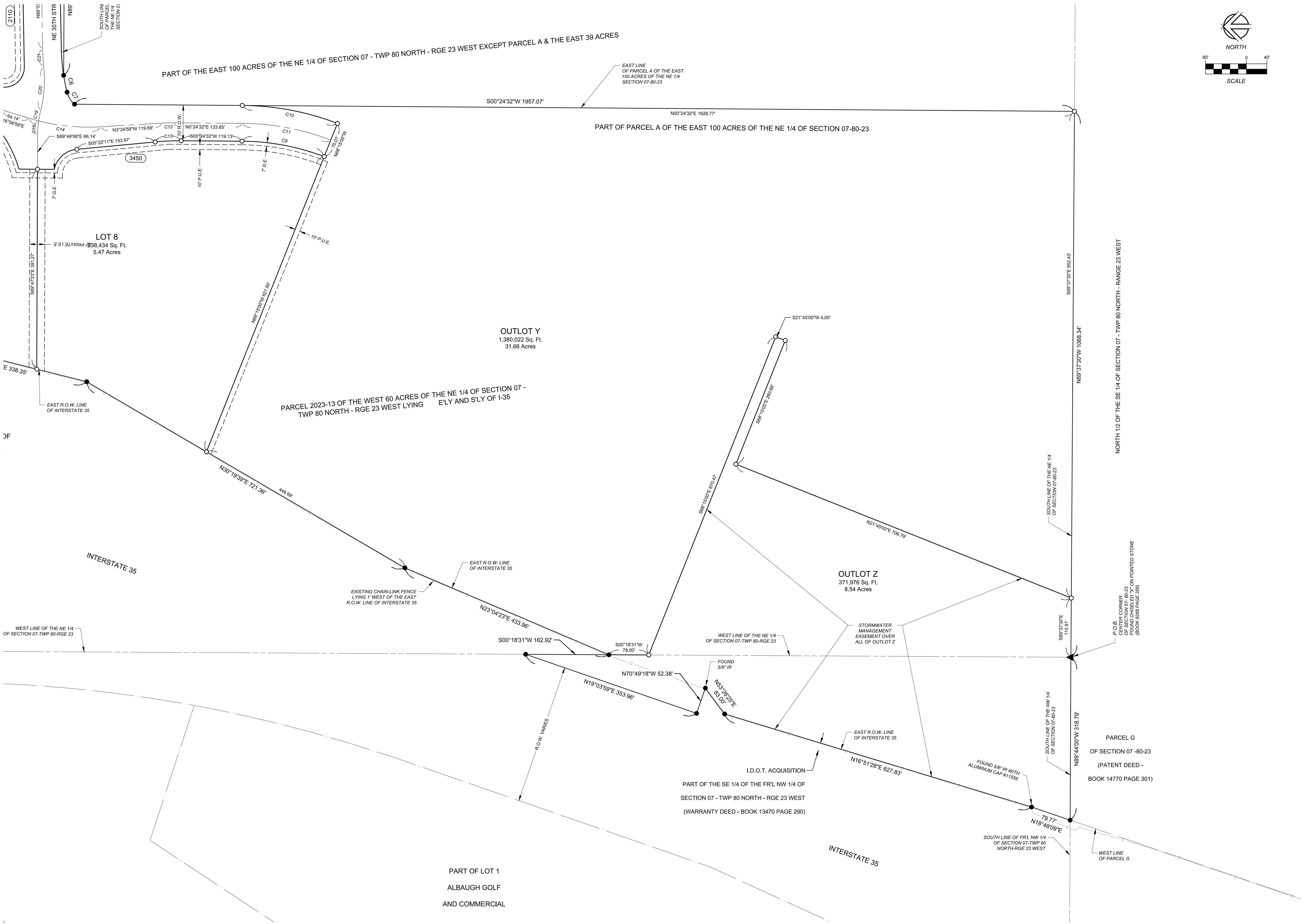
CHECKED BY: ADS

SHEET SIZE: 24" X 36"

SHEET TITLE: FP-2

SHEET NO.: 2/5





REVISIONS:
1) 10/11/2024 - REVISIONS PER CITY OF ANKENY AND COUNTY COMMENTS
2) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
3) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
4) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
5) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
6) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
7) 10/11/2024 - REVISIONS PER CITY OF ANKENY COMMENTS

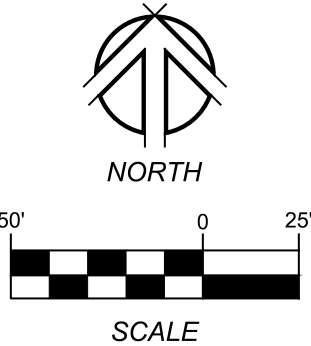
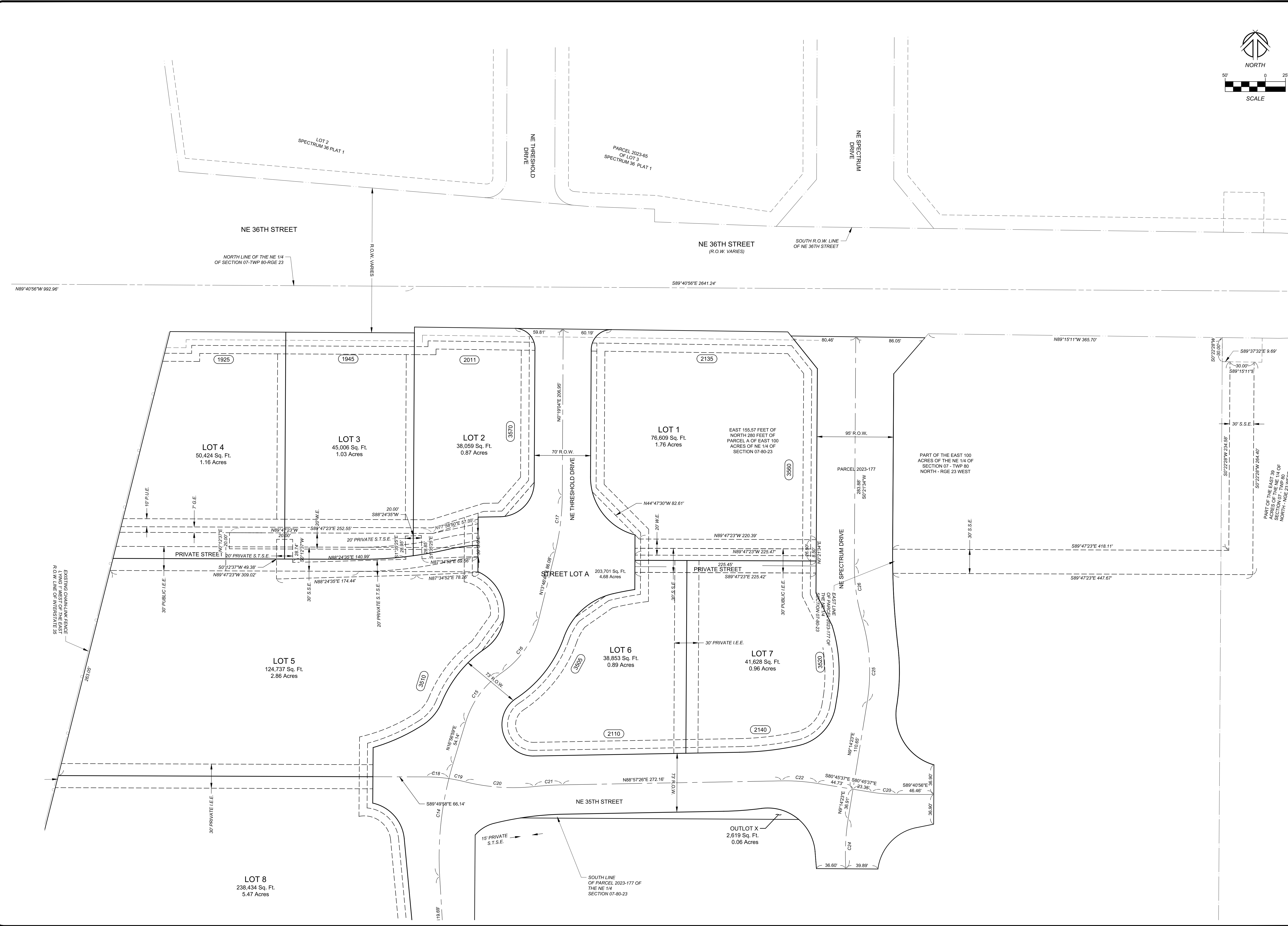
NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL PROBLEMS WHICH MAY ARISE FROM FAILURE TO OBTAIN NECESSARY PERMITS OR TO OBTAIN AND FOLLOW THE ENGINEERS' OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PLAZA 36 PLAT 1
ANKENY, IOWA

FINAL PLAT - SOUTH

PROJECT NAME
DESCRIPTION

NAI NO.	24029
DATE	10/11/2024
DRAWN BY	TJM
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	FP-4
SHEET NO.	4/5





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Siena Hills Plat 7 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Siena Hills Plat 7 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: Siena Hills Plat 7– Final Plat
Report Date: October 15, 2024
Prepared by: Ryan Kirschman
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Siena Hills Plat 7, Final Plat.

Project Summary:

Siena Hills Plat 7 is a proposed 7.76-acre (+/-) plat, located south of SW Oralabor Road and west of S Ankeny Boulevard. The property is zoned PUD, Siena Hills PUD. The subject plat consists of creating 1 buildable lot anticipated to be utilized for an apartment complex with four apartment buildings and a clubhouse.

Project Report:

Streets: The primary access to the site off S Ankeny Boulevard.

Water: The applicant is proposing to connect to the water main that runs along S Ankeny Boulevard and the water stub on the west side of the proposed site. The site will be serviced with eight-inch water main throughout the site.

Sewer: The site already has eight-inch sewer line on the property that the applicant will utilize. The site will be serviced with eight-inch sewer lines.

Drainage: The proposed site will drain towards the northwest corner of the proposed development. This plat lies in the Middle Four Mile Creek watershed and all storm water from the site will ultimately flow into Four Mile Creek.

Parkland: Parksit dedication is complete for this area.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Siena Hills Plat 7
NAME OF OWNER/ DEVELOPER: Hubbell Realty

GENERAL INFORMATION:

PLAT LOCATION: South of SW Oralabor Road and west of S Ankeny Boulevard
SIZE OF PLAT: 7.76 acres
ZONING: Siena Hills PUD

LOTS:

NUMBER: 1 Buildable lot
SIZE/DENSITY: 20.88 du/acre
USE: Residential
BUILDING LINES:
Front setback: 25'
Rear setback: 40'
Side setback: 25'

PARK SITE DEDICATION:

Parksite dedication is complete for this area.

ADJACENT LANDS:

NORTH: C-2, General Retail, Highway-Oriented, and Central Business Commercial District
EAST: C-2, General Retail, Highway-Oriented, and Central Business Commercial District
SOUTH: Siena Hills PUD
WEST: Siena Hills PUD

WASTE WATER:

PROJECTED FLOWS: 7.76 acres of land X 3000 gal. per day/acre of developable land = 23,280 GPD

WRA CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 7.76 acres of land X 1000 gal. per day/acre of developable land = 7,760 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

October 11, 2024

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

RE: **Sienna Hills**
Site Plan, Public Improvements, and Final Plat.

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

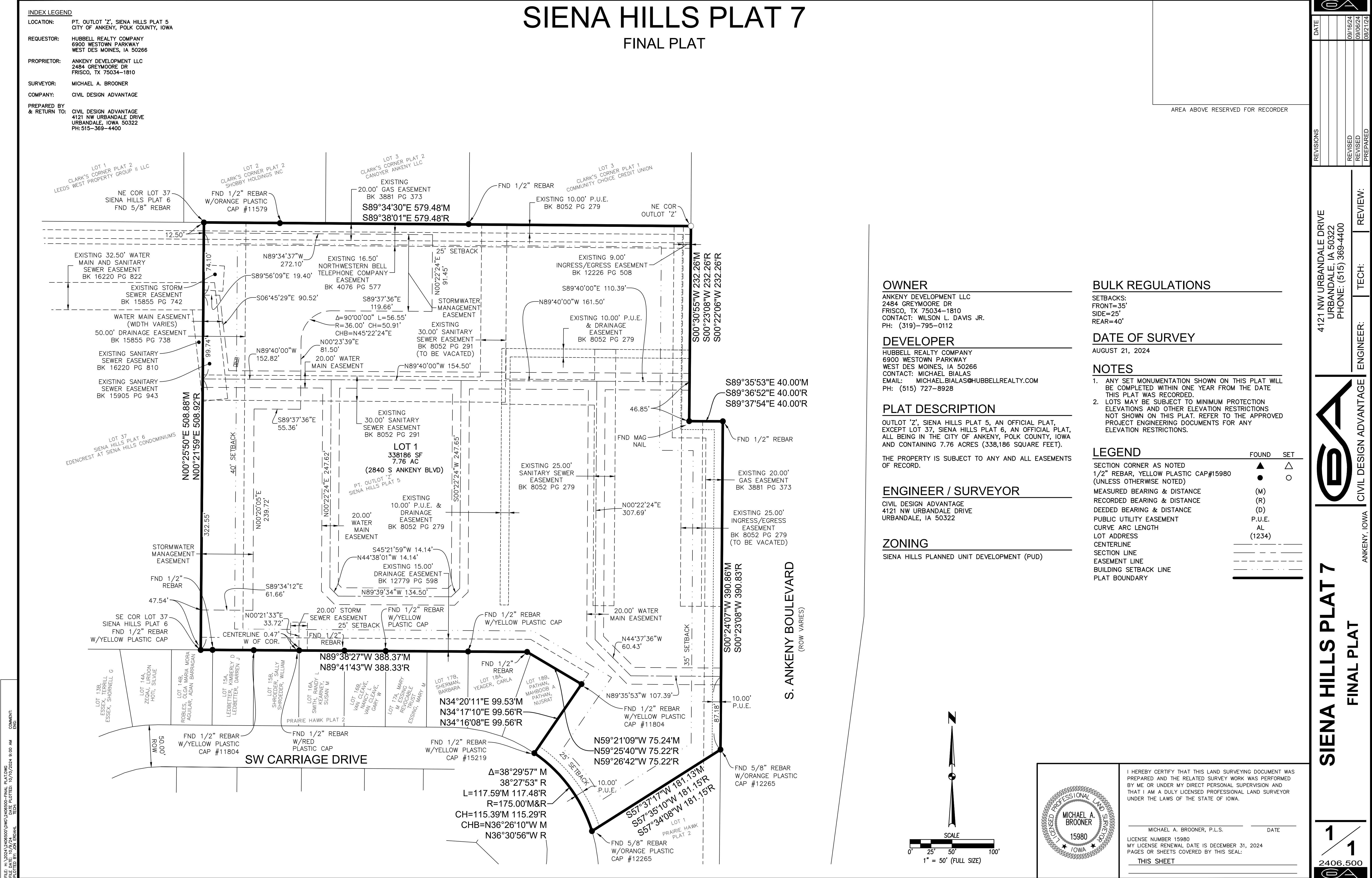
On behalf of Hubbell Reality Company, we are pleased to submit herewith a site plan for Sienna Hills. The property is located west of S. Ankeny BLVD. and south of NE Oralabor Rd. The site improvements include the construction of apartment buildings and associated infrastructure.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let us know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,



Ryan Hardisty, Principal
Civil Design Advantage, LLC





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

2840 S Ankeny Boulevard - Siena Hills Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

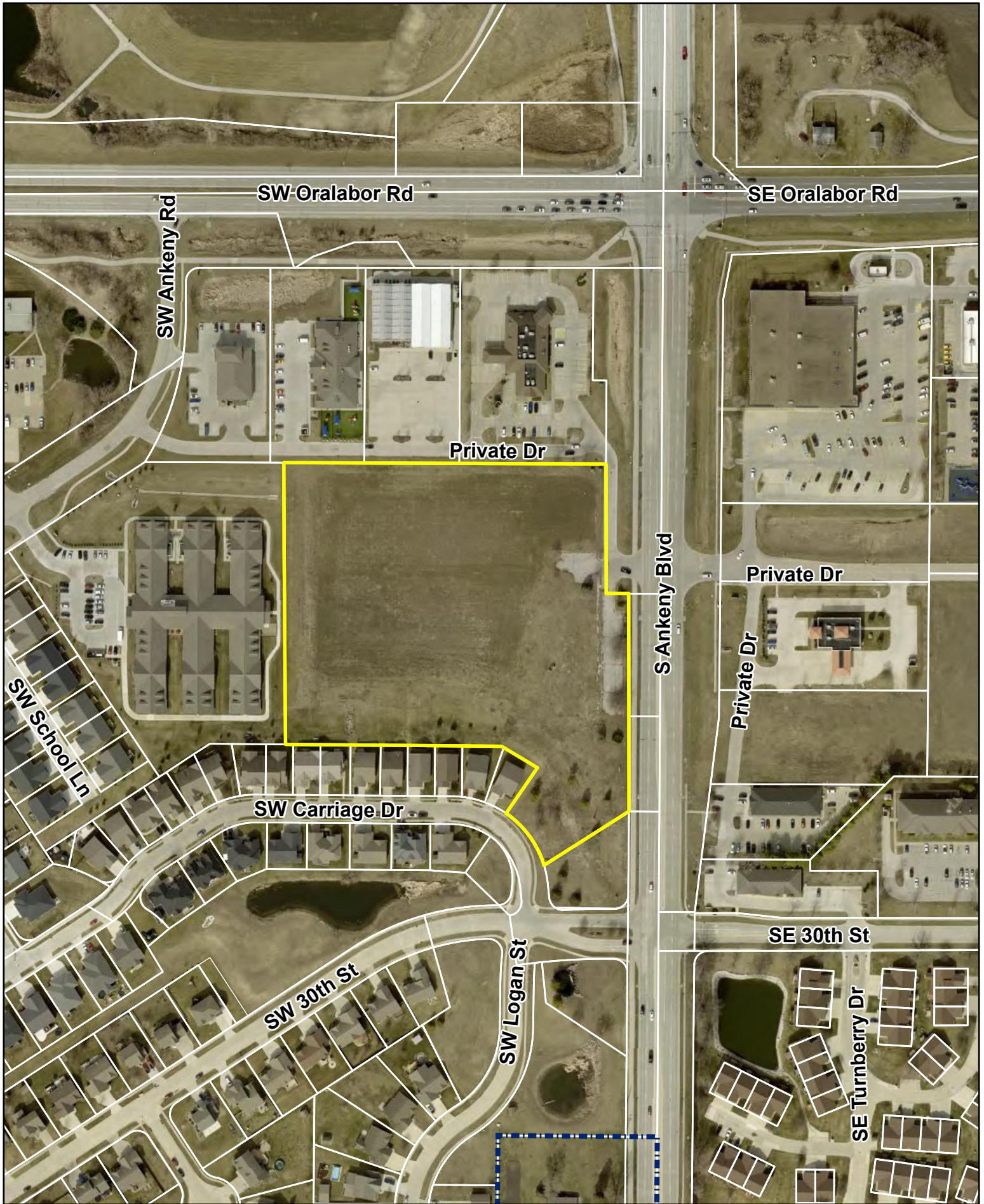
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 2840 S Ankeny Boulevard, Siena Hills, subject to recordation of the final plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. 39-Plex Apartment Building Elevations
6. 45-Plex Apartment Building Elevations
7. Clubhouse Elevations



Agenda Item: Siena Hills Apartment Complex – Site Plan

Report Date: October 15, 2024

Prepared by: Ryan Kirschman
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Siena Hills Apartment Complex subject to recordation of the final plat.

Project Summary:

The applicant, is proposing a four-building apartment complex with 162 residential units in a 39-unit or 45-unit layout, and a clubhouse. With this proposal the site will have three 39-unit apartment buildings and one 45-unit apartment building. The site is located west of S Ankeny Boulevard and south of SW Oralabor Road in the southwest quadrant of Ankeny. The site is apart of the Siena Hills PUD. Properties to the south and west of the proposed site are zoned PUD, Siena Hills PUD, properties to the north and east are zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The future land use for the property is Community Commercial per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map.

The proposed site will have an access point off of S Ankeny Boulevard on the eastern edge of the site. The site plan will have adequate parking with 290 stalls being proposed and 290 stalls are required for the apartment buildings and clubhouse.

The utilities servicing the site will all be located underground. The site will connect to eight-inch water main on the east and west side of the lot to service the site. The site will be serviced with the existing eight-inch sanitary line that is currently installed on the property. Storm water on the site will be addressed with a detention pond on the northwest corner of the site.

A landscaping plan has been included as part of the site plan. Screening has been provided on the east and south property lines, screening the property along S Ankeny Boulevard and from the existing single-family homes to the south of the proposed site. All other open space and landscaping requirements have been met.

Site Plan Worksheet

2840 S Ankeny Boulevard – Siena Hills Apartment Complex – 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 apartment complex is compatible with the development along S Ankeny Boulevard. The proposed apartment complex aligns with the architectural standards outlined in the PUD.

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

The proposed apartment complex is compatible with the properties along S Ankeny Boulevard.

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 proposed parking on the site is adequate for the proposed apartment buildings and clubhouse. There are 290 required parking spots and the applicant has 290 parking spots proposed.

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

The site will be accessed off of S Ankeny Boulevard. With the anticipated increase in daily traffic to the site, the developer will be installing a right turn lane for south-bound traffic on S Ankeny Boulevard.

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

The parking lot and site will be adequately screened from S Ankeny Boulevard and adjacent properties with a mixture of shrubs and trees.

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 is screened from the public right of way by proposed landscaping along the eastern side of the property.

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

All services to the buildings 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.**

Stormwater will be addressed with a detention pond in the northwest corner of the property.

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 water main that runs along S Ankeny Boulevard and the water stub on the west side of the proposed site. The site will be serviced with eight-inch water main throughout the site. The site already has eight-inch sewer line on the property that the applicant will utilize. The site will be serviced with eight-inch sewer lines.

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 site 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.**

The proposed landscaping compliments the design and layout of the proposed site.

B. Building Design

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

The proposed apartment complex buildings are to scale with other buildings in the area.

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

The proposed apartment buildings façade will have a mixture of brick veneer, stone veneer, fiber cement board, fiber cement lap siding, and fiber cement paneling. The proposed clubhouse façade will be composed of similar materials, brick veneer, stone veneer, fiber cement lap siding, and fiber cement paneling. This proposal is compatible with the buildings in the area.

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

The proposal adequately screens the whole site from the public view with a mixture of trees and shrubs located around the property.

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

The proposed buildings on the site are complimentary of each other.

C. Signs

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

There are no signs shown in the proposal. However, any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There are no signs shown in the proposal. However, any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There are no signs shown in the proposal. However, any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There are no signs shown in the proposal. However, any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code 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 conform to the written regulations of the City.

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

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

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

The site layout is consistent with the layouts of other buildings in the area.

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

The proposal conforms to the architectural standards outlined in the PUD.

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

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

October 11, 2024

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

RE: **Sienna Hills**
Site Plan, Public Improvements, and Final Plat.

