



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, November 5, 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 November 5, 2024 Agenda

Consider MOTION to approve and accept the November 5, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the October 22, 2024 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the October 22, 2024 minutes of the Plan and Zoning Commission meeting.

2. First Street Commons Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the First Street Commons Plat 3 Final Plat.

3. 1900 NW 4th Street - Faith Baptist Bible College Dorm Site Plan

Consider MOTION to approve the site plan for 1900 NW 4th Street, Faith Baptist Bible College Dorm, subject to an approved storm water management facility easement and development agreement for a future left turn lane on NW 4th Street.

4. 410 SE Creekview Drive - AirGas Ankeny PCC Pavement Expansion Site Plan

Consider MOTION to approve the site plan for 410 SE Creekview Drive, AirGas Ankeny PCC Pavement Expansion.

5. 1201 S Ankeny Boulevard - Veridian Credit Union Site Plan

Consider MOTION to approve the site plan for 1201 S Ankeny Boulevard, Veridian Credit Union Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreements; and subject to City Council approval of the ingress/egress easement vacation.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. November 4, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, November 19, 2024
3. October 2024 Building Permits Report
4. Public Hearing(s): Set Public Hearing for November 19, 2024 at 6:30 p.m.
Request by Denny Elwell Family, LC to rezone property from R-1 to C-2.
5. Commissioner's Reports.

H. MISCELLANEOUS ITEMS:

City Council Representative

November 18, 2024 - 5:30 p.m. - Staff

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 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 November 5, 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 November 5, 2024 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 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 22, 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 22, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-10-22

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 22, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the October 22, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Chair T. Rapp asked that Item #3 be removed from the Consent Agenda. Motion by T.Flack to approve the Consent Agenda with the removal of Item #3, Plaza 36 Plat 1 Final Plat. Second by G.Hunter. All voted aye. Motion carried 7 - 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 October 8, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2 Fareway Ankeny Northwest Plat 1 Final Plat

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

Item #4. Siena Hills Plat 7 Final Plat

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

Item #5. 2840 S Ankeny Boulevard - Siena Hills Site Plan

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

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

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

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1, #2, #4, #5 and #6. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Plaza 36 Plat 1 Final Plat

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

Motion by R.Weisheit to approve