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

On behalf of Hubbell Reality Company, we are pleased to submit herewith a site plan for Sienna Hills. The property is located west of S. Ankeny BLVD. and south of NE Oralabor Rd. The site improvements include the construction of apartment buildings and associated infrastructure.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let us know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

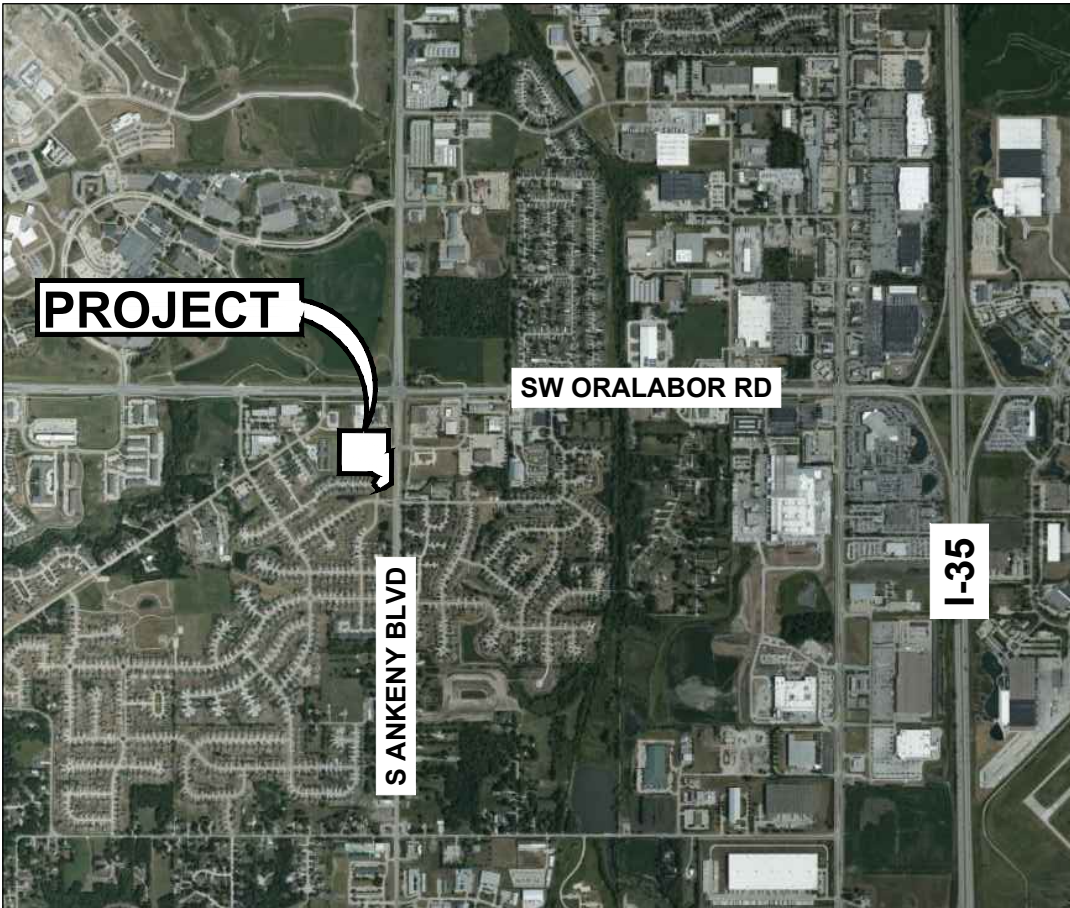


Ryan Hardisty, Principal
Civil Design Advantage, LLC

SITE PLAN FOR:
SIENA HILLS
ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER

ANKENY DEVELOPMENT LLC
2484 GREYMOORE DR
FRISCO, TX 75034-1810
CONTACT: WILSON L. DAVIS JR.
PH: (319)-795-0112

APPLICANT

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: MICHAEL BIALAS
EMAIL: MICHAEL.BIALAS@HUBBELLREALTY.COM
PH: (515) 727-8928

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

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

ARCHITECT

SIMONSON & ASSOCIATES
1717 INGERSOLL AVE, SUITE 117
DES MOINES, IA 50309
CONTACT: STEPHANIE POOLE
EMAIL: SPOOLE@SIMONSONASSOC.COM
PH: (515) 440-5626

DATE OF SURVEY

JULY 10, 2024

BENCHMARKS

1. ARROW ON HYDRANT @ NW CORNER OF ACCESS DRIVE TO FAIRWAY & PIZZA RANCH: ELEVATION = 961.39

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 04/01/2025
ANTICIPATED FINISH DATE = 04/01/2026

SUBMITTAL DATES

FIRST SUBMITTAL: 08/16/2024
SECOND SUBMITTAL: 09/06/2024
THIRD SUBMITTAL: 09/20/2024
FOURTH SUBMITTAL: 10/11/2024

LEGAL DESCRIPTION

EX PARCEL A BK 15812 PG 970 BEG SW COR QL Z THN ALNG SLY LN LT 1 SW 108.61F THN NW 486.67F TO NLY LN LT 1 THN NE 295.95F THN E 150F ALNG N LN LT 1 TO NE COR LT 1 THN S160F ALNG E LN LT 1 TO PT THN S 348.92F TO SLY LN QL Z THN W 136.08 TO POB- OUTLOT Z SIENA HILLS PLAT 5

ZONING

SIENA HILLS PLANNED UNIT DEVELOPMENT (PUD)

PROJECT SITE ADDRESS

2840 SOUTH ANKENY BOULEVARD
ANKENY, IOWA 50023-8936

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED

PROPOSED: MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY

AREA: 7.76 ACRES (338,198 SF)

ZONING: PUD (SIENA HILLS)

SETBACKS:

FRONT: 35 FEET
SIDE: 40 FEET
REAR: 25 FEET

OPEN SPACE CALCULATION:

TOTAL SITE: = 338,198 SF (7.76 AC.)
BUILDINGS = 63,284 SF
PARKING AND DRIVES = 106,133 SF
SIDEWALK = 15,089 SF
OPEN SPACE PROVIDED = 153,692 SF (45.4%)

ERU CALCULATION:

338,198 SF - 153,692 SF = 184,506 SF (TOTAL IMPERVIOUS)
184,506 SF/4000 SF = 46

UNIT MIX PER 39 UNIT BUILDING

1-BR EFFICIENCY: 03 UNITS 03 BEDROOMS
1-BR: 13 UNITS 13 BEDROOMS
1-BR-DEN: 03 UNITS 03 BEDROOMS
2-BR: 17 UNITS 34 BEDROOMS
3-BR: 03 UNITS 09 BEDROOMS
39 UNITS 62 BEDROOMS

UNIT MIX PER 45 UNIT BUILDING

1-BR EFFICIENCY: 06 UNITS 06 BEDROOMS
1-BR: 22 UNITS 22 BEDROOMS
1-BR-DEN: 03 UNITS 03 BEDROOMS
2-BR: 11 UNITS 22 BEDROOMS
3-BR: 03 UNITS 09 BEDROOMS
45 UNITS 62 BEDROOMS

UNIT DENSITY

45 UNIT BUILDING x 1 = 45 UNITS
39 UNIT BUILDING x 3 = 117 UNITS
162 UNITS / 7.76 AC = 20.88 UNITS PER ACRE

BEDROOMS

1 BLDG x 45 UNIT = 62 BEDROOMS
2 BLDG x 39 UNIT = 186 BEDROOMS

REQUIRED PARKING, 39 UNIT

1 SPACE PER BEDROOM 62 SPACES
1 PER 4 UNITS (39 UNITS/4) 10 SPACES
APARTMENT PARKING 72 SPACES/BUILDING

REQUIRED PARKING, 45 UNIT

1 SPACE PER BEDROOM 62 SPACES
1 PER 4 UNITS (45 UNITS/4) 12 SPACES
APARTMENT PARKING 74 SPACES/BUILDING

REQUIRED APARTMENT PARKING:

290 SPACES
PARKING PROVIDED: 290 SPACES

ACCESSIBLE PARKING

REQUIRED (301-400) = 8 STALLS
PROVIDED = 10 STALLS

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.1-C2.5	DIMENSION PLAN
C3.1-C3.7	GRADING PLAN
C4.1-C4.2	EROSION AND SEDIMENT CONTROL PLAN
C5.1-C5.4	UTILITY PLAN
C6.1	DETAILS
L1.1-L1.2	LANDSCAPE PLAN

GENERAL LEGEND

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



UTILITY WARNING

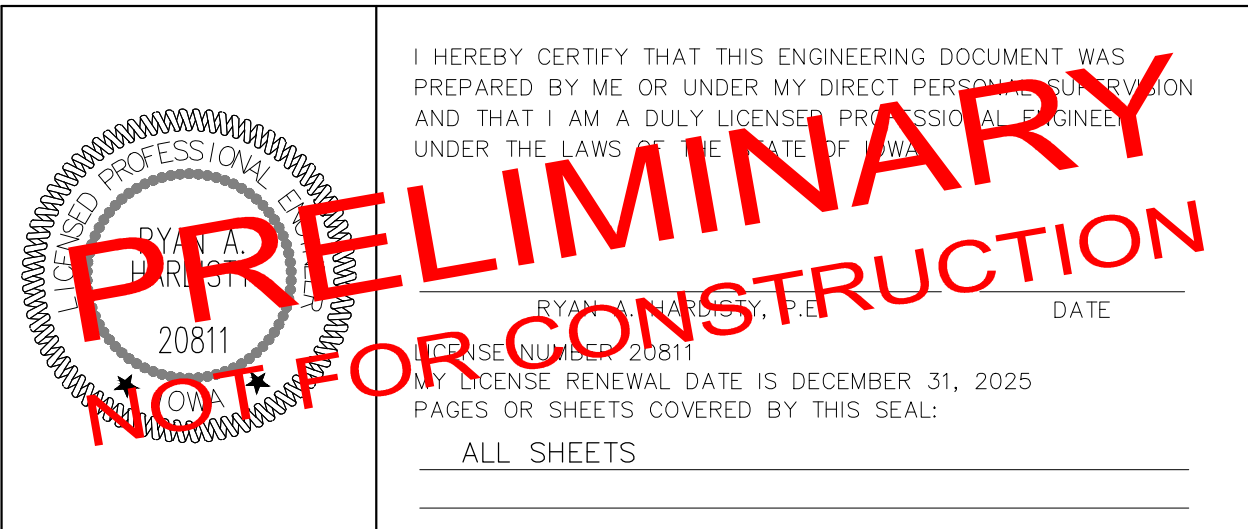
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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



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

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

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.





1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. CONTRACTOR SHALL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF ANKENY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL AND ABANDONMENT OF UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE OWNER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS CONTRACT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

1. LANE CLOSURES ON THE PUBLIC STREET ARE NOT PERMITTED FOR THE CONSTRUCTION OF THIS PROJECT.
2. THE CONTRACTOR IS CAUTIONED NOT TO OBSTRUCT THE PUBLIC RIGHT-OF-WAY, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL THROUGH THE EXISTING PARKING LOT WITH THE OWNER.

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

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



CIVIL DESIGN ADVANTAGE

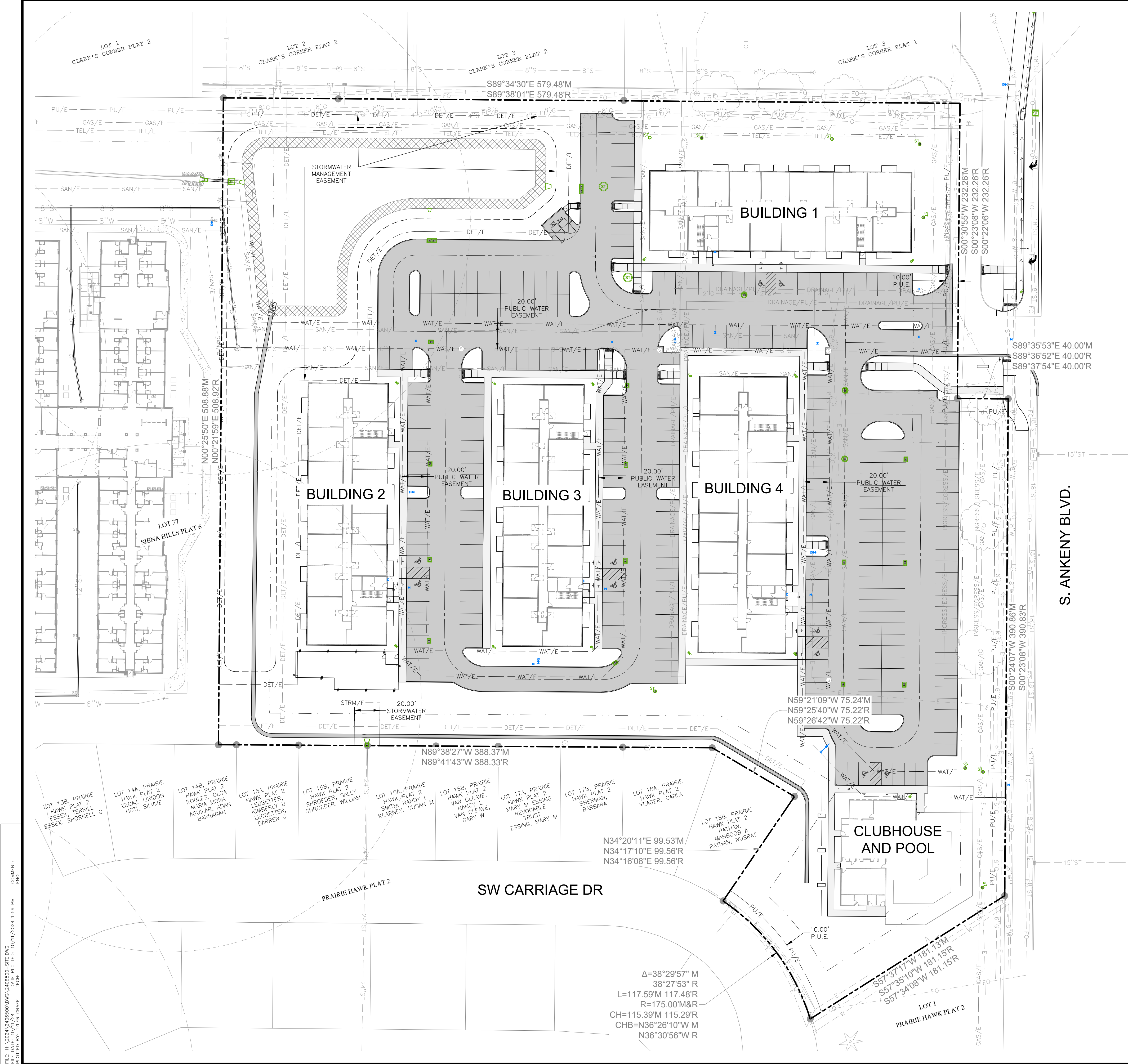
SIENA HILLS
TOPOGRAPHIC SURVEY / DEMOLITION PLAN
2840 S ANKENY BLVD,
ANKENY, IOWA

DATE:
09/06/2024

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2406.500



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GENERAL NOTES

- THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- ACCESSIBLE PARKING SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1. ALL SIGNS SHALL BE 60 INCHES ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

PAVEMENT THICKNESS

- | | | |
|-------------------------|--------------------------------------|--|
| 1. SIDEWALK | 4" P.C.C. OVER 6" PREPARED SUBGRADE | |
| 2. SIDEWALK RAMPS | 6" P.C.C. OVER 8" PREPARED SUBGRADE | |
| 2. STANDARD DUTY PAVING | 6" P.C.C. OVER 12" PREPARED SUBGRADE | |
| 3. HEAVY DUTY PAVING | 8" P.C.C. OVER 18" PREPARED SUBGRADE | |

DATE

10/11/2024

REVISIONS

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

ENGINEER: TWC

ENGINEER: RAH

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

SIENA HILLS

REFERENCE PLAN

DATE

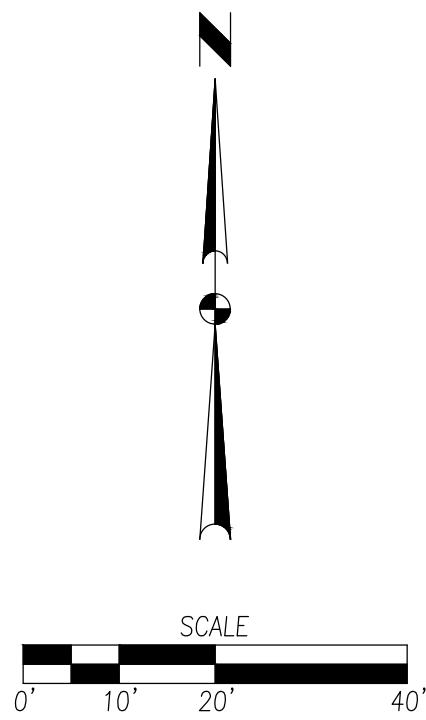
09/06/2024

SHEET NUMBER:

C2.1

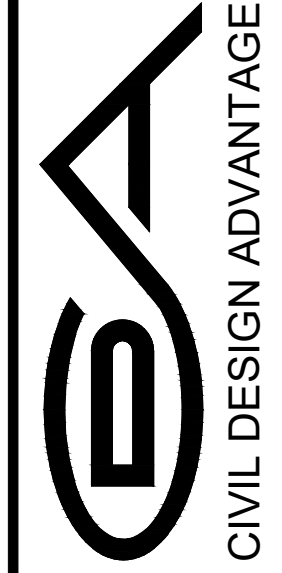
2406.500

2840 S ANKENY BLVD.



REVISIONS		DATE
	FOURTH SUBMITTAL	10/11/2024
	THIRD SUBMITTAL	09/20/2024
	SECOND SUBMITTAL	09/06/2024
	FIRST SUBMITTAL	08/16/2024

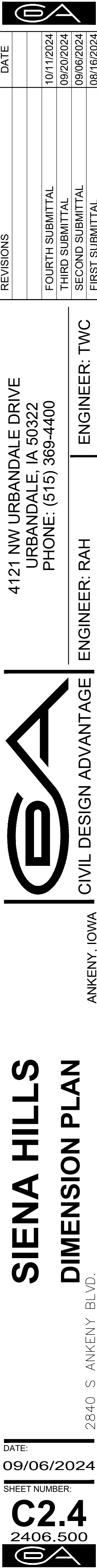
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: RAH	ENGINEER: TWC
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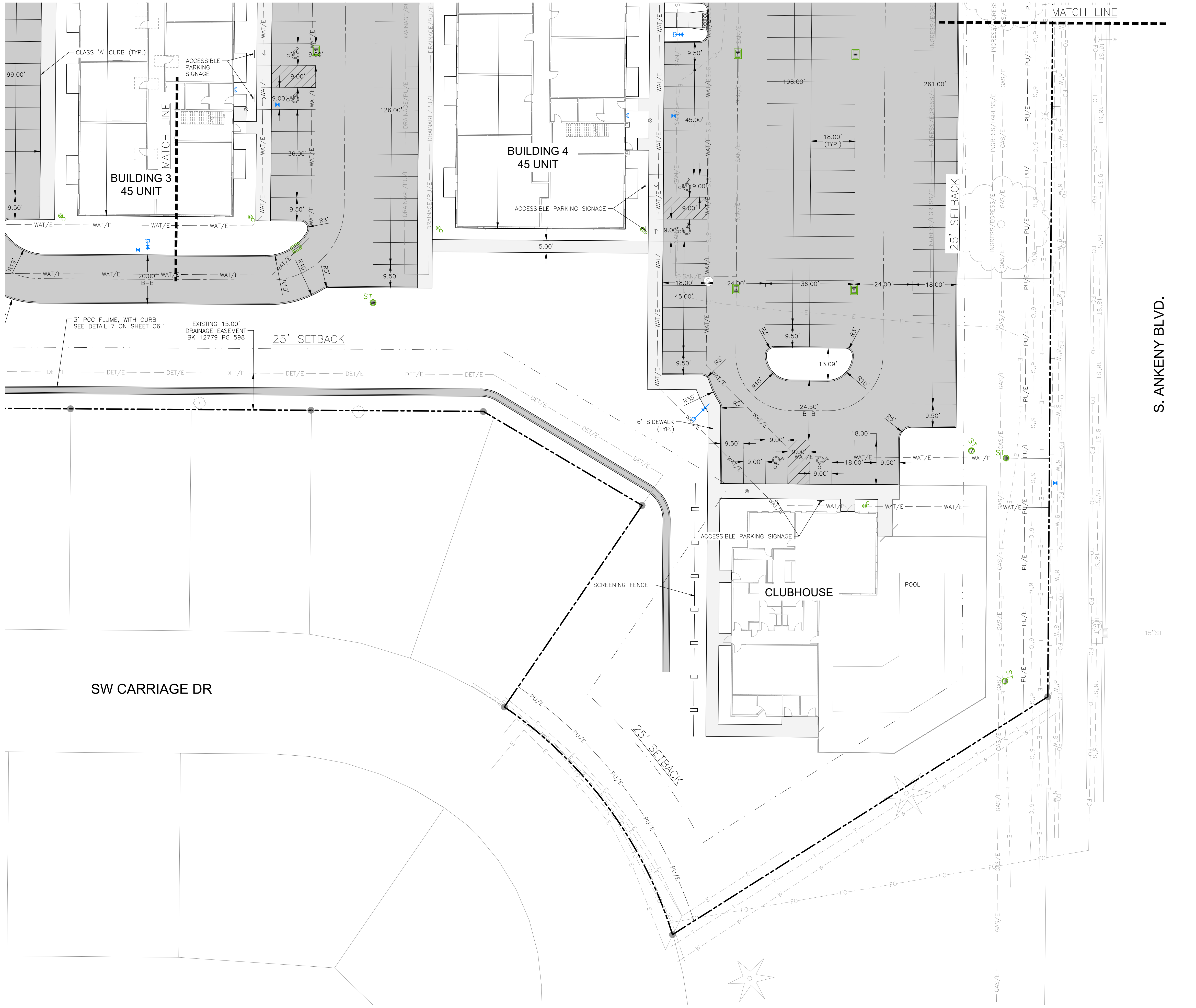


SIENA HILLS DIMENSION PLAN

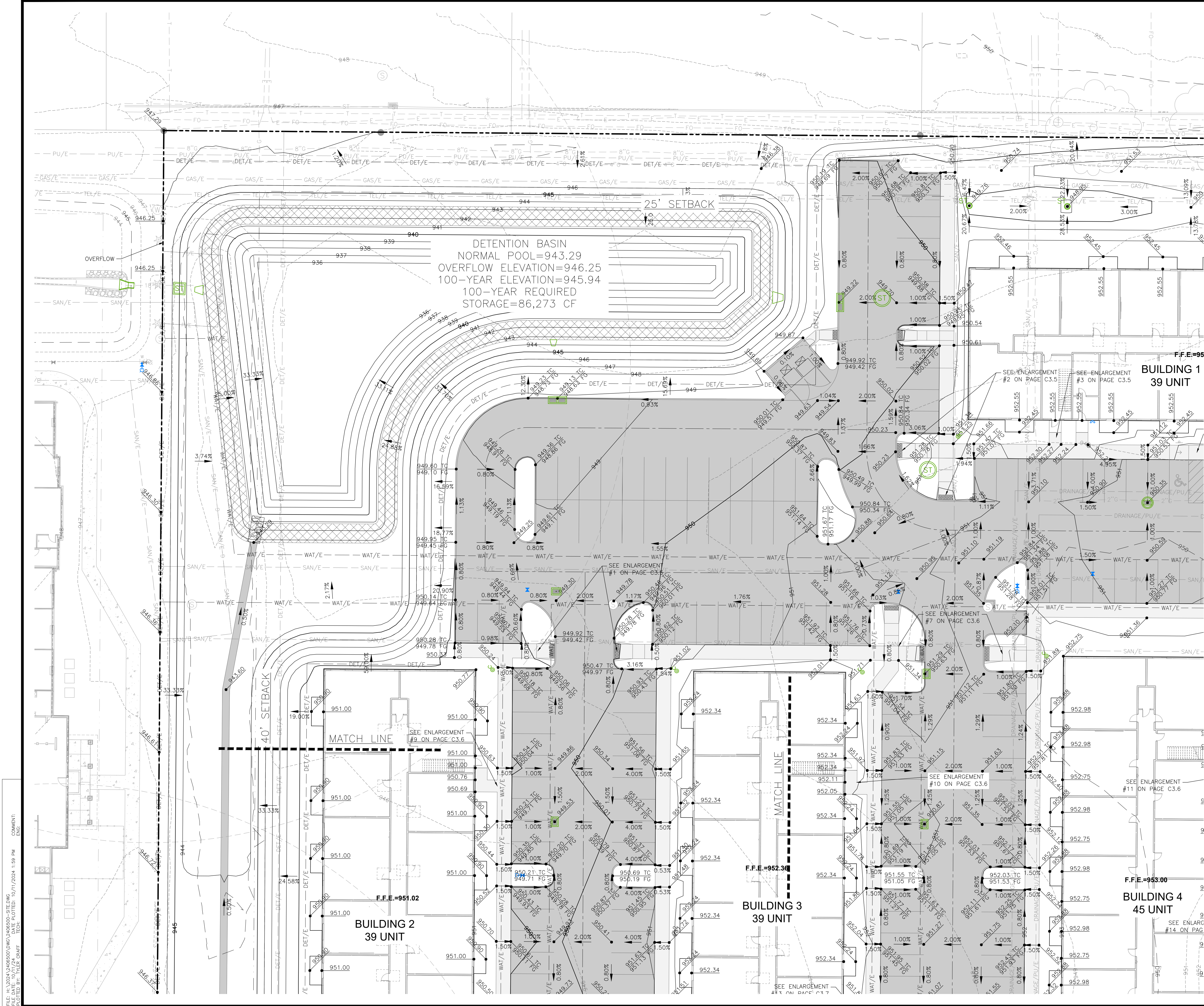
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SHEET NUMBER: C2.2
2406.500







SIENA HILLS DIMENSION PLAN		CIVIL DESIGN ADVANTAGE		ENGINEER: TWC	
2840 S ANKENY BLVD.		ANKENY, IOWA		ENGINEER: RAH	
DATE: 09/06/2024		DATE: 10/11/2024		DATE: 09/20/2024	
SHEET NUMBER: C2.5 2406.500		FOURTH SUBMITTAL		THIRD SUBMITTAL	
		SECOND SUBMITTAL		FIRST SUBMITTAL	



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE THE FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED FOR THE LAST BUILDING IN THIS DEVELOPMENT.

DATE

10/11/2024

FOURTH SUBMITTAL

09/20/2024

THIRD SUBMITTAL

09/06/2024

FIRST SUBMITTAL

08/16/2024

REVISIONS

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

ENGINEER: TWC

SIENA HILLS

GRADING PLAN

2840 S ANKENY BLVD.

DATE

09/06/2024

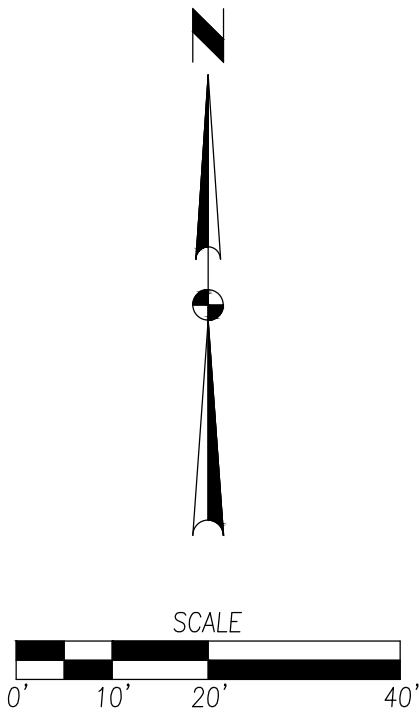
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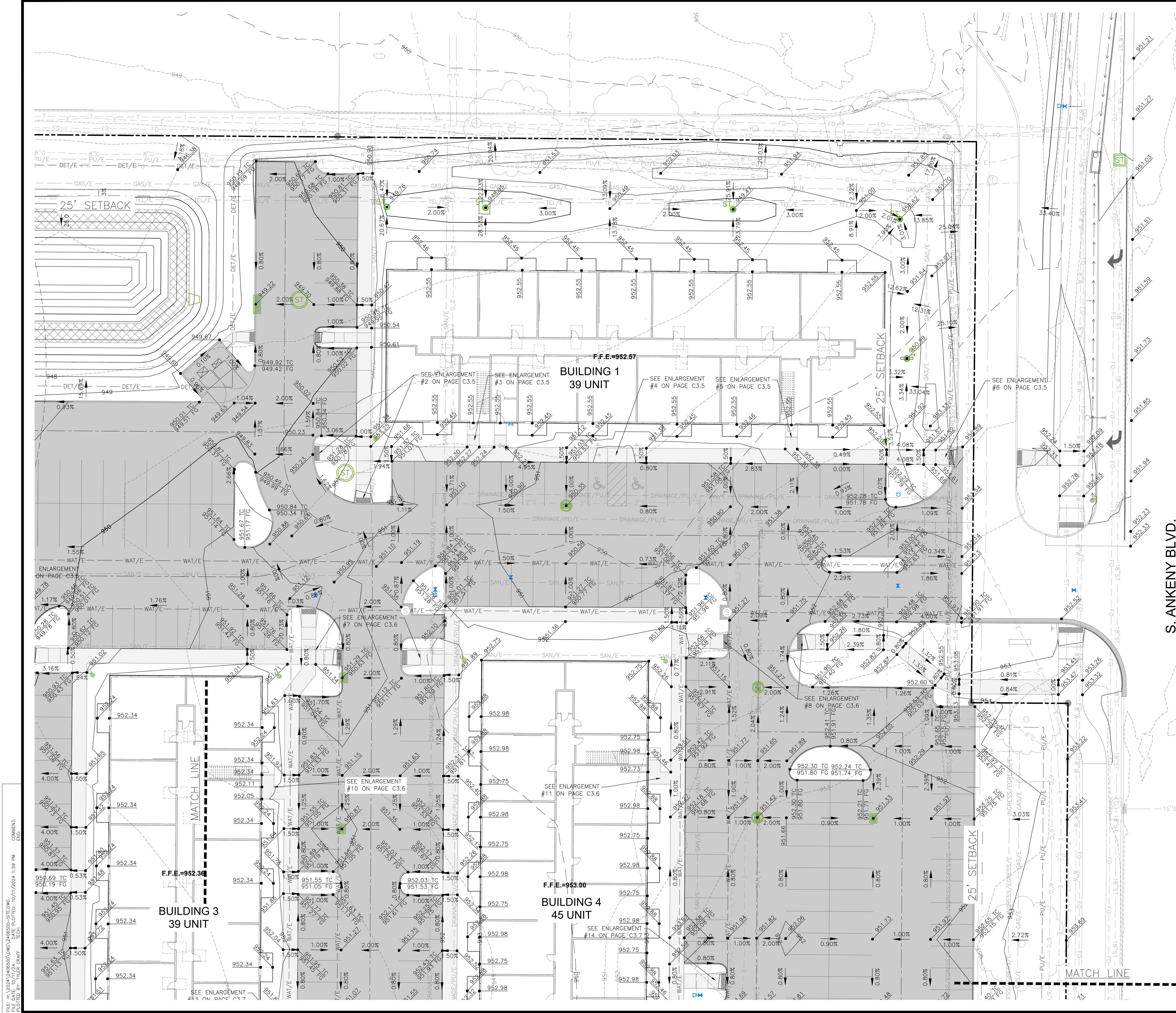
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ANKENY, IOWA

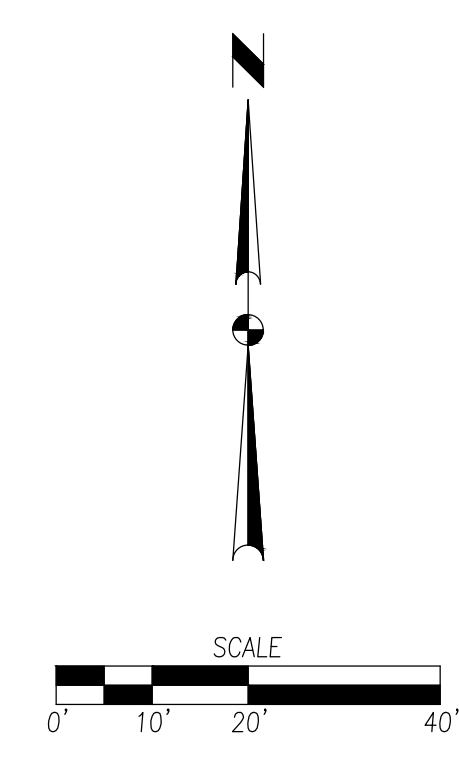
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CHECKED BY: J. RAH



S. ANKENY BLVD.



SIENA HILLS

GRADING PLAN

2840 S ANKENY BLVD.

ANKENY, IOWA

DATE:
09/06/2024

SHEET NUMBER:
C3.2
2406.500

REVISIONS

DATE	REVISIONS
10/11/2024	FOURTH SUBMITTAL
09/20/2024	THIRD SUBMITTAL
09/06/2024	SECOND SUBMITTAL
08/16/2024	FIRST SUBMITTAL

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

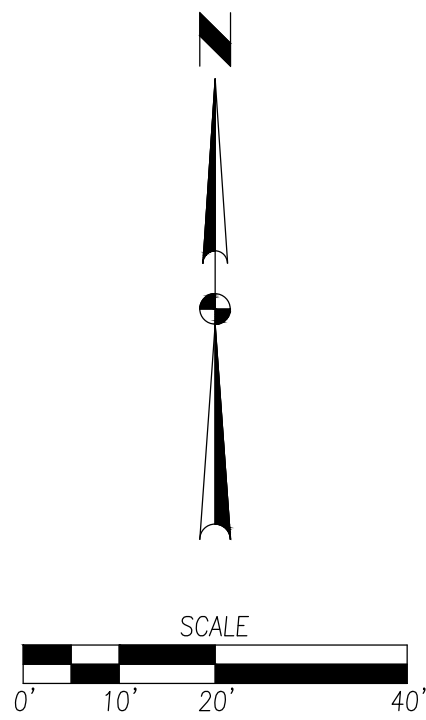
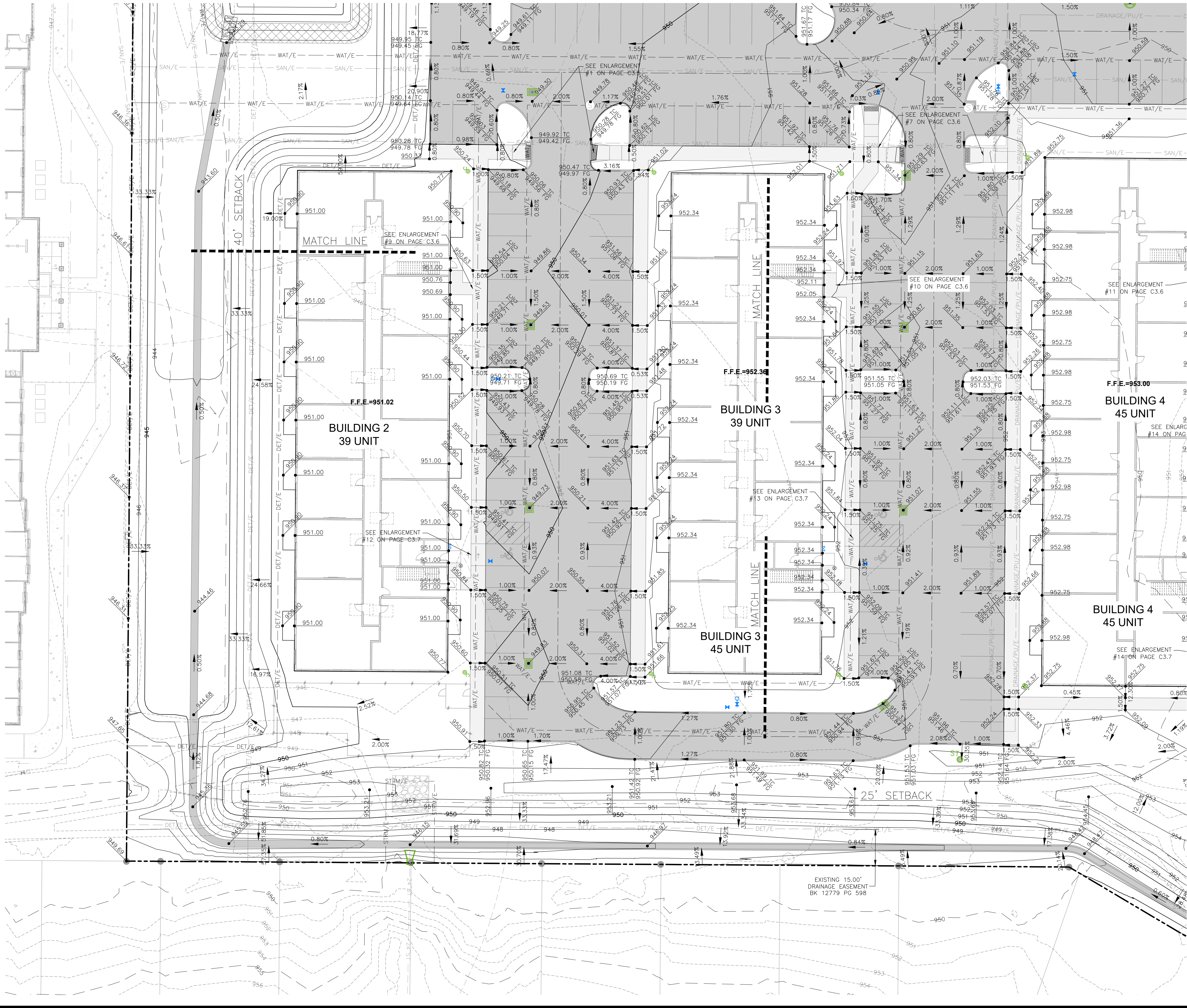
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ENGINEER: TWC

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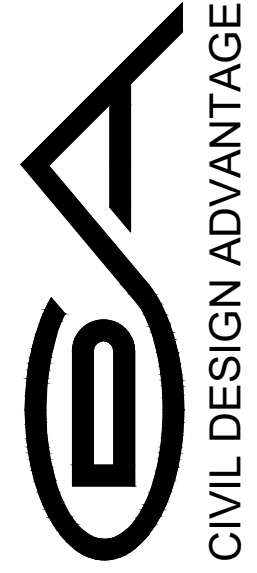
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SIENA HILLS GRADING PLAN

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

DATE	REVISIONS
10/11/2024	FOURTH SUBMITTAL
09/20/2024	THIRD SUBMITTAL
09/06/2024	SECOND SUBMITTAL
08/16/2024	FIRST SUBMITTAL



ANKENY, IOWA

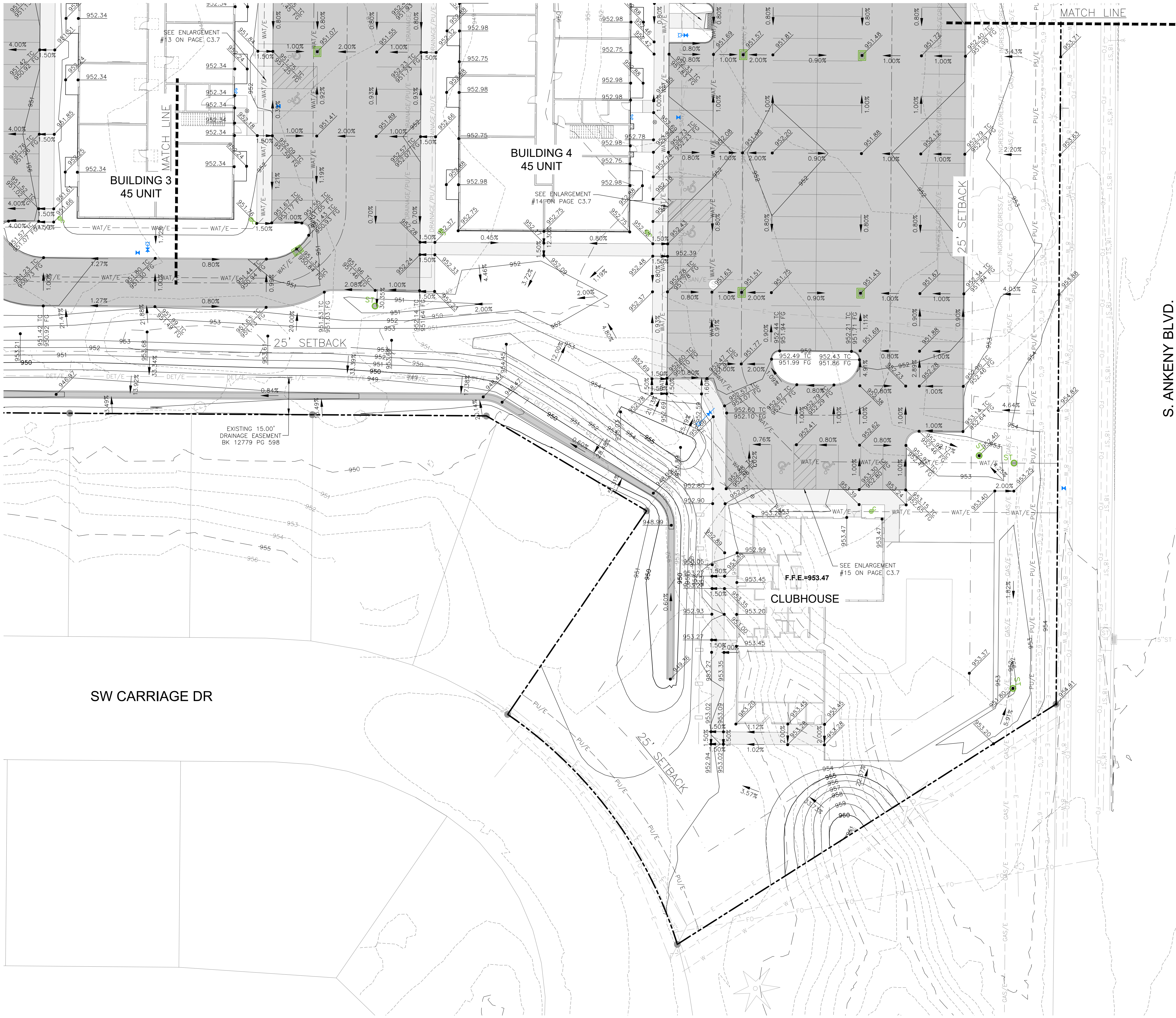
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ENGINEER: TWC

ENGINEER: RAH

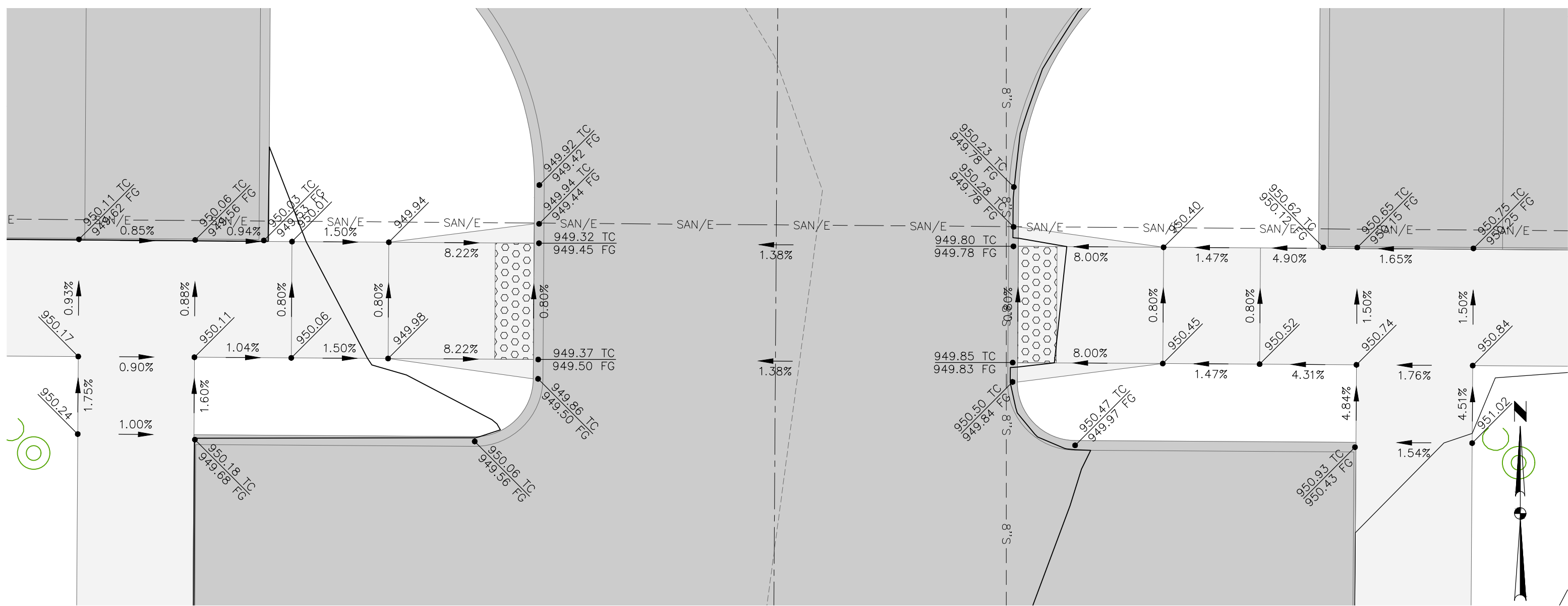
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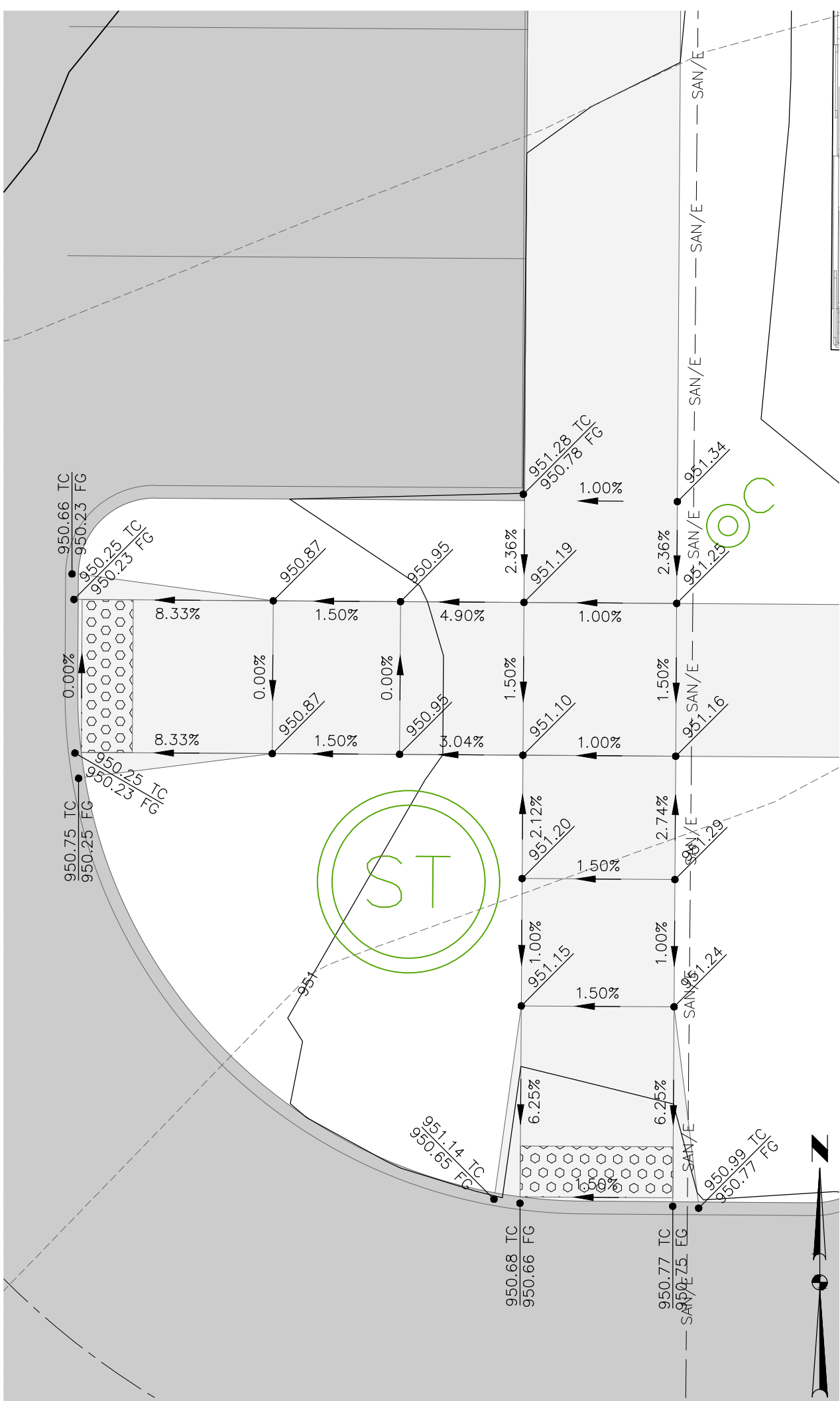


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1"=5'



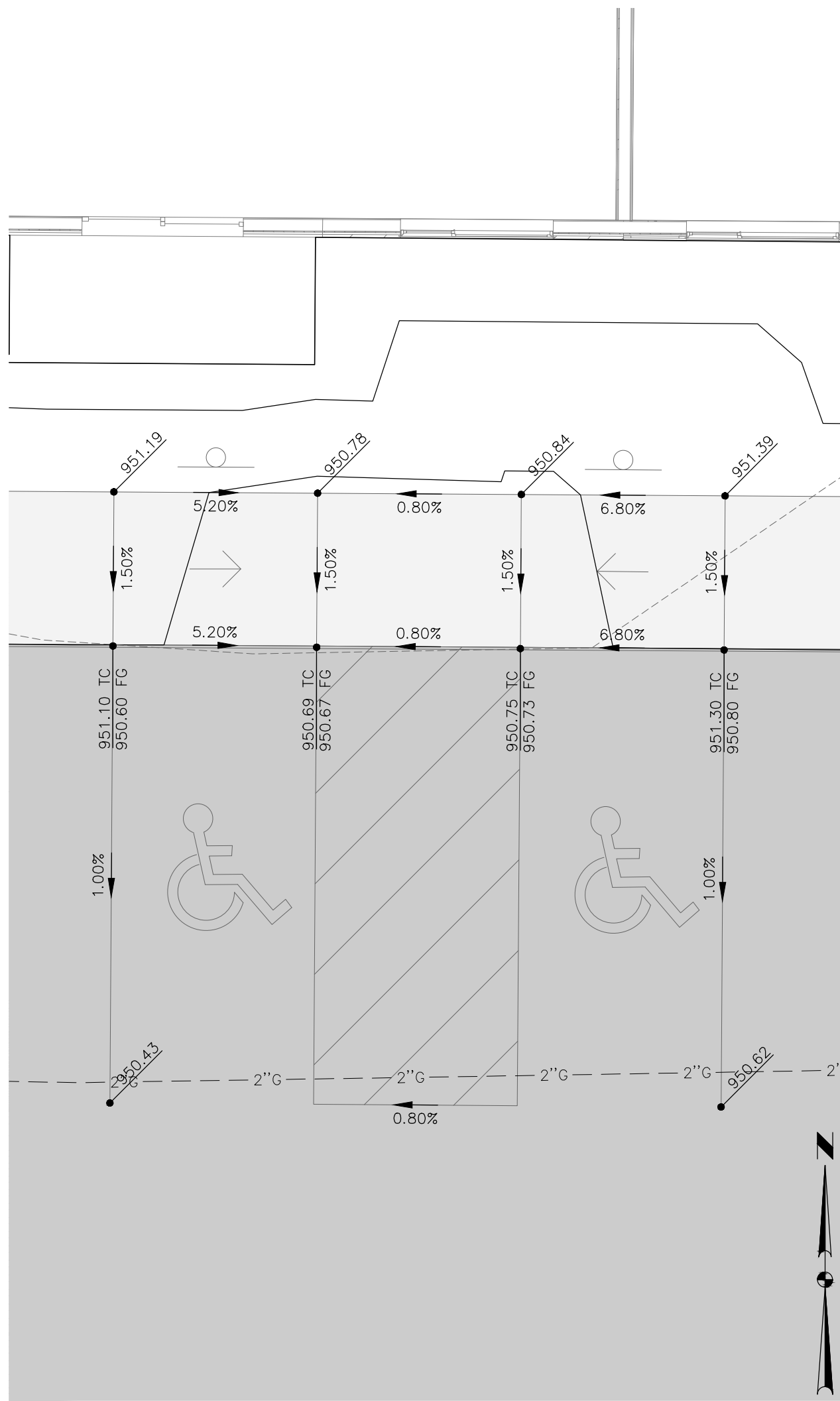
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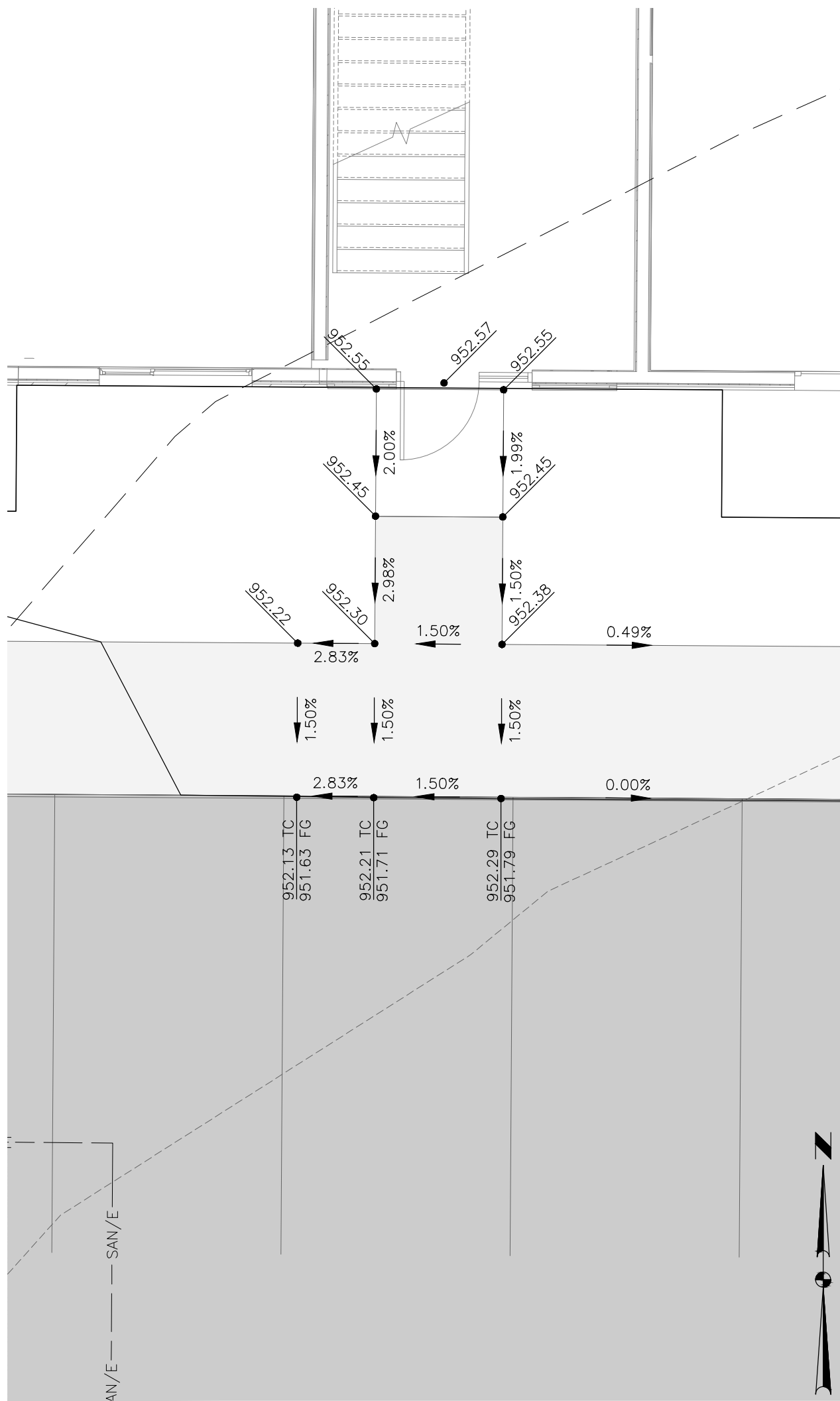
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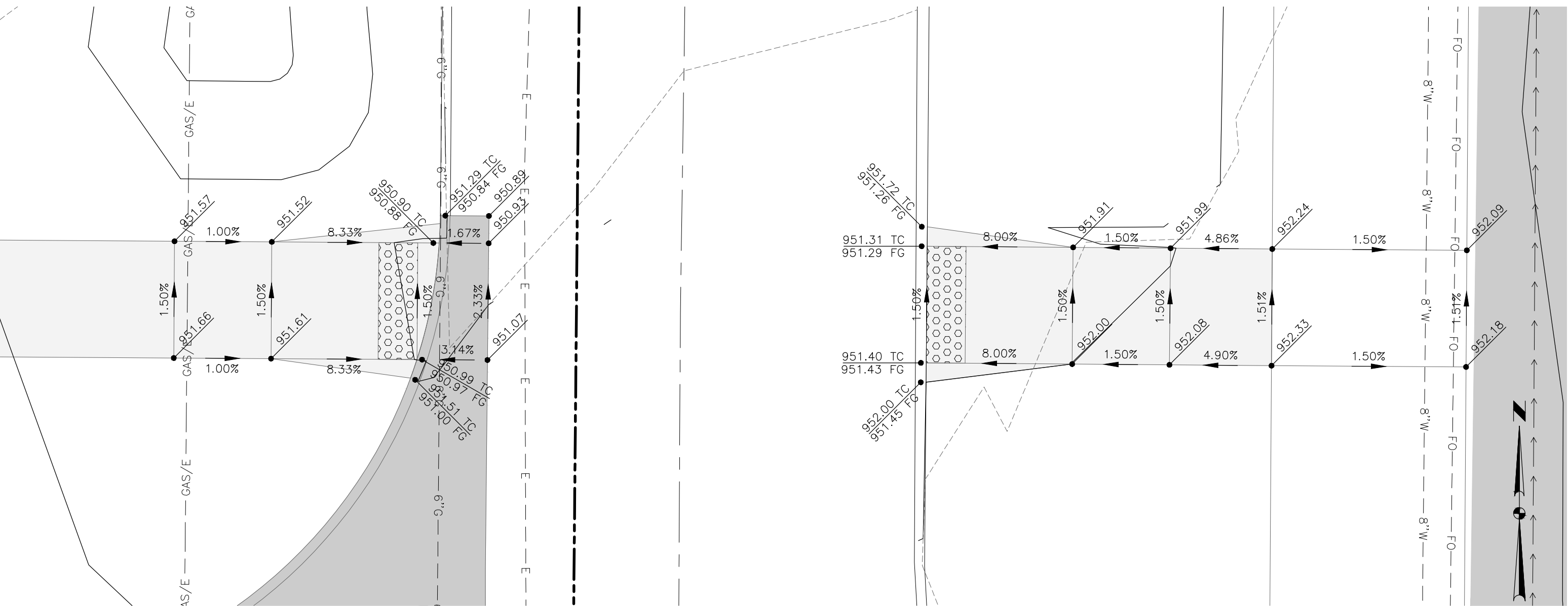
4 ENLARGEMENT #4
1"=5'



5 ENLARGEMENT #5
1"=5'



6 ENLARGEMENT #6
1"=5'



SIENA HILLS GRADING PLAN		ENGINEER: TWC		ENGINEER: RAH	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		ENGINEER: TWC		ENGINEER: RAH	
2840 S ANKENY BLVD.		ENGINEER: TWC		ENGINEER: RAH	
ANKENY, IOWA		ENGINEER: TWC		ENGINEER: RAH	
DATE: 09/06/2024		DATE: 10/11/2024		DATE: 09/06/2024	
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SIENA HILLS

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,053
2	DITCH CHECKS	LF	0
3	SEEDING, FERTILIZING, AND MULCHING	AC	3.5
4	INLET PROTECTION DEVICES	EA	18
5	CONCRETE WASHOUT PIT	EA	1
6	24" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO SAYLOR CREEK ±2000 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 8.22 ACRES
STORAGE VOLUME REQUIRED (8.31 OF ACRES*3600 CU FT) 29,592 CU FT

VOLUME PROVIDED IN SILT FENCE (2,053 LF @ 4.5 CU FT/LF OF FENCE) 9,238 CU FT
VOLUME PROVIDED IN TSB 123,797 CU FT
TOTAL VOLUME PROVIDED 133,035 CU FT

DISCHARGE POINT #2 TO SAYLOR CREEK ±1400 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 0.14 ACRES
STORAGE VOLUME REQUIRED (0.15 OF ACRES*3600 CU FT) 504 CU FT

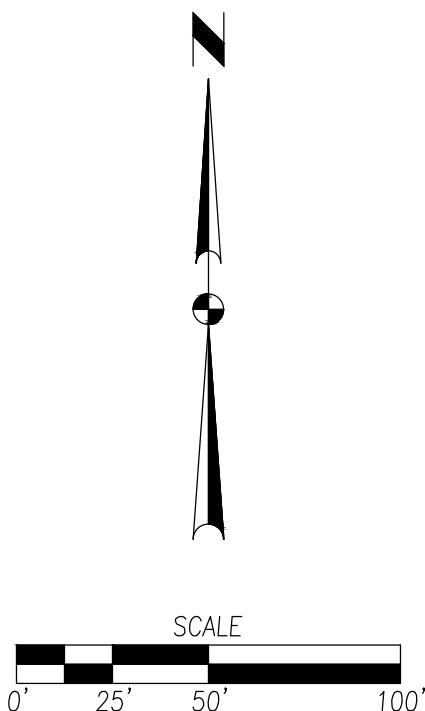
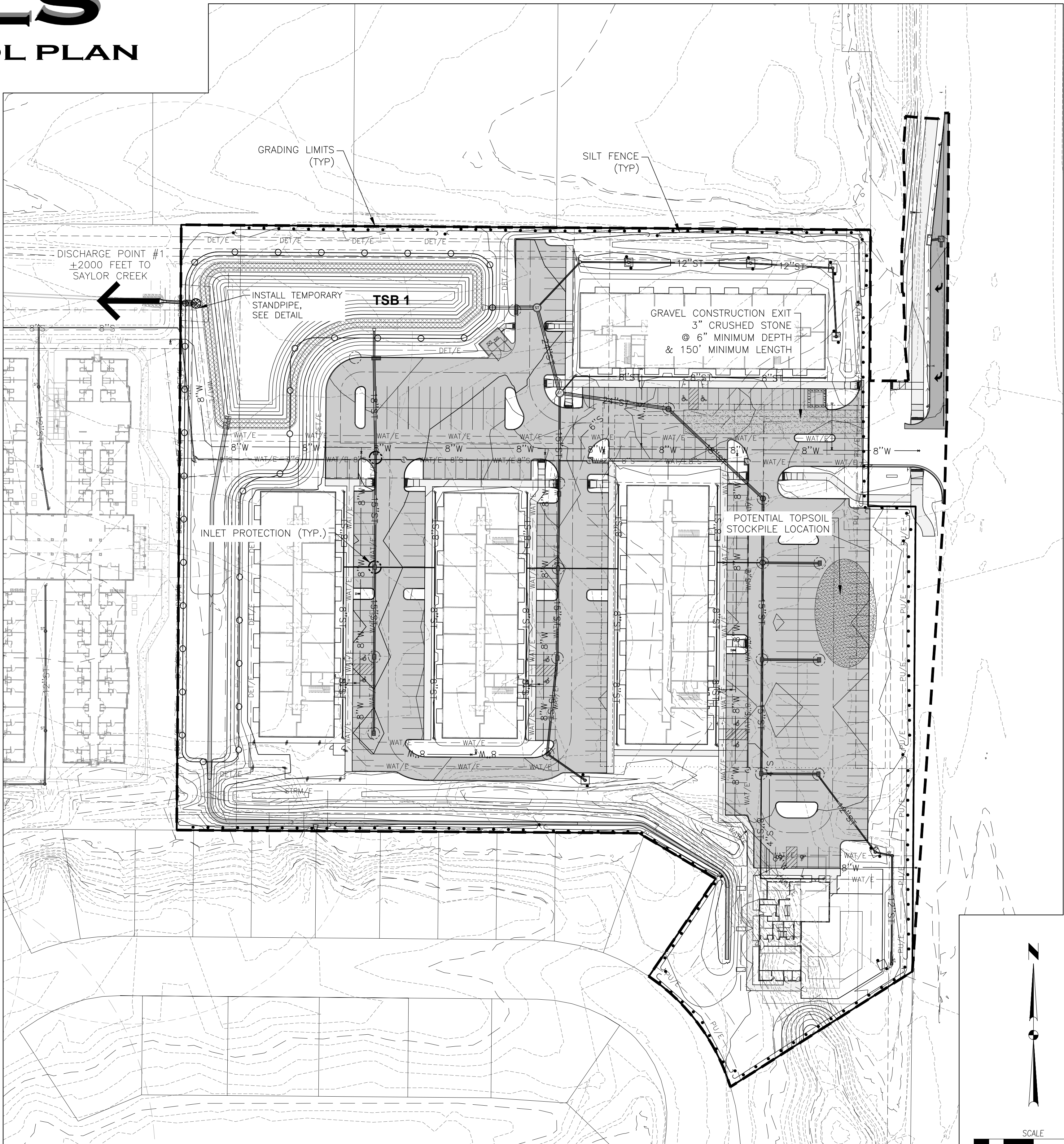
VOLUME PROVIDED IN SILT FENCE (335 LF @ 4.5 CU FT/LF OF FENCE) 1,508 CU FT
TOTAL VOLUME PROVIDED 1,508 CU FT

NOTES:

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

SWPPP LEGEND

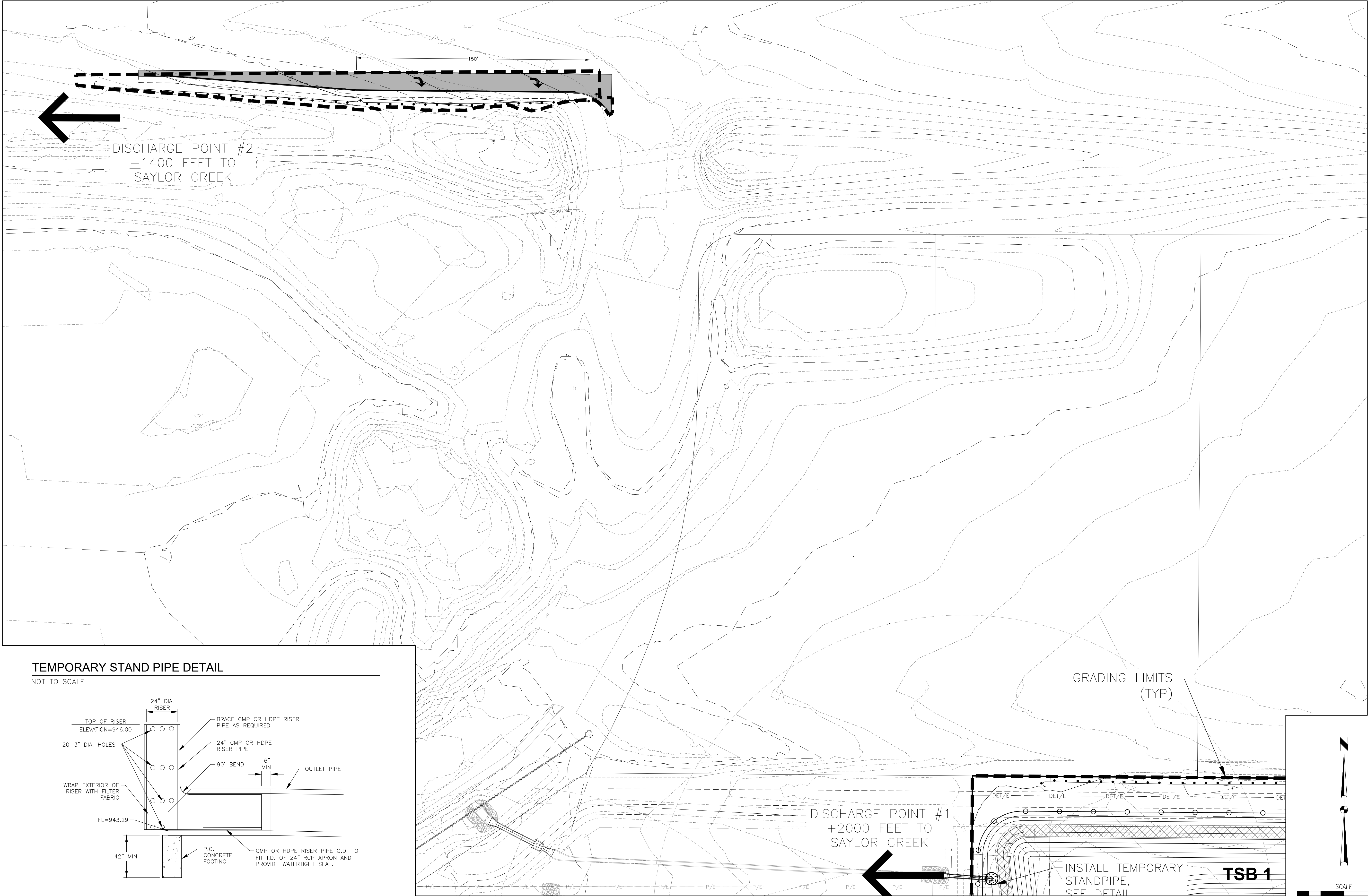
DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT TRAP	TST #
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	TSB #
CONCRETE WASHOUT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



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	09/20/2024
	09/06/2024
	08/16/2024
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER: TWC	
ENGINEER: RAH	
CIVIL DESIGN ADVANTAGE	
ANKENY, IOWA	
SIENA HILLS	
EROSION AND SEDIMENT CONTROL PLAN	
2840 S ANKENY BLVD.	
DATE:	09/06/2024
SHEET NUMBER:	C4.1
	2406.500

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SIENA HILLS

EROSION AND SEDIMENT CONTROL PLAN

2840 S ANKENY BLVD.
ANKENY, IOWA

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

ENGINEER: RAH
ENGINEER: TWC

DATE:
09/06/2024

SHEET NUMBER:
C4.2
2406.500

REVISIONS	DATE
FOURTH SUBMITTAL	10/11/2024
THIRD SUBMITTAL	09/20/2024
SECOND SUBMITTAL	09/06/2024
FIRST SUBMITTAL	08/16/2024



1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR MECHANICAL SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE EXPOSED DURING CONSTRUCTION. NOTIFICATION TO UTILITIES IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE SUBBURIED TO 12" BELOW FOUNDATIONS, BUILDINGS. REFER TO STRUCTURE DETAILS FOR DESIGN. FROM OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. ALL PUBLIC MANHOLES WITHIN PAVEMENT NEED TO USE EAST JORDAN 3025 SELF-LEVEL CASTINGS WITH CRETEX PRO-RINGS. COORDINATE WITH DEVELOPMENT ENGINEERING FOR INSPECTION REQUIREMENTS.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANKENY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED AS EXISTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DAMAGE TO EXISTING UTILITIES OR STRUCTURES INCURRED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL SANITARY SEWER, STORM, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. THE CONTRACTOR SHALL BE INSTALLED IN THE PLANS AND THE CITY SUPPLEMENTALS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. ALL MATERIAL SHALL BE REMOVED AT THE END OF EACH DAY OF CONSTRUCTION.
16. SANITARY SEWER CONNECTIONS SHALL BE MADE WITH A MANUFACTURED WYE IF A SERVICE IS 6" OR LESS. THE FULL SANITARY PIPE WILL BE VIDEO INSPECTED AFTER THE CONNECTIONS ARE MADE AND BACKFILLED, AND THE VIDEO SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE FIRST INSPECTION. IF A DISCREPANCY BEING ISSUED.
17. CONTRACTOR SHALL REMOVE MECHANICAL PLUGS ON EXISTING SANITARY SERVICES. CONTRACTOR SHALL INSTALL A GUEDED CAP, REMOVE SERVICE, OR PLACE INTERIOR PIPE PATCH OVER THESE CONNECTIONS.
18. ALL VACUUM OR SUCCTION BASIN LIMITS REQUIRE VACUUM TEST TO VERIFY NO INFILTRATION AT JOINTS.
19. ALL CURB STOPS SHALL BE ENCASED IN CONCRETE.

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

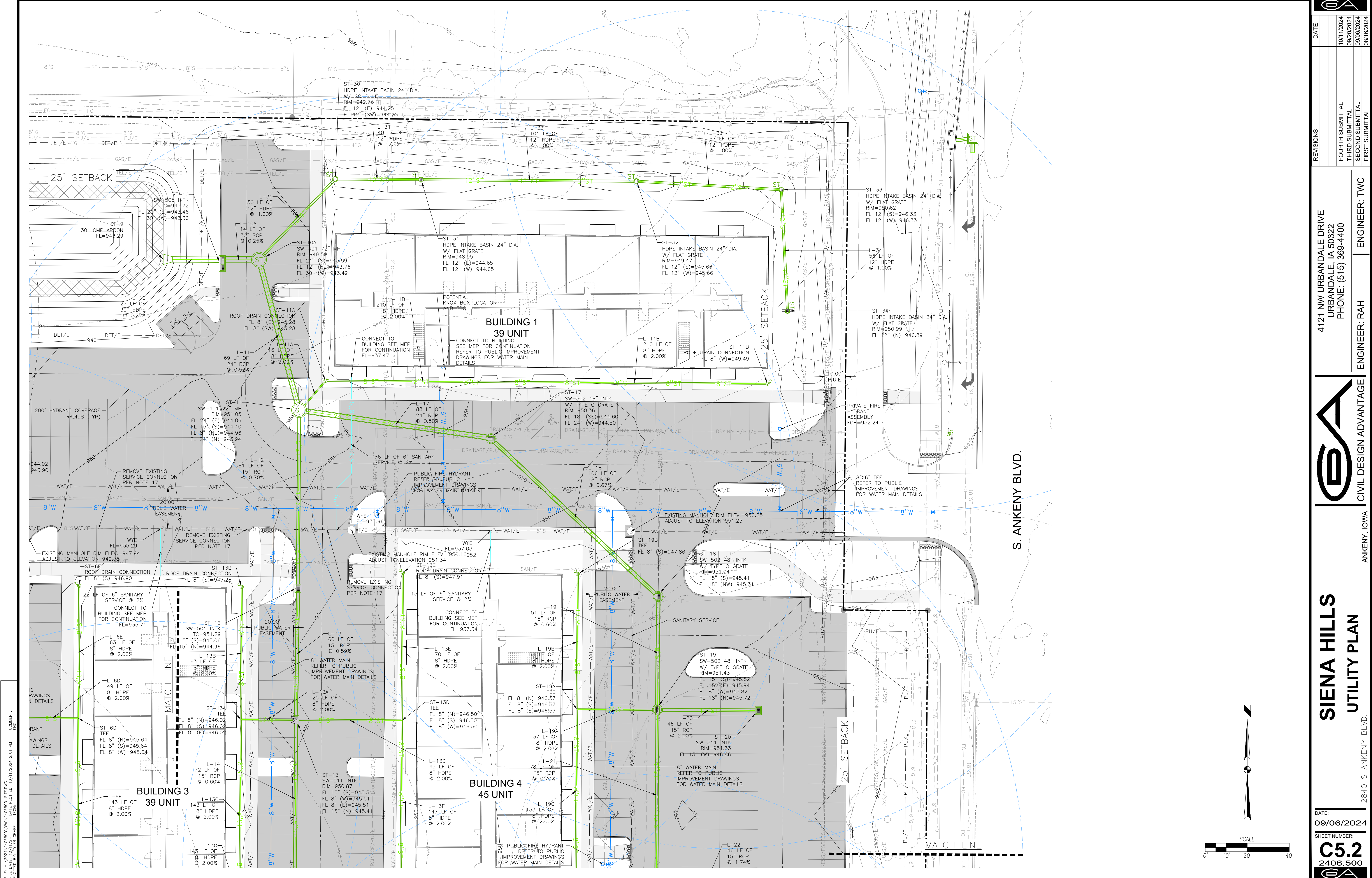
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ANKENY, IOWA

DATE:
09/06/2024

SHEET NUMBER:
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REVISIONS	
DATE	DESCRIPTION
10/11/2024	FOURTH SUBMITTAL
09/20/2024	THIRD SUBMITTAL
09/06/2024	SECOND SUBMITTAL
08/16/2024	FIRST SUBMITTAL

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

ENGINEER: TWC

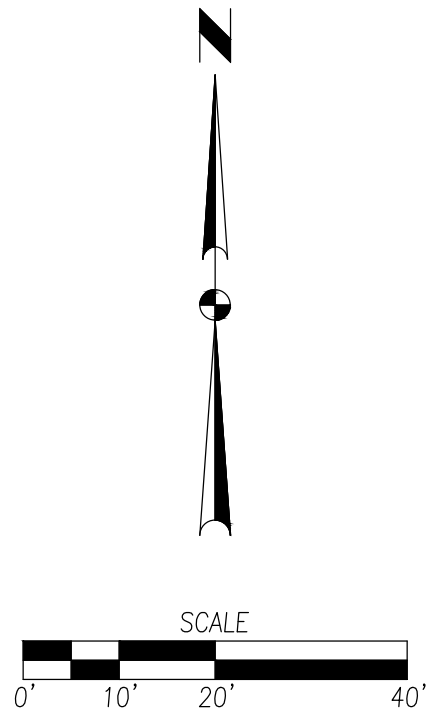
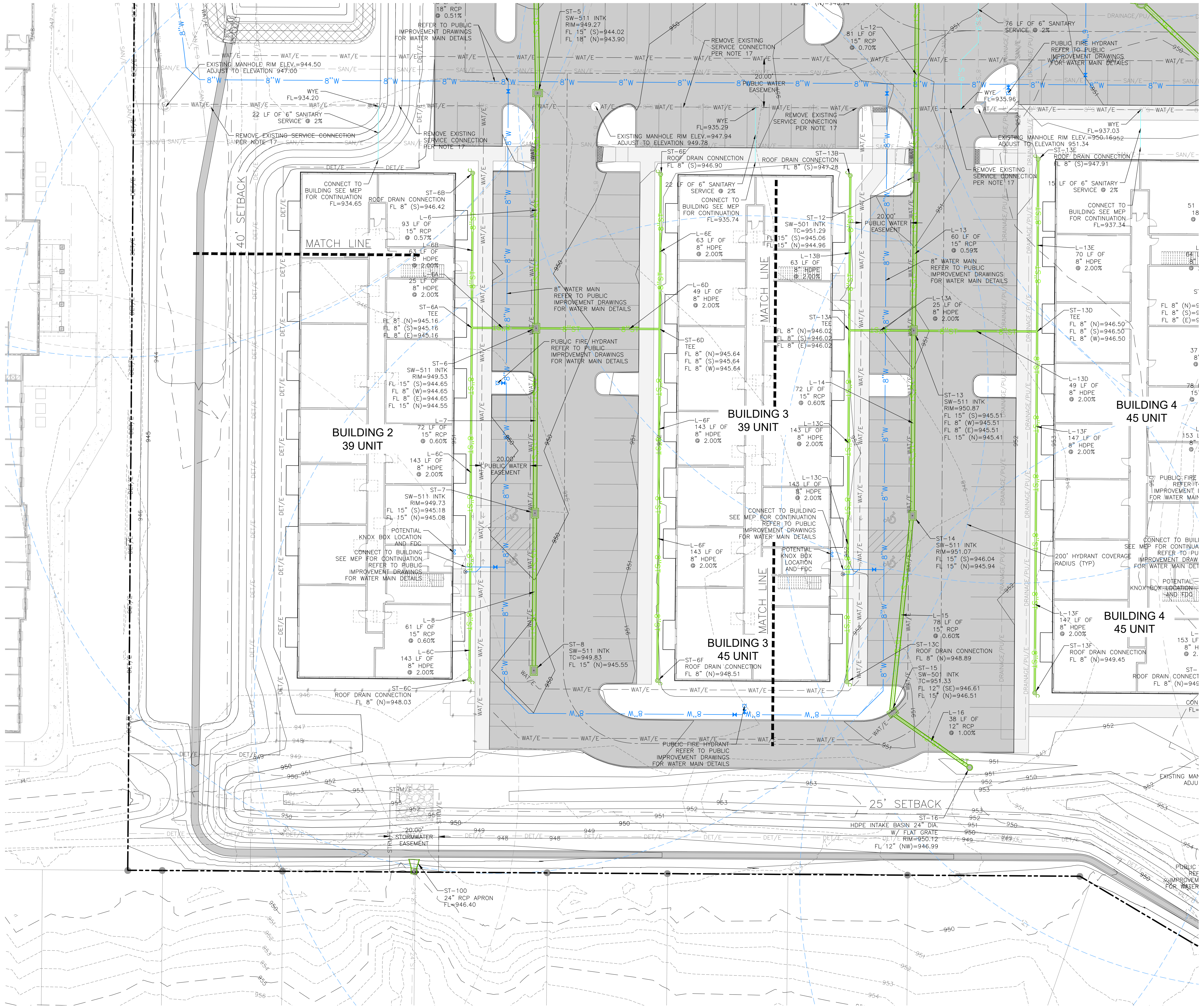
SIENA HILLS
UTILITY PLAN

2840 S ANKENY BLVD.

DATE:
09/06/2024

SHEET NUMBER:
C5.2
2406.500

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SIENA HILLS UTILITY PLAN

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



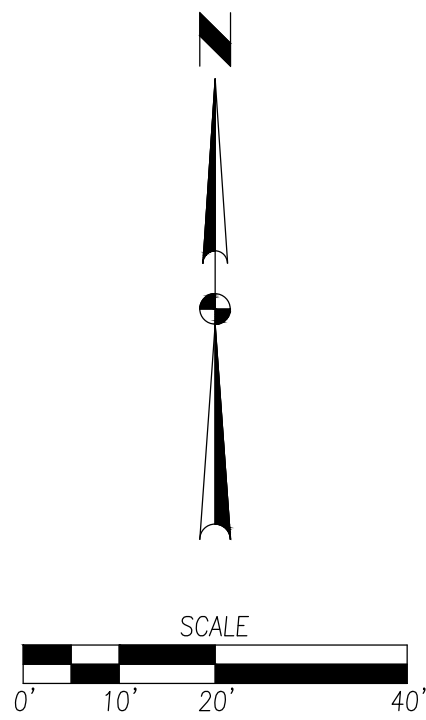
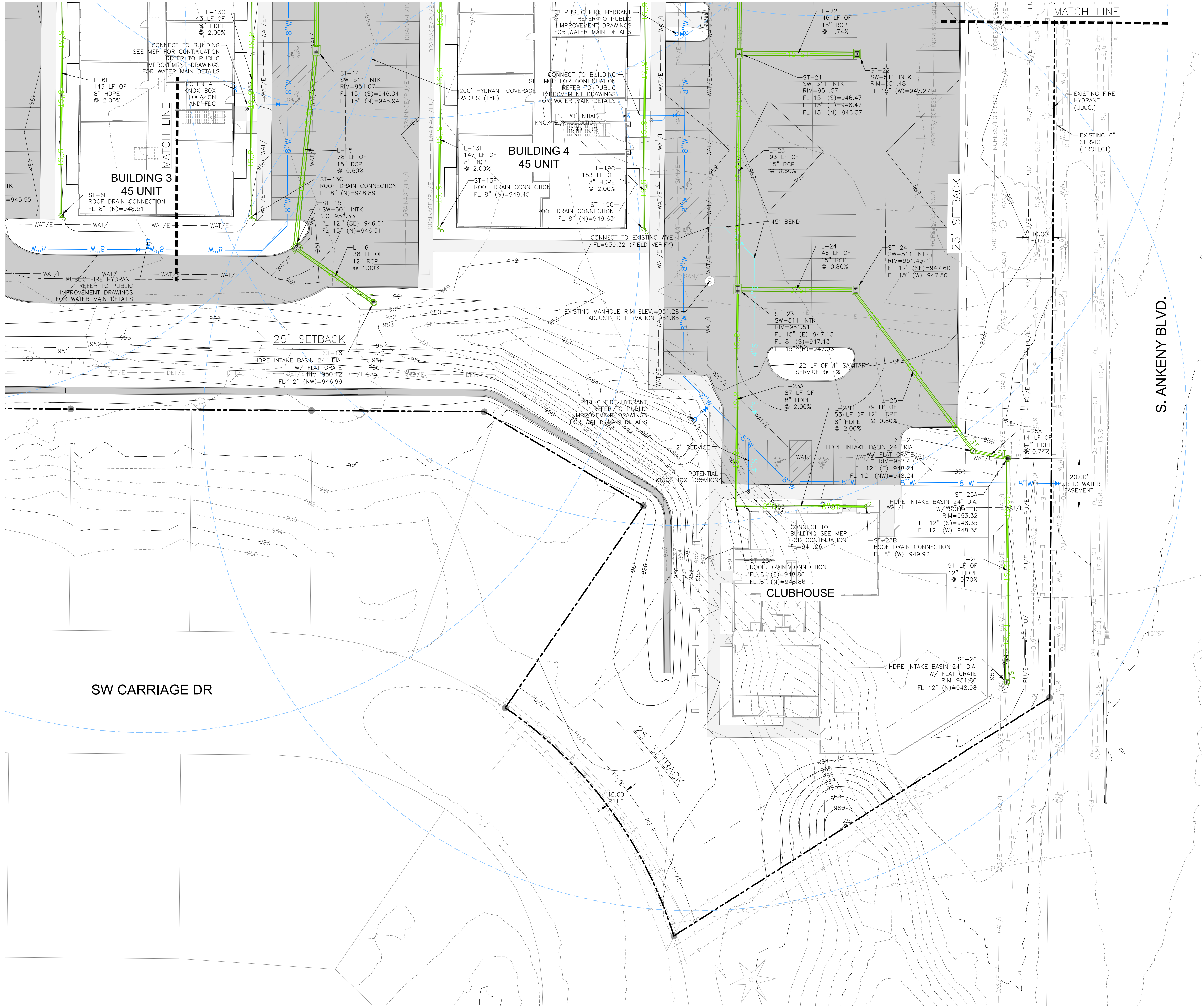
ANKENY, IOWA

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ENGINEER: RAH

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10/11/2024	FOURTH SUBMITTAL
09/20/2024	THIRD SUBMITTAL
09/06/2024	SECOND SUBMITTAL
08/16/2024	FIRST SUBMITTAL



SIENA HILLS

UTILITY PLAN

2840 S ANKENY BLVD.

ANKENY, IOWA

DATE:

09/06/2024

SHEET NUMBER:

C5.4

2406.500

ENGINEER: TWC

ENGINEER: RAH

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

REVISIONS

DATE	REVISIONS
10/11/2024	FOURTH SUBMITTAL
09/20/2024	THIRD SUBMITTAL
09/06/2024	SECOND SUBMITTAL
08/16/2024	FIRST SUBMITTAL

ENGINEER: TWC

ENGINEER: RAH

4121 NW URBANDALE DRIVE

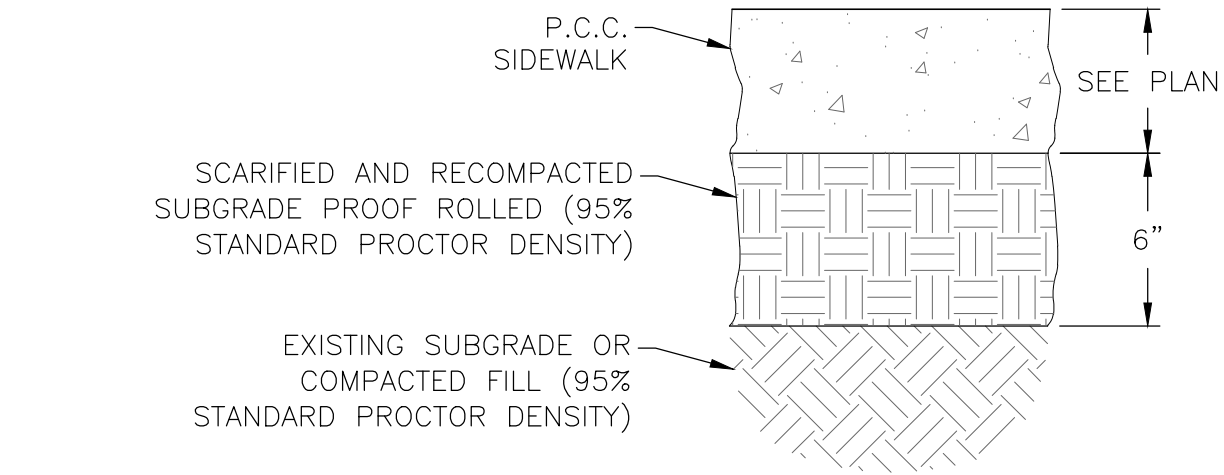
URBANDALE, IA 50322

PHONE: (515) 369-4400

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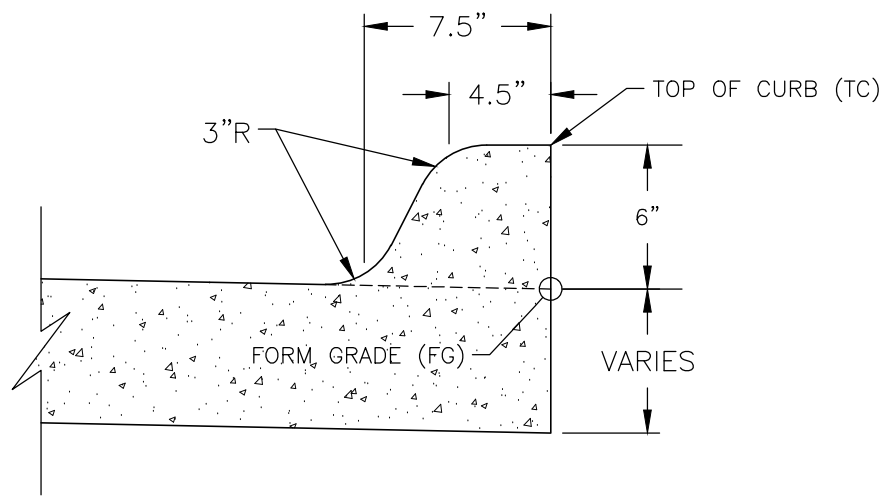
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NOTES:
1. SUBGRADE PREPARATION SHALL EXTEND 12" BEYOND THE EDGE OF PAVING. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

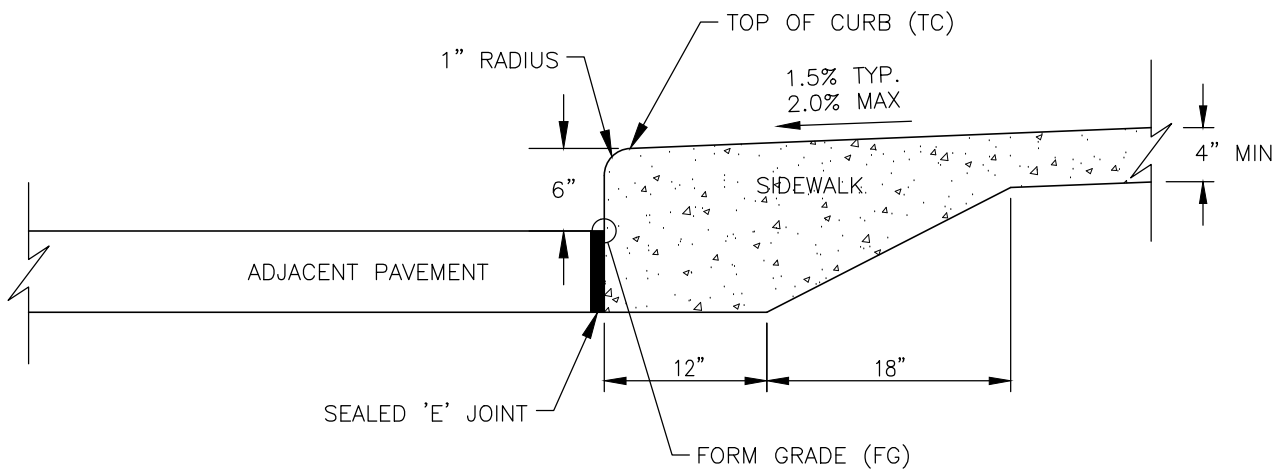
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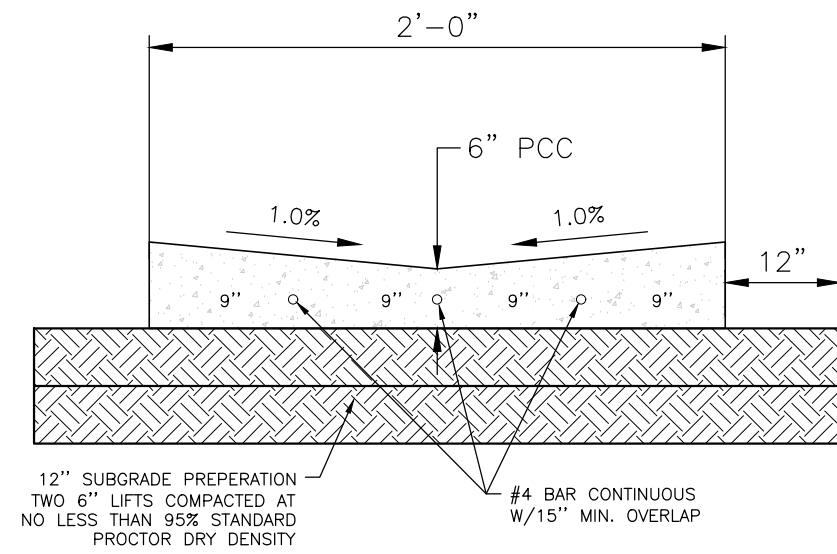
5 6" STANDARD CURB

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6 CLASS 'A' INTEGRAL CURB AND SIDEWALK

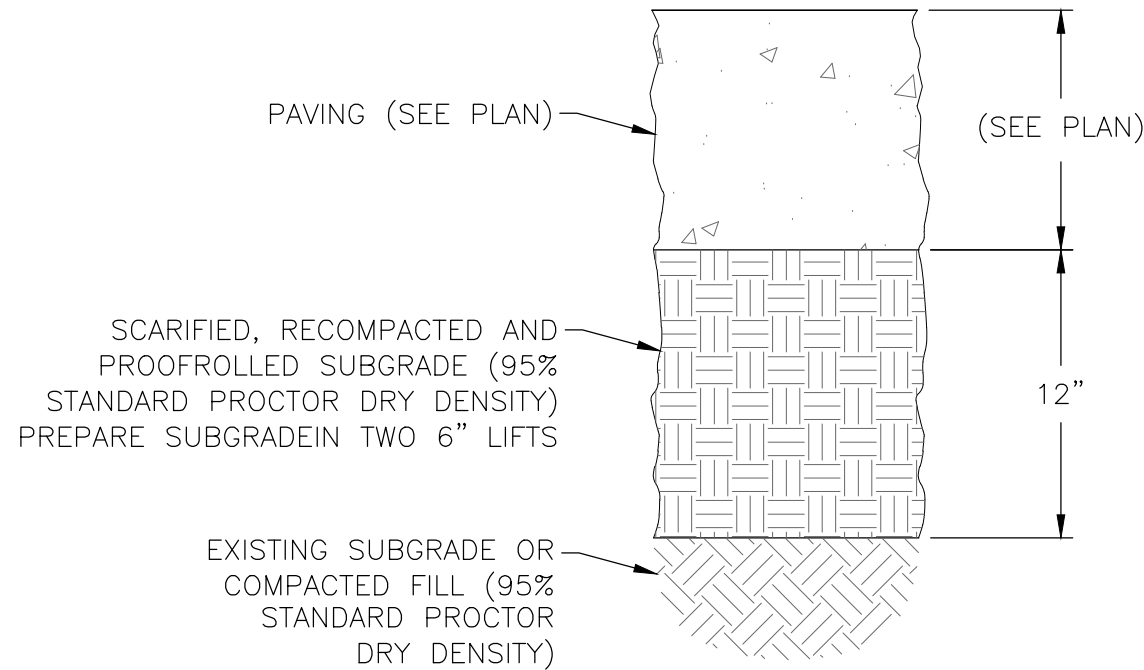
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TYPICAL CROSS SECTION

8 PCC FLUME NO CURB

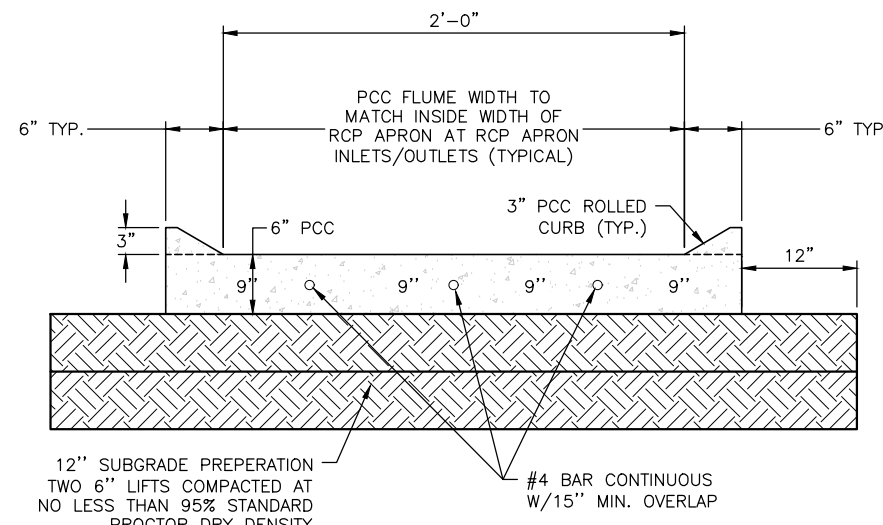
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NOTES:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND THE EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

2 12" SUBGRADE PREPARATION

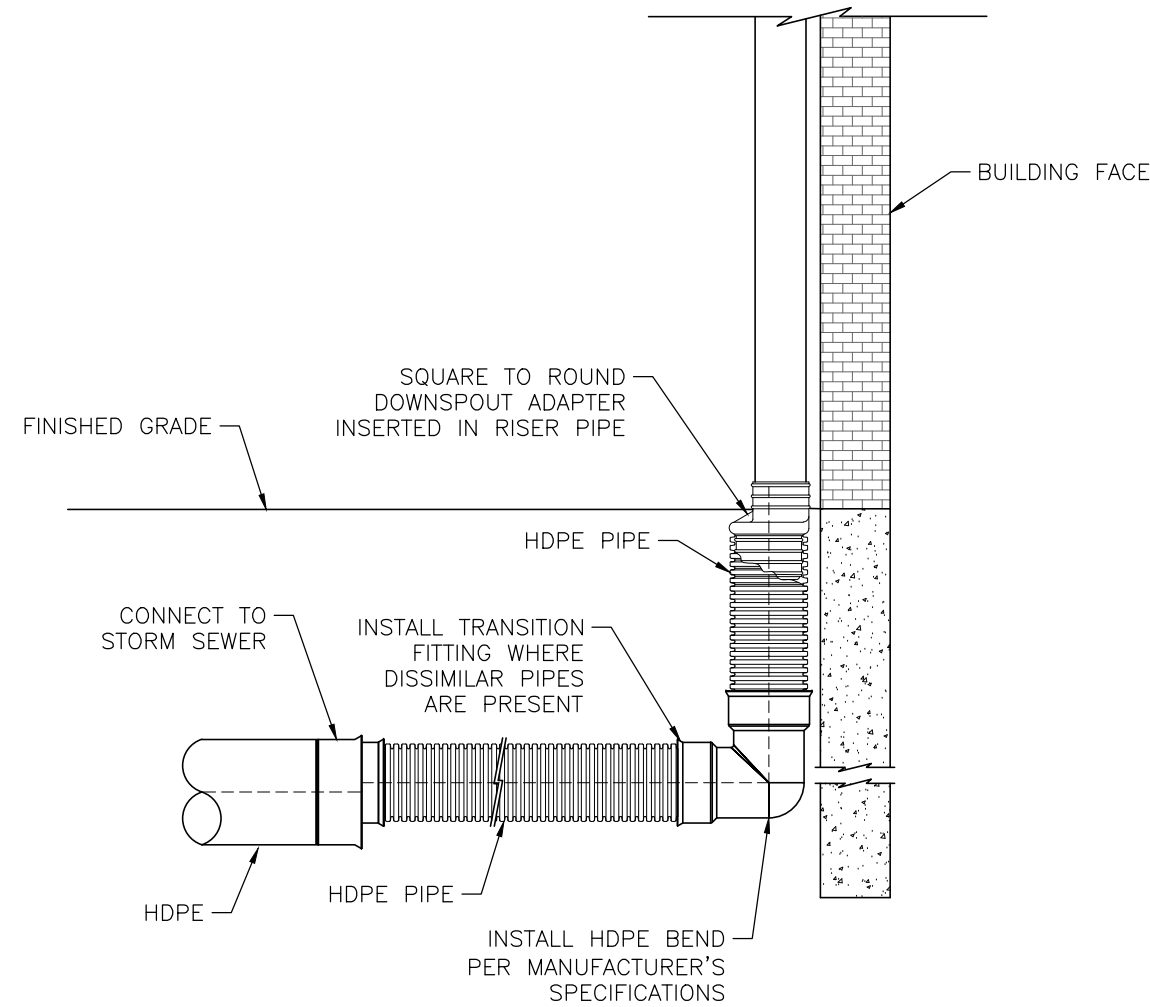
NOT TO SCALE



TYPICAL CROSS SECTION

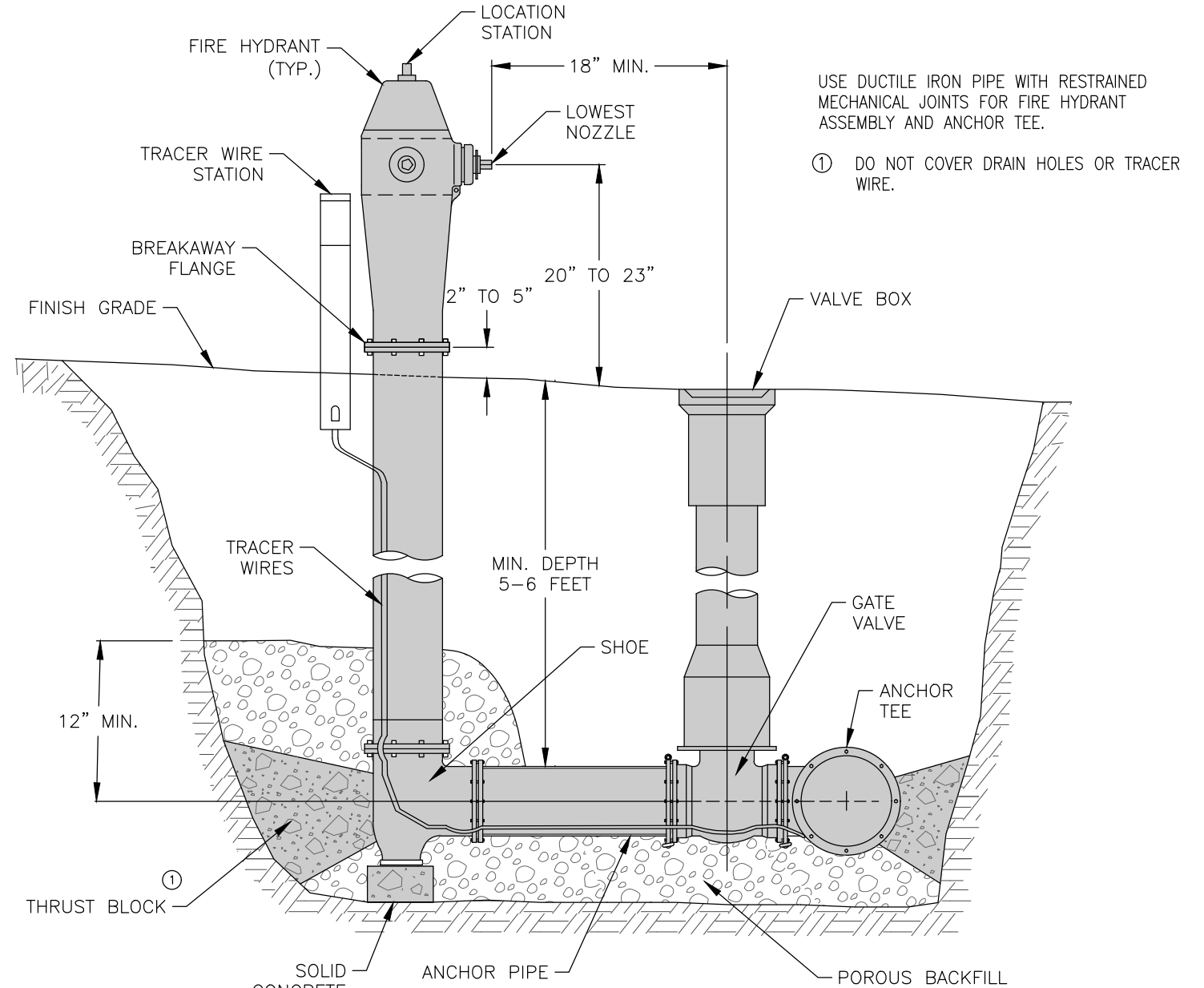
7 PCC FLUME WITH CURB

NOT TO SCALE



3 ROOF DRAIN CONNECTION WITH TEE

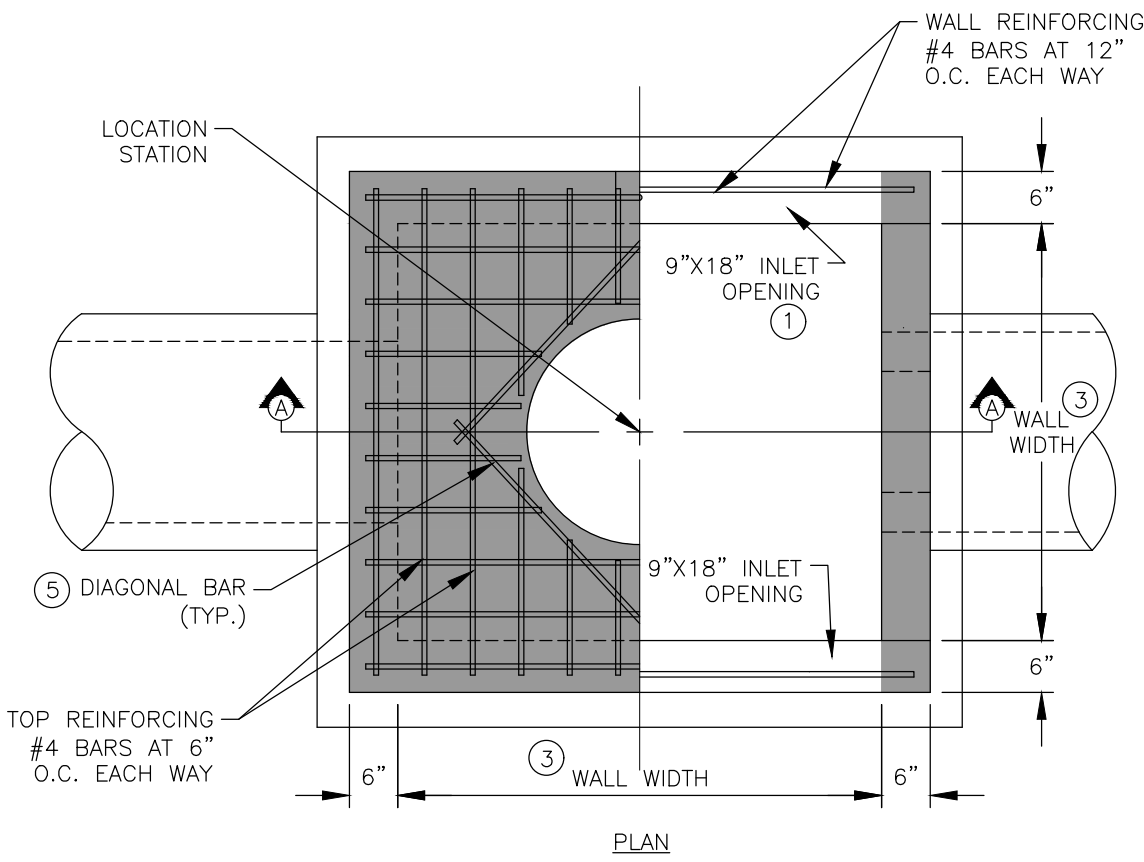
NOT TO SCALE



TYPICAL SECTION

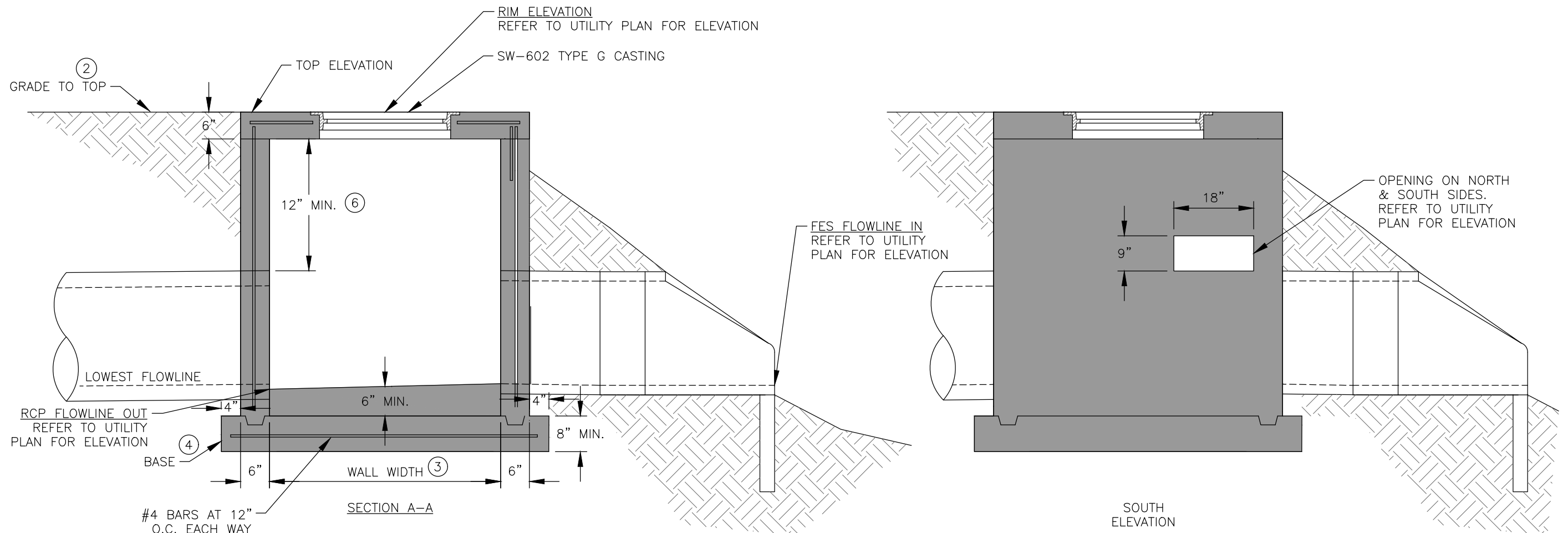
4 FIRE HYDRANT ASSEMBLY

NOT TO SCALE



STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

- CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. ENDED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
- GRADE TO TOP ELEVATION ON CLOSED SIDES.
- WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
- CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
- 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



SW-513 INTAKE

3 ST-1

NOT TO SCALE

DATE	REVISIONS
10/11/2024	FOURTH SUBMITTAL
09/20/2024	THIRD SUBMITTAL
09/06/2024	SECOND SUBMITTAL
08/16/2024	FIRST SUBMITTAL

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

ENGINEER: TWC

ENGINEER: RAH



ANKENY, IOWA

SIENA HILLS
DETAILS

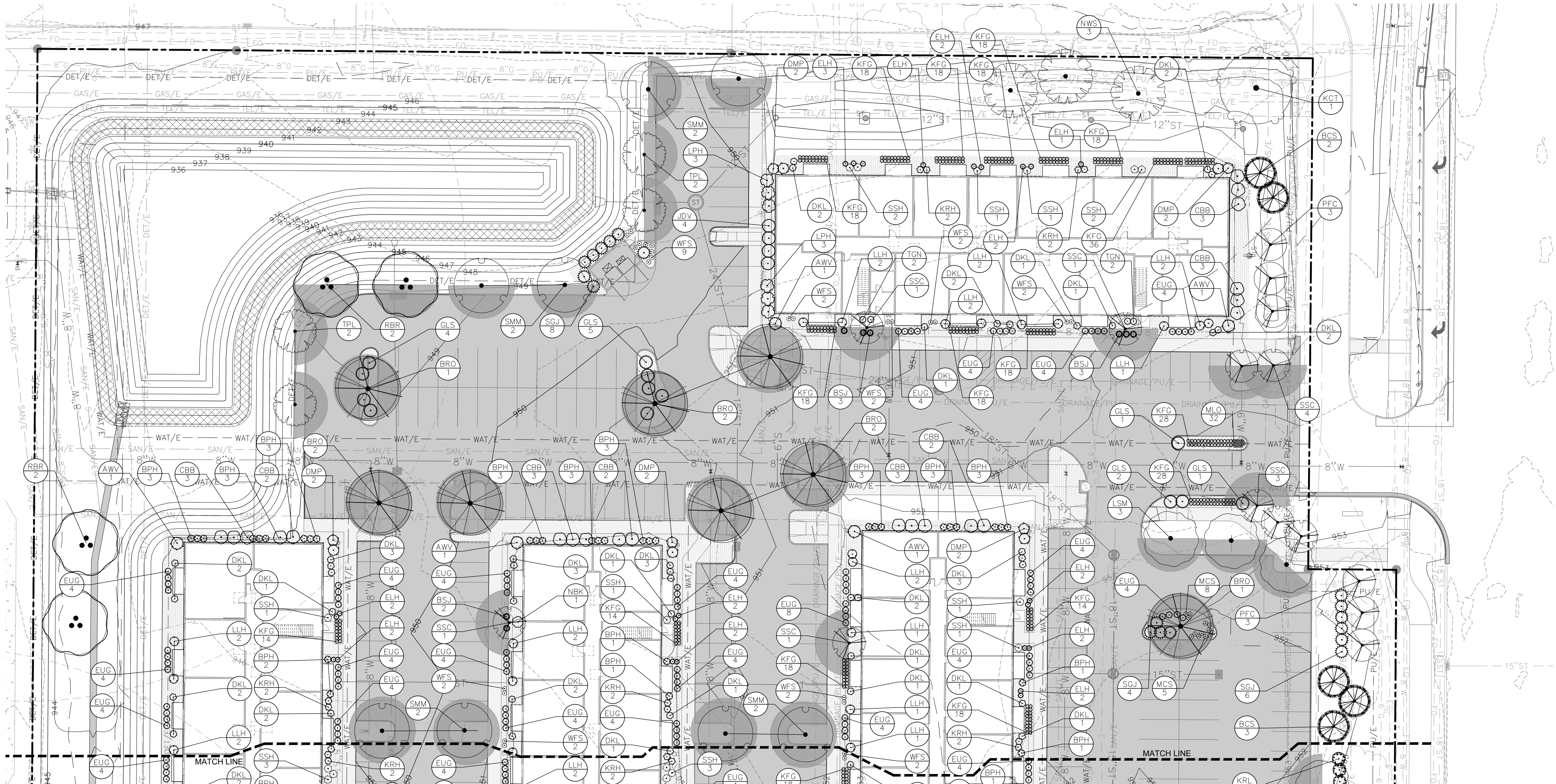
2840 S ANKENY BLVD.

DATE:
09/06/2024

SHEET NUMBER:

C6.1
2406.500

FILE: H:\2024\2406500\DWG\2406500-STEDWG
PLOT: 10/11/2024 2:02 PM
TDR: 10/11/2024 2:02 PM
COMMENTS:
REVISED BY: TDR



PLANT SCHEDULE OPEN SPACE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
BCS	2	Blue Colorado Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
BHS	2	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
NWS	5	Norway Spruce	Picea abies	B&B, 6' HEIGHT
ORNAMENTAL TREES				
ABS	13	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER
SSC	11	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
BRO	11	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
LSM	9	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 2" CALIPER
RBR	8	River Birch Multi-Trunk	Betula nigra	B&B, 2" CALIPER
SMM	9	State Street™ Miyabe Maple	Acer miyabei 'Morton'	B&B, 2" CALIPER
TPL	4	Tupelo "Black Gum"	Nyssa sylvatica	B&B, 2" CALIPER
SHRUBS				
AWV	7	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	3' HEIGHT
BPH	65	Babo@Panicke Hydrangea	Hydrangea paniculata 'ILVBO'	24" HEIGHT
BSJ	23	Blue Star Juniper	Juniperus squamata 'Blue Star'	24" HEIGHT
CBB	15	Compact Burning Bush	Euonymus alatus 'Compactus'	3' HEIGHT
DKL	66	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	24" HEIGHT
DMP	10	Dwarf Mugo Pine	Pinus mugo pumilio	24" HEIGHT
GLS	17	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" HEIGHT
JDV	4	Judd Viburnum	Viburnum x juddii	3' HEIGHT
KRL	18	Korean Lilac	Syringa pubescens patula	3' HEIGHT
LLH	36	Little Lime@Panicke Hydrangea	Hydrangea paniculata 'Jone'	24" HEIGHT
LPH	6	LimeLight Panicke Hydrangea	Hydrangea paniculata 'LimeLight'	24" HEIGHT
MCS	31	Magic Carpet Japanese Spirea	Spiraea japonica 'Walburna'	18" HEIGHT
NBK	5	Ninebark	Physocarpus opulifolius	3' HEIGHT
SGJ	12	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT
TGN	16	Tiny Wine@Gold Ninebark	Physocarpus opulifolius 'SMNPOTWG'	24" HEIGHT
WFS	33	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" HEIGHT
GRASSES				
EUG	175	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	5 GAL
KFG	404	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Stricta'	1 GAL
PN	6	Northwind Switch Grass	Panicum virgatum 'Northwind'	3 GAL
PERENNIALS				
ELH	46	Elegant Hosta	Hosta x 'Elegans'	1 GAL
KRH	25	Krossa Regal Hosta	Hosta x 'Krossa Regal'	24" HEIGHT
MLO	71	Millenium Ornamental Onion	Allium x 'Millenium'	4" Pot
PDA	8	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	1 GAL
SSH	37	Sum and Substance Hosta	Hosta x 'Sum and Substance'	CONT, 1 GAL

PLANT SCHEDULE SOUTH BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
ABC	19	White Fir	Abies concolor	B&B, 6' HEIGHT
BHS	6	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ERC	19	Eastern Redcedar	Juniperus virginiana	B&B, 6' HEIGHT
ORNAMENTAL TREES				
ABS	6	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER
OVERSTORY TREES				
LSM	4	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 2" CALIPER
NRO	4	Northern Red Oak	Quercus rubra	B&B, 2" CALIPER
RPM	13	Redpointe@Maple	Acer rubrum 'Frank Jr.'	B&B, 2" CALIPER
SHRUBS				
AWV	28	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	3' HEIGHT
CBB	15	Compact Burning Bush	Euonymus alatus 'Compactus'	3' HEIGHT
JDV	20	Judd Viburnum	Viburnum x juddii	3' HEIGHT
KRL	15	Korean Lilac	Syringa pubescens patula	3' HEIGHT
NBK	47	Ninebark	Physocarpus opulifolius	3' HEIGHT
SGJ	53	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3".
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PLANT SCHEDULE ANKENY BOULEVARD BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
ABC	5	White Fir	Abies concolor	B&B, 6' HEIGHT
BCS	8	Blue Colorado Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
NWS	1	Norway Spruce	Picea abies	B&B, 6' HEIGHT
ORNAMENTAL TREES				
PFC	16	Prairifire Crabapple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
OVERSTORY TREES				
BRO	2	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
KCT	1	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	B&B, 2" CALIPER
LSM	2	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 2" CALIPER
SHRUBS				
CBB	6	Compact Burning Bush	Euonymus alatus 'Compactus'	3' HEIGHT
JDV	6	Judd Viburnum	Viburnum x juddii	3' HEIGHT
KRL	10	Korean Lilac	Syringa pubescens patula	3' HEIGHT
SGJ	16	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT

OPEN SPACE/ LANDSCAPE REQUIREMENTS

AREA: 7.76 ACRES (338,198 SF)

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED = 67,640 SF (20.0%)
OPEN SPACE PROVIDED = XX,XXX SF (XX.X%)

OPEN SPACE PLANTING REQUIREMENTS
2 TREES & 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE.

REQUIRED
TREES (67,640 SF/3,000 SF) x2 = 46 TREES
SHRUBS (67,640 SF/3,000 SF) x6 = 136 SHRUBS

PROVIDED
TREES = 64 TREES
SHRUBS = 364 SHRUBS

BUFFER REQUIREMENTS

SOUTH ANKENY BLVD (623 LF)

3' EARTH BERM AND 4 TREES AND 6 SHRUBS PER 100 LF.

REQUIRED TREES = 25 TREES

REQUIRED SHRUBS = 38 SHRUBS

PROVIDED TREES = 25 TREES

PROVIDED SHRUBS = 38 SHRUBS

SOUTH PROPERTY LINE (680 LF)

3' EARTH BERM AND 6 TREES AND 10 SHRUBS PER 100 LF.

REQUIRED TREES = 41 TREES

REQUIRED SHRUBS = 68 SHRUBS

PROVIDED TREES = 71 TREES

PROVIDED SHRUBS = 178 SHRUBS

PAVEMENT SHADING REQUIREMENTS

20% OF ALL PAVEMENT MUST BE SHADED

PRIVATE STREET/PARKING = 105,946 SF
REQUIRED SHADED AREA = 21,182 SF (20%)

REQUIRED TREES 21,182 SF/ 706 (30' DIA. TREE) = 30 TREES

PROVIDED TREES = 30 TREES

PAVEMENT SHADING TREES

14 ENTIRE TREE COUNTS TOWARDS REQUIREMENT
(TREES WITHIN ISLANDS)

32 HALF TREE COUNTS TOWARDS REQUIREMENT
(TREES ON EXTERIOR OF PAVEMENT)

TOTAL PAVEMENT SHADE TREES = 30

DATE

10/11/2024

REVISIONS

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: TWC

ENGINEER: RAH

SIENA HILLS

LANDSCAPE PLAN

DATE

09/06/2024

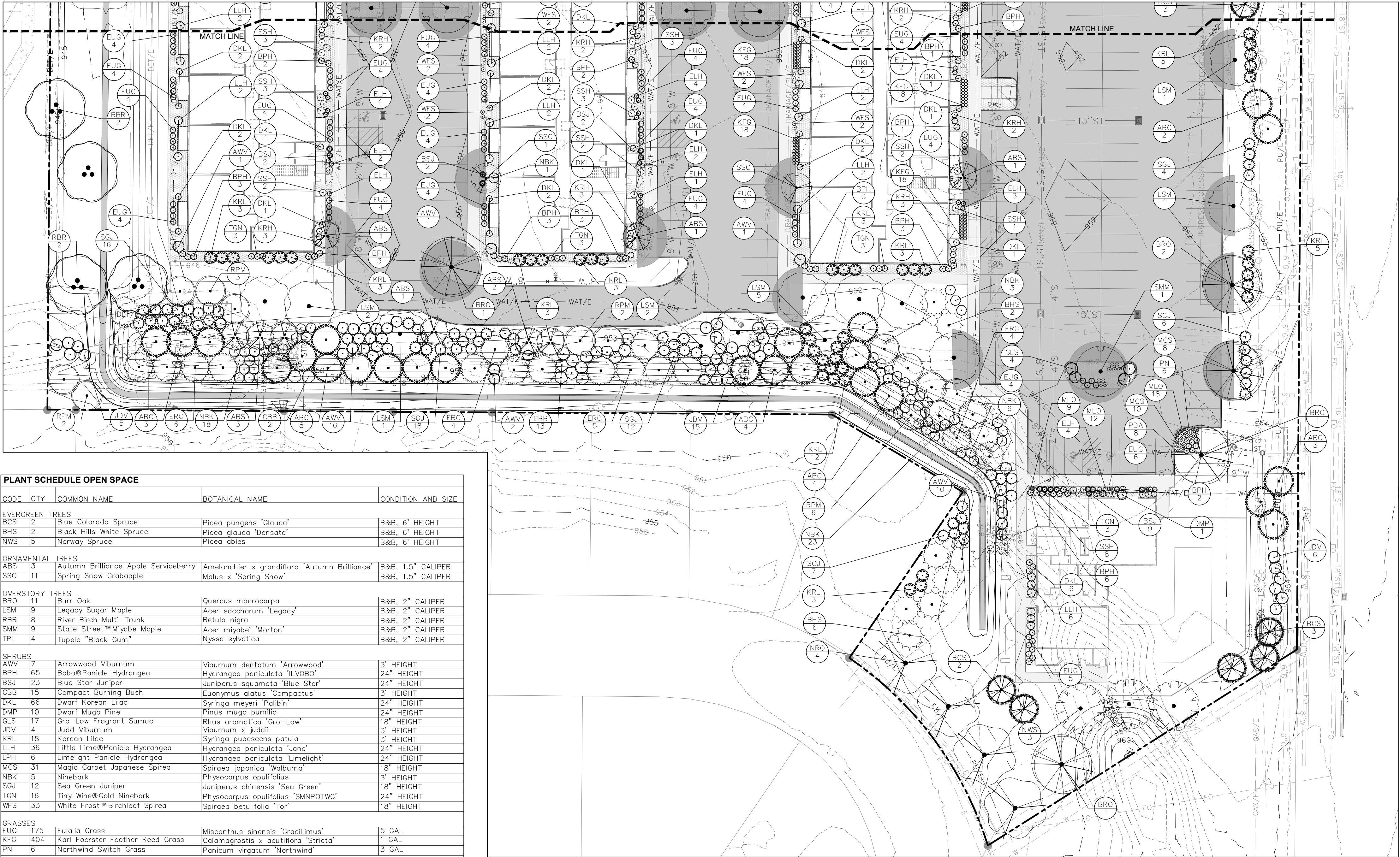
SHEET NUMBER:

L1.1

2406.500

2840 S ANKENY BLVD.

ANKENY, IOWA

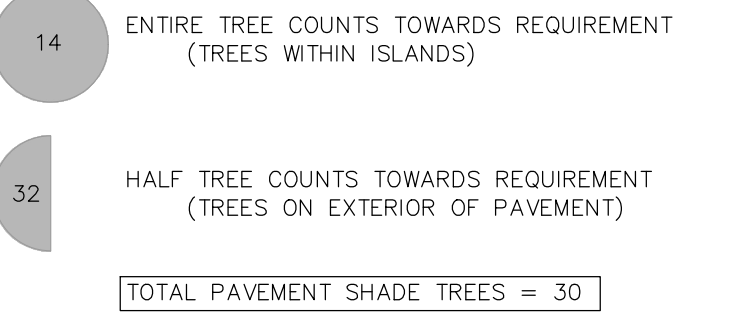


CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
BCS	2	Blue Colorado Spruce	Picea pungens 'Glauca'	B&B, 6" HEIGHT
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SHRUBS				
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BPH	65	Babo@Panicke Hydrangea	Hydrangea paniculata 'ILVOBO'	24" HEIGHT
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DMP	10	Dwarf Mugo Pine	Pinus mugo pumilio	24" HEIGHT
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KRL	18	Korean Lilac	Syringa pubescens patula	3' HEIGHT
LH	36	Little Lime@Panicke Hydrangea	Hydrangea paniculata 'Jane'	24" HEIGHT
LPH	6	LimeLight@Panicke Hydrangea	Hydrangea paniculata 'LimeLight'	24" HEIGHT
MCS	31	Magic Carpet Japanese Spirea	Spiraea japonica 'Walburna'	18" HEIGHT
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OVERSTORY TREES				
LSM	4	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 2" CALIPER
NRO	4	Northern Red Oak	Quercus rubra	B&B, 2" CALIPER
RPM	13	Redpointe® Maple	Acer rubrum 'Frank Jr.'	B&B, 2" CALIPER
SHRUBS				
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CBB	15	Compact Burning Bush	Euonymus alatus 'Compactus'	3' HEIGHT
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SGJ	16	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT

PAVEMENT SHADING TREES



GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINE DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N. TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE. AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK	THIN BRICK VENEER, NATURAL MORTAR, COLOR - BLACK
BS	BRICK SILL
CS	CAST STONE SILL
FAS	PREFABRICATED BALCONY, COLOR - BLACK
FCB-1	FIBER CEMENT BOARD & BATTEN, SMOOTH, 18" O.C., COLOR - ARCTIC WHITE
FCB-2	FIBER CEMENT LAP SIDING (JAMES HARDIE OR EQUAL) 6" REVEAL, SMOOTH, COLOR - ARCTIC WHITE
FCB-3	FIBER CEMENT LAP SIDING (JAMES HARDIE OR EQUAL), SMOOTH, 6" REVEAL, COLOR - AGED PEWTER
FCP-1	FIBER CEMENT PANEL (JAMES HARDIE OR EQUAL), COLOR MATCH FRY REGLET, SMOOTH SIDING, COLOR - LIGHT MIST
FCT	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, COLOR - BLACK
GRD	PREFINISHED ALUMINUM 42" HIGH GUARDRAIL, MATTE BLACK
RF	ARCHITECTURAL ASPHALT SHINGLES, COLOR - CHARCOAL
STN	MANUFACTURED VENEER STONE (INSTALLED PER MFR.)
VIS	1" INSULATED VISION GLASS, CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED BLACK.
 - FASCIA & SOFFIT: METAL PREFINISHED BLACK.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED BLACK.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED BLACK.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS BLACK.



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



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



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



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

MATERIAL CALCULATIONS (CITY OF ANKENY)			
EAST ELEVATION		6,632 SF TOTAL	
PRIMARY MATERIALS =	3,141 SF	47%	
SECONDARY MATERIALS =	3,541 SF	53%	
SOUTH ELEVATION		1,988 SF TOTAL	
PRIMARY MATERIALS =	728 SF	37%	
SECONDARY MATERIALS =	1,260 SF	63%	
WEST ELEVATION		6,532 SF TOTAL	
PRIMARY MATERIALS =	3,045 SF	47%	
SECONDARY MATERIALS =	3,487 SF	53%	
NORTH ELEVATION		1,988 SF TOTAL	
PRIMARY MATERIALS =	692 SF	34%	
SECONDARY MATERIALS =	1,296 SF	66%	

J:\2024\4608 Siema Hills, Ankeny, IA\CA\CA-240608_Siema Hills Residential_215 Apartments_Siema Hills Apartment

8/15/2024 2:55:46 PM



MATERIAL CALCULATIONS (CITY OF ANKENY)			
EAST ELEVATION		6,682 SF TOTAL	
PRIMARY MATERIALS =		3,207 SF	48%
SECONDARY MATERIALS =		3,475 SF	52%
SOUTH ELEVATION		1,998 SF TOTAL	
PRIMARY MATERIALS =		748 SF	37%
SECONDARY MATERIALS =		1,250 SF	63%
WEST ELEVATION		6,909 SF TOTAL	
PRIMARY MATERIALS =		3,350 SF	48%
SECONDARY MATERIALS =		3,559 SF	52%
NORTH ELEVATION		1,998 SF TOTAL	
PRIMARY MATERIALS =		748 SF	37%
SECONDARY MATERIALS =		1,250 SF	63%

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N. TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

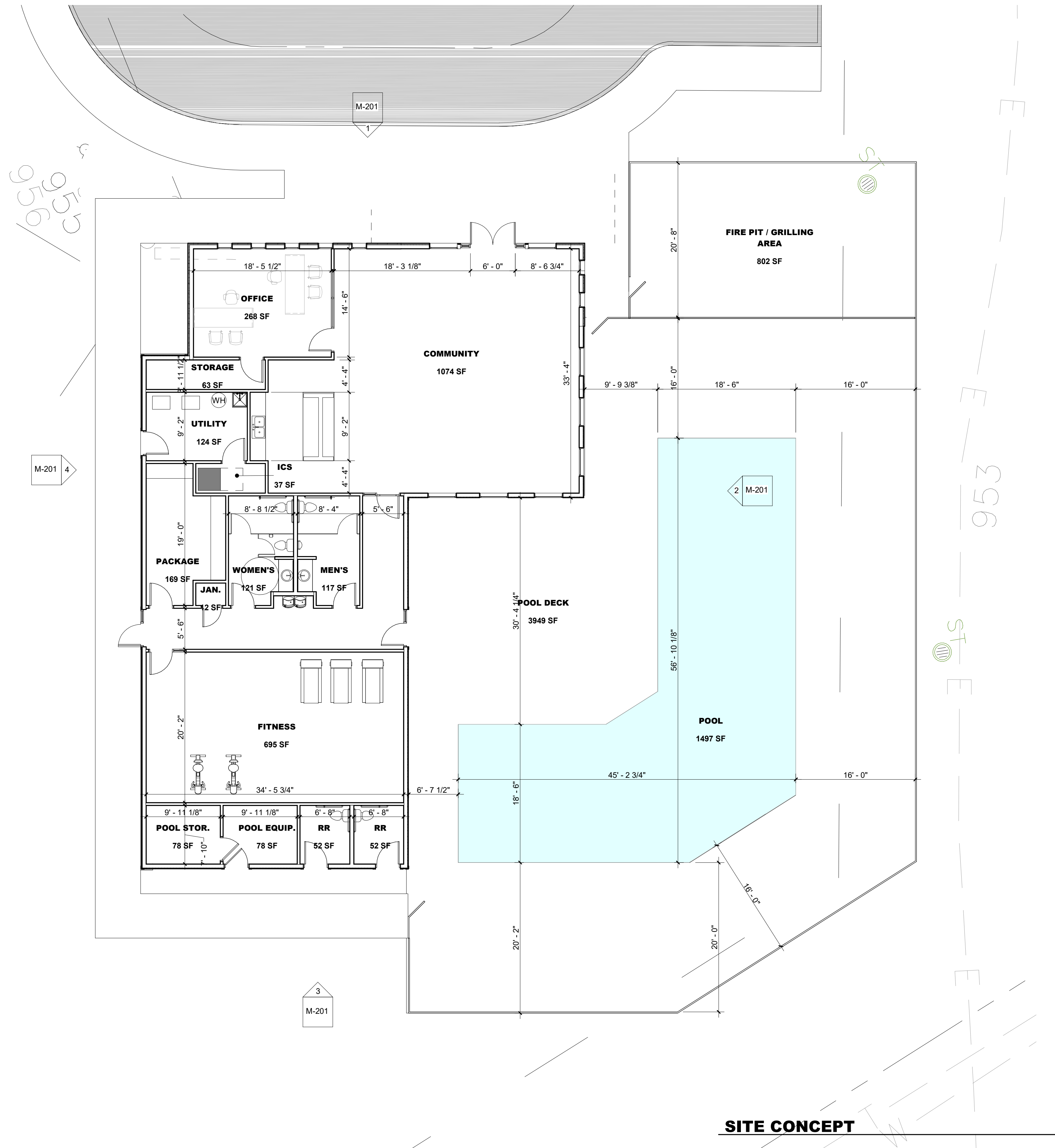
EXTERIOR MATERIAL LEGEND

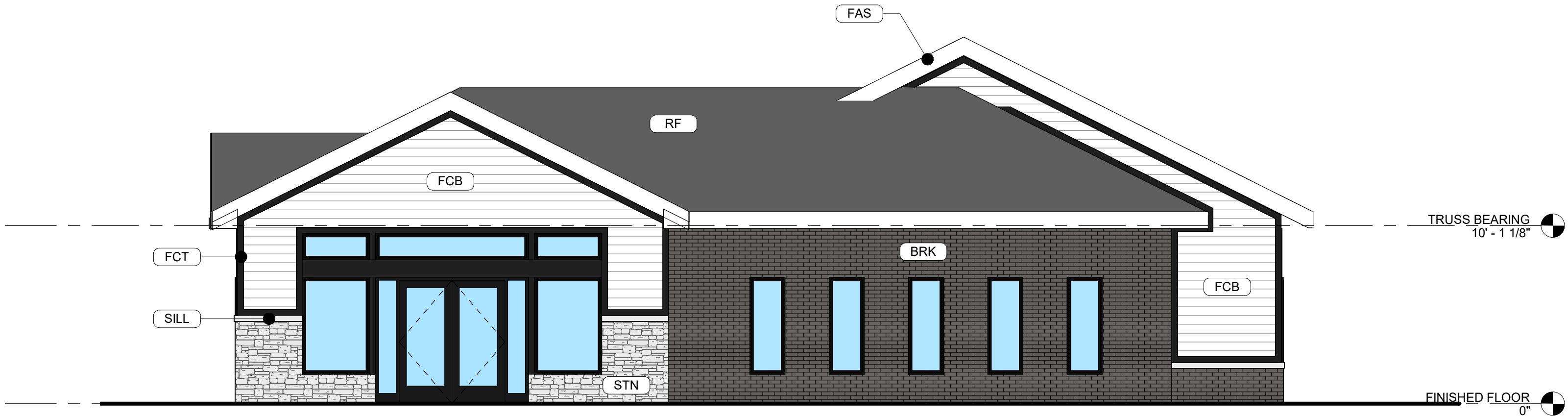
MAT. LABEL	MATERIAL DESCRIPTION
BRK	THIN BRICK VENEER, NATURAL MORTAR, COLOR - BLACK
BS	BRICK SILL
CS	CAST STONE SILL
FCB-1	FIBER CEMENT BOARD & BATTEN, SMOOTH, 16" O.C., COLOR - ARCTIC WHITE
FCB-2	FIBER CEMENT LAP SIDING (JAMES HARDIE OR EQUAL) 6" REVEAL, SMOOTH, COLOR - ARCTIC WHITE
FCB-3	FIBER CEMENT LAP SIDING (JAMES HARDIE OR EQUAL), SMOOTH, 6" REVEAL, COLOR - AGED PEWTER
FCP-1	FIBER CEMENT PANEL (JAMES HARDIE OR EQUAL), COLOR MATCH FRY REGLET, SMOOTH SIDING, COLOR - LIGHT MIST
FCT	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, COLOR - BLACK
GRD	PREFINISHED ALUMINUM 42" HIGH GUARDRAIL, MATTE BLACK
RF	ARCHITECTURAL ASPHALT SHINGLES, COLOR - CHARCOAL
STN	MANUFACTURED VENEER STONE (INSTALLED PER MFR.)
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW (CLASS 1)

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED BLACK.
 - FASCIA & SOFFIT: METAL PREFINISHED BLACK.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED BLACK.
 - CAULK & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED BLACK.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS BLACK.

NOT FOR CONSTRUCTION

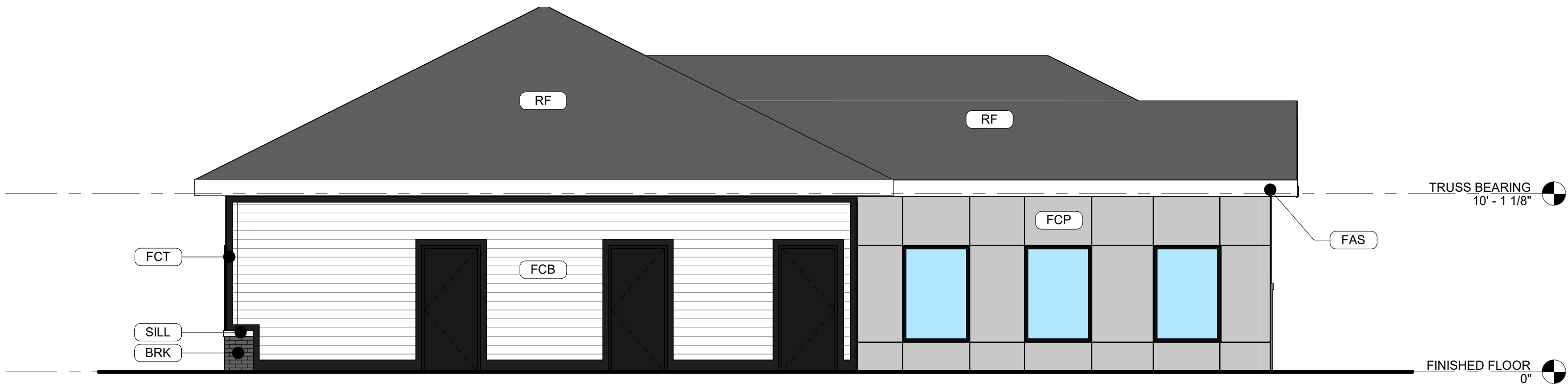




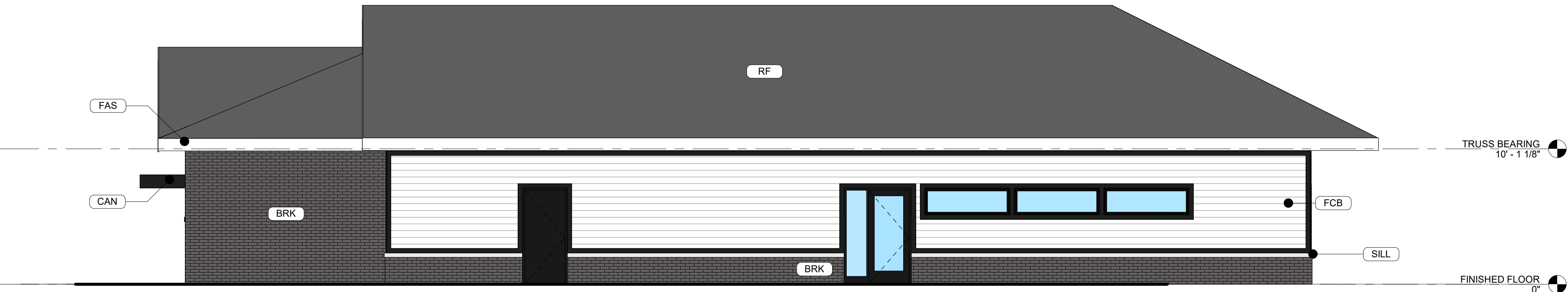
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK	MERIDIAN THIN BRICK - AMARO; NATURAL MORTAR
CAN	MAPES CANTILEVER CANOPY (OR EQUAL), COLOR - BLACK
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
FCB	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - WHITE
FCP	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - AGED PEWTER
FCT	4/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, COLOR - BLACK
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
SF	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
SILL	3 5/8"x7 5/8"x48" CAST STONE WATERTABLE PROFILE FOR SILL; SMOOTH, SAND, NATURAL MORTAR
STN	CENTURION STONE, COASTAL OHIO LIMESTONE
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

- H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- GUTTERS AND DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
- FASCIA AND SOFFIT: METAL PREFINISHED TO MATCH ROOF COLOR.
- CAULKS AND SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.



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SIENA HILLS

CLUBHOUSE

ANKENY, IA

09/20/2024

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 21113





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

3754 SE Convenience Boulevard - SOI DPS IAARN Aircraft Hangar Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 3754 SE Convenience Boulevard, SOI DPS IAARN Aircraft Hangar.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Letter of Request
4. Site Plan
5. Buidling Elevations



N



1 inch = 650 feet

Date: 10/15/2024

**SOI DPS IAARN Aircraft Hangar -
3754 SE Convenience Blvd**

Agenda Item: SOI DPS IAARN Aircraft Hangar - 3754 SE Convenience Boulevard
Report Date: October 15, 2024
Prepared by: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the SOI IAARN Aircraft Hangar at 3754 SE Convenience Boulevard.

Project Summary:

The applicant, DCI Group/IAARNG, is proposing to construct an approximate 8,000 square-foot private airplane hangar at the Ankeny Regional Airport. The project area is located south of SE Oralabor Road and east of SE Convenience Boulevard. The landowner of the subject property is the Polk County Aviation Authority; however, the applicant will be leasing space from them for the project. Despite there being a general address for Ankeny Regional Airport (3700 SE Convenience Boulevard), each hangar on the property has their own address. The address for the proposed hangar is 3754 SE Convenience Boulevard.

The footprint of the proposed hangar is approximately 8,000 square feet, with the primary use of the hangar being for private aircraft storage. A Phase 2 addition totaling 6,400 square-feet is shown for reference on these plans; however, a future site plan will need approval from the Plan & Zoning Commission prior to work commencing on the Phase 2 portion of the hangar. Infrastructure improvements were made at the airport through the Phase III Taxiway D Improvements Project that included grading, street paving, utility, and drainage improvements. Future plans for hangars on the site were anticipated when the taxiway improvements were made.

The exterior of the proposed structure will be comprised entirely of metal paneling. The proposed building design and materials are similar to the existing hangars located at the Ankeny Regional Airport. Per usual for these site plans at the airport, landscaping is not included as it is recommended by the FAA to limit landscaping to avoid attracting wildlife to the area. Parking stalls are located along the northwest side of the proposed structure, while the hangar will be accessed from the existing limited access drive at the airport.

**Site Plan Worksheet
3754 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 project area 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 any public streetscape.

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

Adequate parking is provided considering the private use of the hanger.

- 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.**

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 III Taxiway D improvements.

- 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 III Taxiway D improvements. The particular improvements installed include an eight-inch sanitary and a twelve-inch water line just west of the proposed hanger.

- 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 metal paneling.

- 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 III Taxiway D improvements and appears that the impacts on these utility systems can be accommodated adequately.

October 11, 2024

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

RE: ANKENY AIRPORT HANGAR DEVELOPMENT
3754 SE CONVENIENCE BOULEVARD
SOI DPS IAARNG AIRCRAFT HANGAR
ANKENY MUNICIPAL AIRPORT
S&A Project No. 124.0965.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Jarrod Boever and the DCI Group, as Applicant, we are proposing to construct an 80' deep by 180' wide hangar building at the Ankeny Regional Airport. The building will include separate hangar and office spaces for the State of Iowa and for the Iowa Army National Guard. The initial Construction Phase will include construction for the State of Iowa Hangar, with accommodations for a Hangar Building addition for the Iowa Army National Guard to follow soon after. The steel framed metal building will be white with gray trim and will ultimately include two large hangar doors on the Airport side after full construction for aircraft access to either the State of Iowa side or the Iowa Army National Guard side. A 10' overhead garage door for vehicle access to the State of Iowa side will be on the back side of the building along the Airport access road. Some parallel vehicle parking stalls will be provided on the back side of the building, as this hangar will not be staffed full time, and all parties understand employees would carpool from the main Airport lot if needed. 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.



Justin F. Strom

Enclosure

cc: Nate Stieler, OPN (w/enclosures emailed)
file (electronic)
file (electronic)

SITE PLAN
FOR
SOI DPS IAARN AIRCRAFT HANGAR

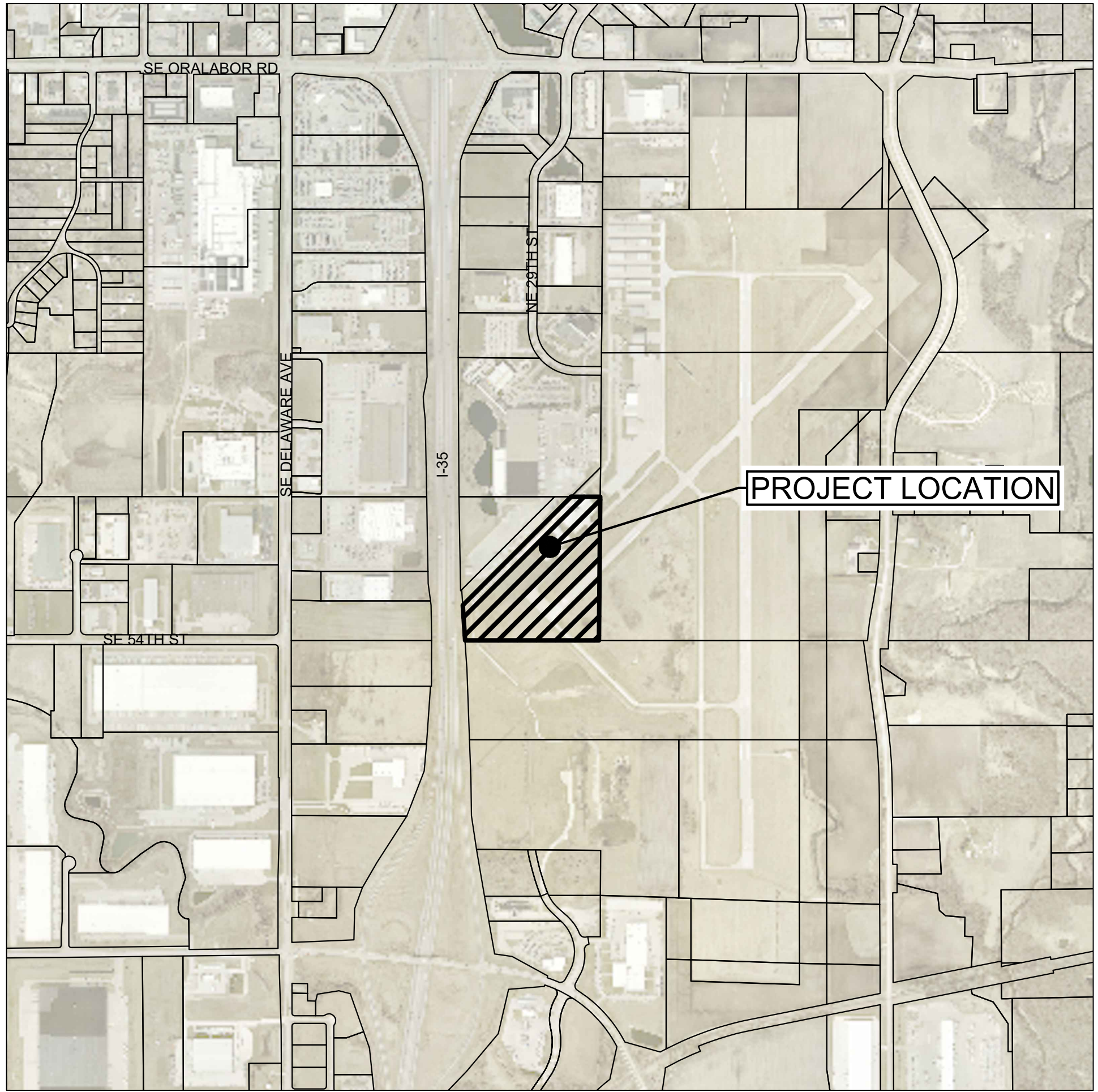
3754 SE CONVENIENCE BLVD
ANKENY MUNICIPAL AIRPORT
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER
POLK COUNTY AVIATION AUTHORITY

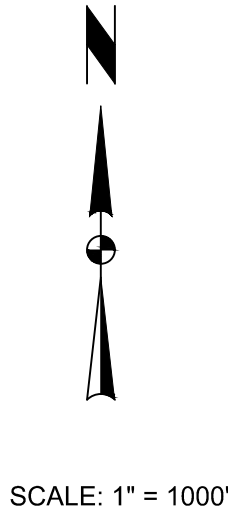
DEVELOPER / LESSEE
DCI GROUP / IAARNG
220 SE 6TH STREET, SUITE 6
DES MOINES, IA 50309
CONTACT: JARRAD BOEVER
PHONE: 515-480-8280

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: JUSTIN STROM
PHONE: 319-330-0303

BUILDING
OPN ARCHITECTS
100 COURT AVE. SUITE 100
DES MOINES, IA 50309
CONTACT: NATE STIELER
PHONE: 515-229-2766



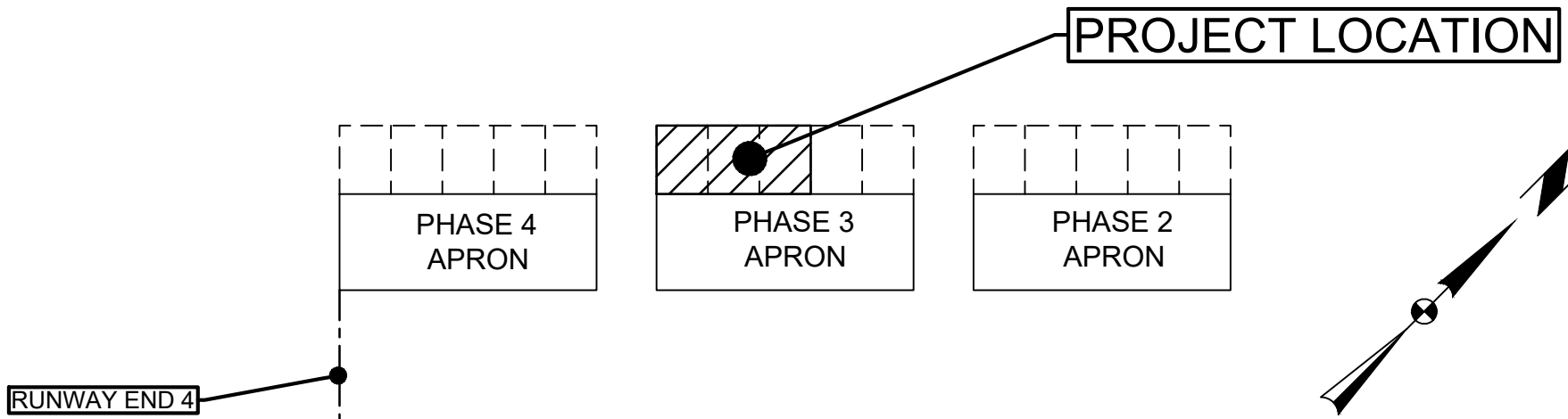
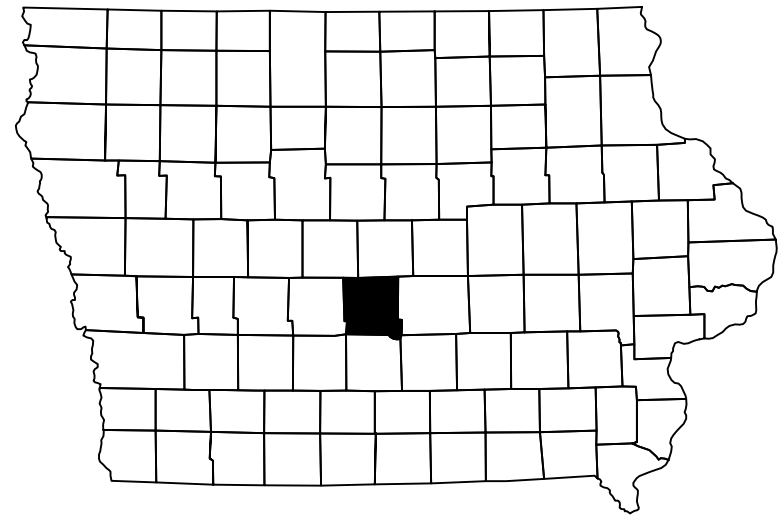
VICINITY MAP



SCALE: 1" = 1000'

Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION AND UTILITY PLAN
- C300 GRADING AND EROSION CONTROL PLAN



VICINITY MAP - TAXIWAY D DEVELOPMENT AREA

SOI DPS IAARN AIRCRAFT HANGAR

TITLE SHEET

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



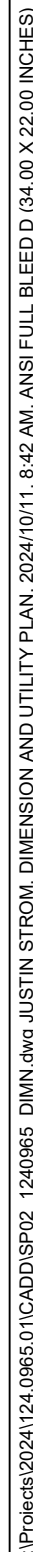
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Sheet C100

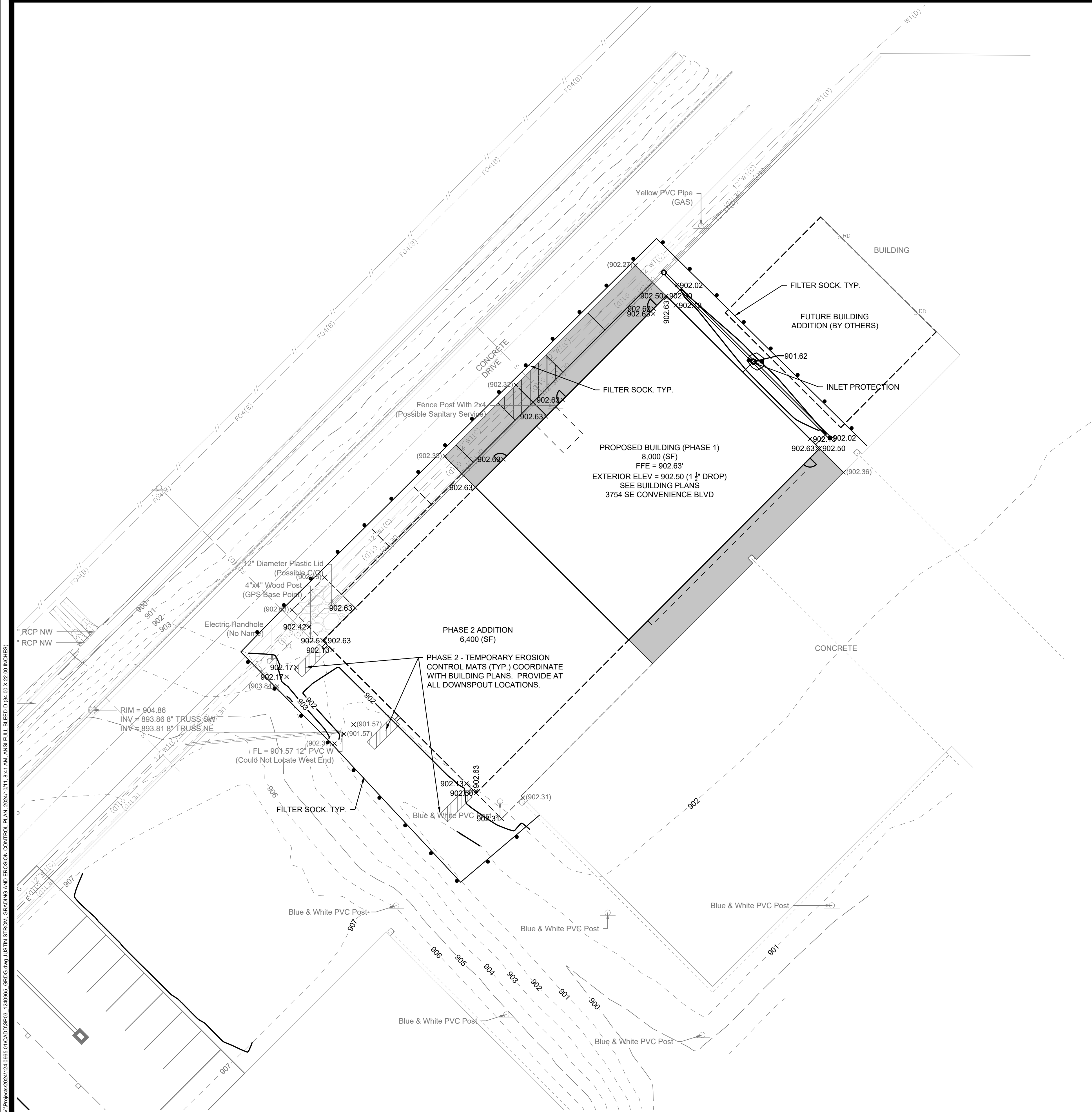
1	PER CITY AND PCAA COMMENTS	10-11-24	JFS
MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: JFS	Scale: 1" = 1000'	
Technician: TLS	Date: 09-20-2024	T-R-S: TTN-RRW-SS	

Project No: 124.0965.01

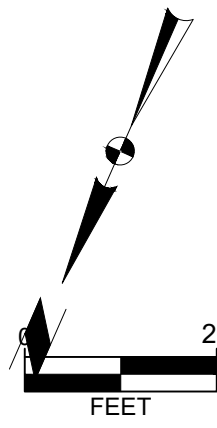
Sheet C100



V:\Projects\2024\124.0965.01\CAD\DWG\SP03_1240965.GRD02.dwg, LISTEN STREAM, GRADING AND EROSION CONTROL PLAN, 2024/10/11, 8:41 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



- 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. COORDINATE WITH AIRPORT ON LOCATION OF EXCESS MATERIAL. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 3. EROSION CONTROL: SEED AND MULCH THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE FILTER SOCK AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. INSTALL TEMPORARY ROLLED EROSION CONTROL MATS IN FRONT OF SOUTHERN SPLASH BLOCKS. COMPLY WITH EROSION CONTROL LAW.
 4. THERE IS A LOCATION AT THE FAR SOUTH END OF THE AIRPORT WHERE EXCESS MATERIAL CAN BE SPOILED. IT IS ACCESSIBLE FROM INSIDE THE AIRPORT FENCE. COORDINATE WITH THE POLK COUNTY AVIATION AUTHORITY (PAUL MORITZ) AND EXEC 1 PERSONNEL TO UTILIZE THE SITE.



SOI DPS IAARN AIRCRAFT HANGAR		ANKENY, IOWA	
GRADING AND EROSION CONTROL PLAN			
SNYDER & ASSOCIATES, INC.		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-364-2020 www.snyder-associates.com	
Project No: 124.0965.01		Sheet C300	

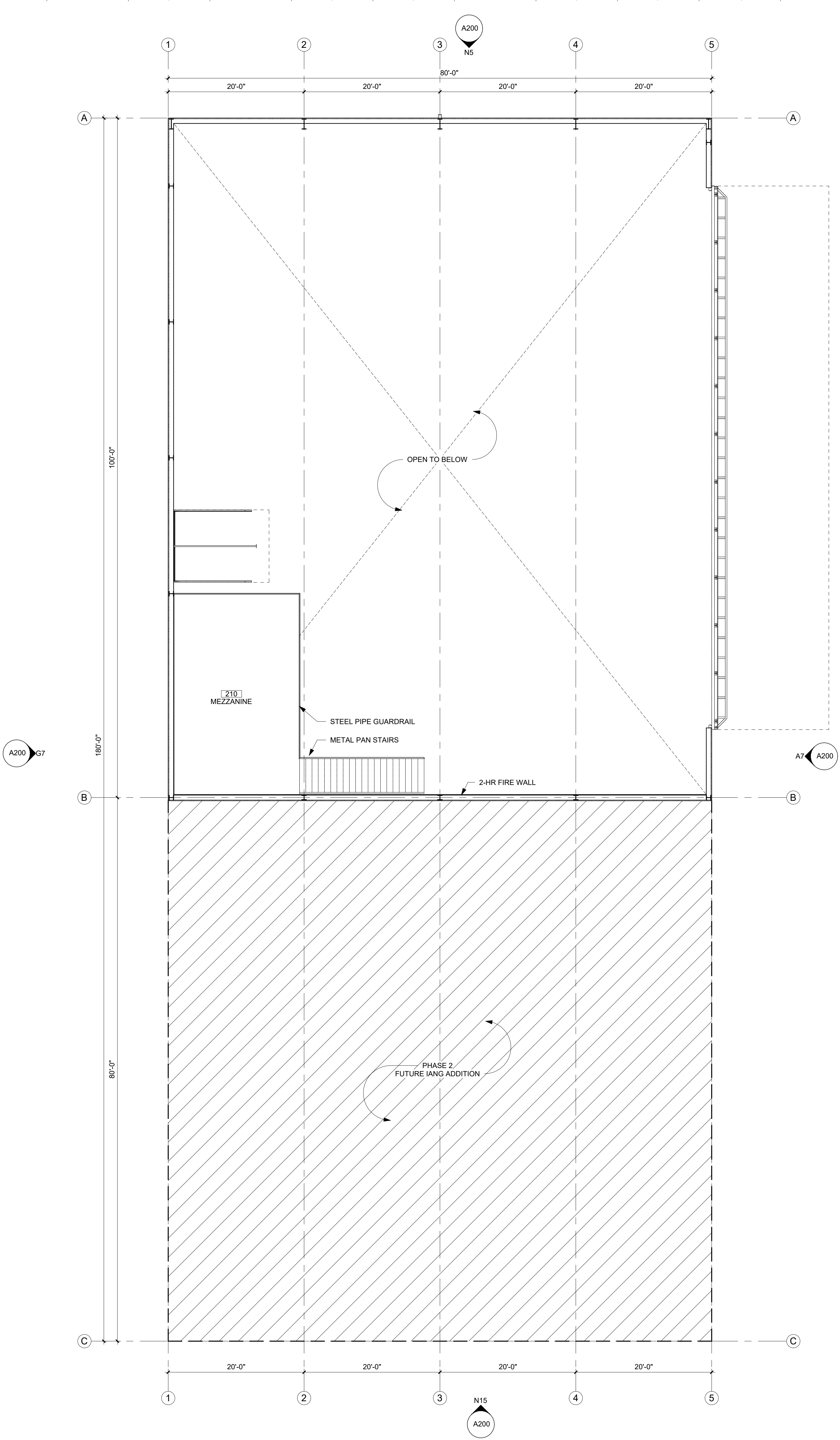


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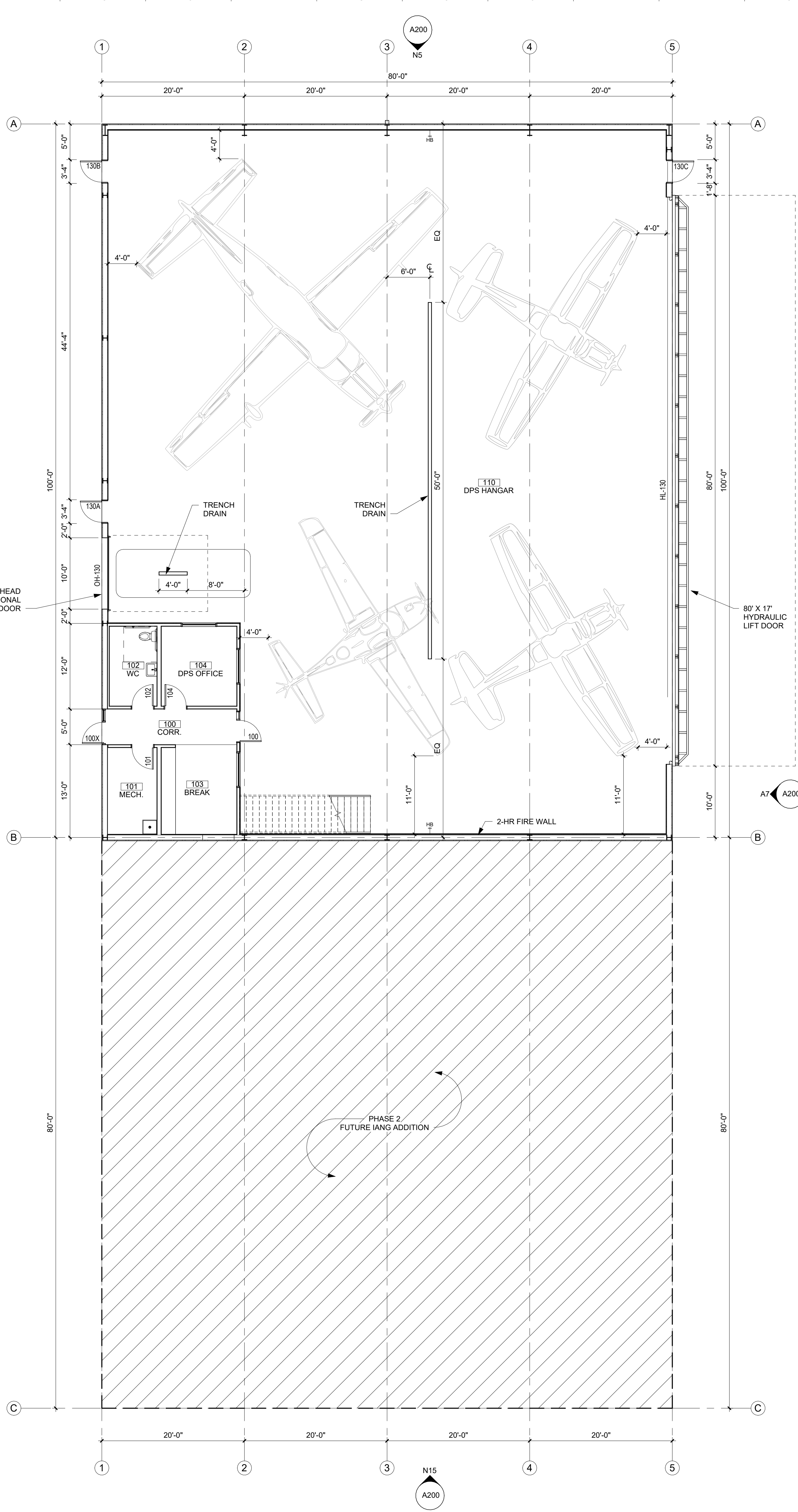
1	PER CITY AND PCAA COMMENTS	10-11-24	JFS
MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: JFS	Scale: 1" = ##'	
Technician: TLS	Date: 09-20-2024	T-R-S: TTN-RRW-SS	

Project No: 124.0965.01
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MEZZANINE FLOOR PLAN
1/8" = 1'-0"



LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

- GENERAL NOTES**
1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
 2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
 3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
 4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
 5. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.

KEYNOTE LEGEND

ACCESSORIES LEGEND

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
DEPT OF ADMINISTRATIVE SERVICES
1305 E WALNUT ST.
DES MOINES, IA 50319

Project
SOI DPS IANG ANK Aircraft Hangar
3700 SE CONVENIENCE BLVD
ANKENY, IA 50021

General Contractor
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Civil Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Structural Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Mechanical Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Electrical Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Key Plan

Revision Description Date

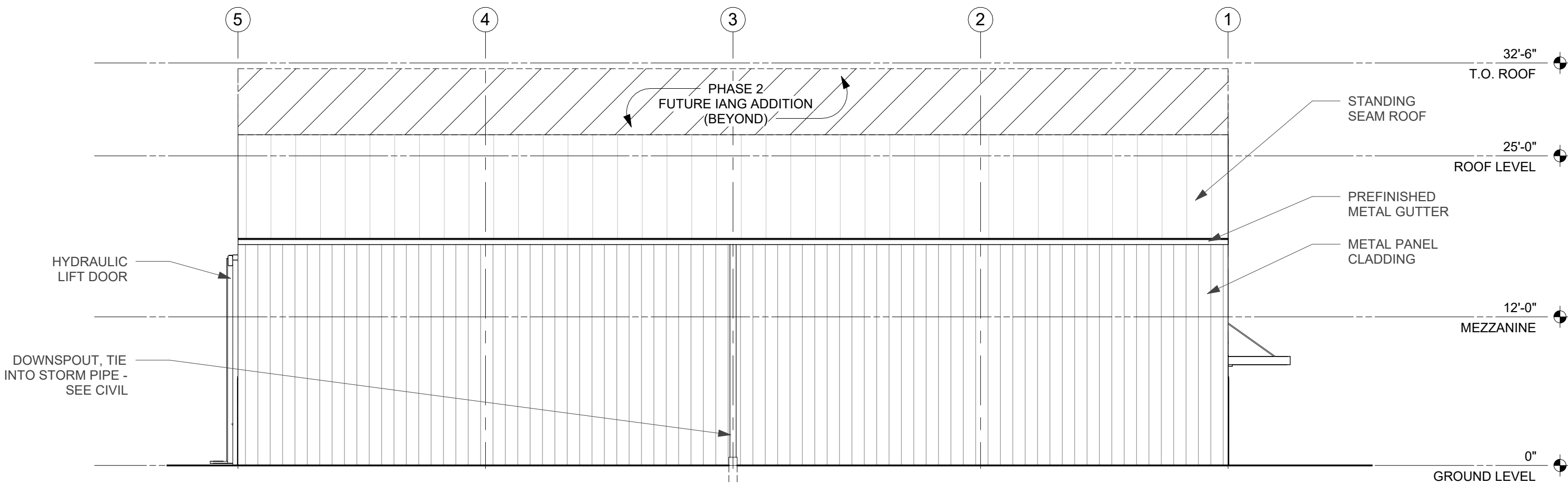
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24827000

Sheet Issue Date
100% DD 10/11/2024

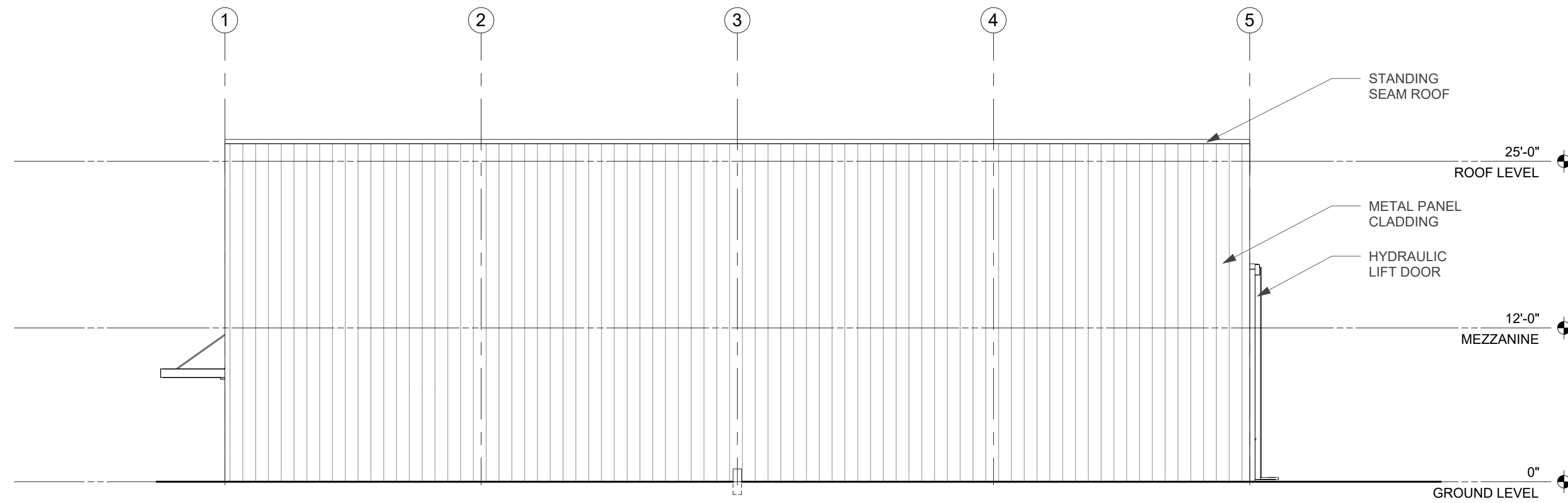
Sheet Name
FLOOR PLANS - PHASE 1

Sheet Number

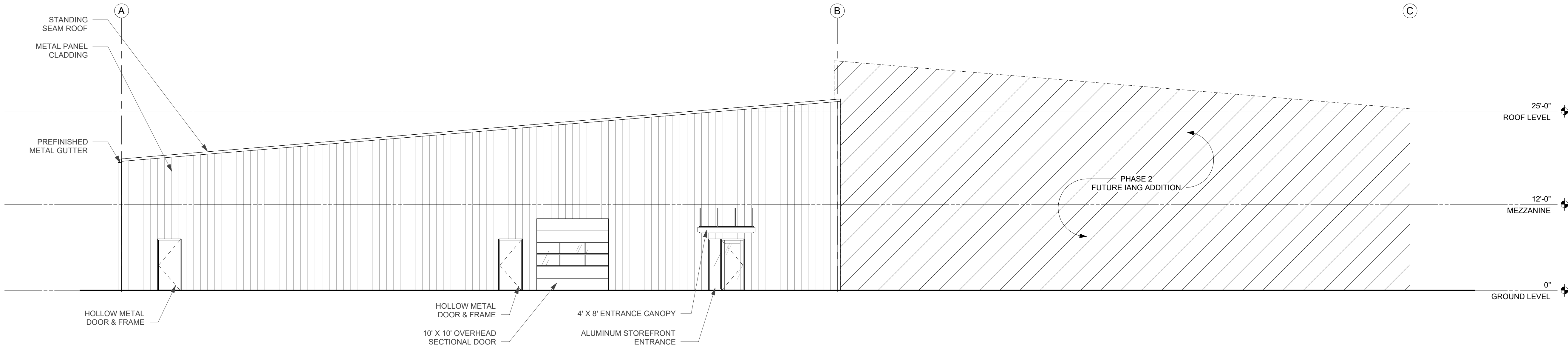
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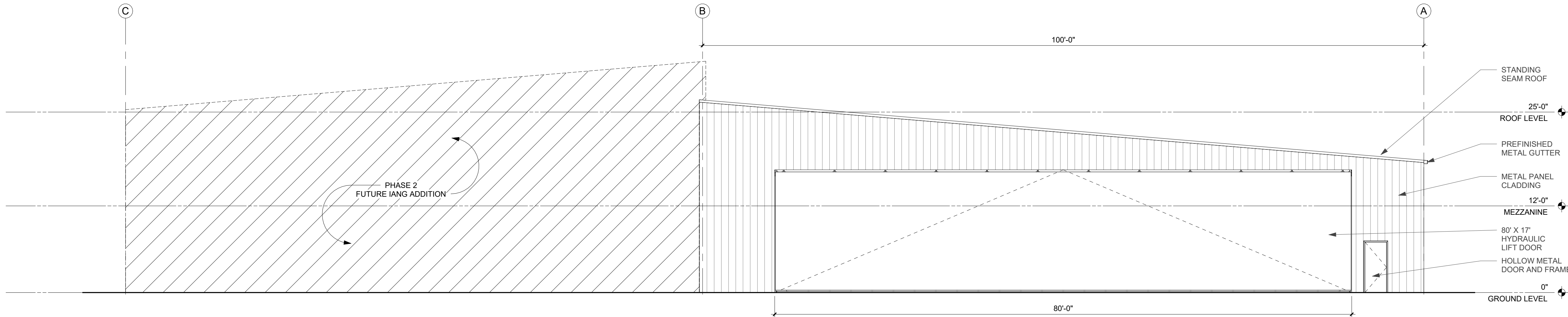
N5 EXTERIOR ELEVATION - NORTHEAST - PHASE 1
1/8" = 1'-0"



N15 EXTERIOR ELEVATION - SOUTHWEST - PHASE 1
1/8" = 1'-0"



G7 EXTERIOR ELEVATION - NORTHWEST - PHASE 1
1/8" = 1'-0"



A7 EXTERIOR ELEVATION - SOUTHEAST - PHASE 1
1/8" = 1'-0"



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. October 21, 2024 City Council Report - Staff.
2. Tentative Agenda items for Tuesday, November 5, 2024.
3. Commissioner's Reports.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

City Council Representative

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

November 4, 2024 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 22, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

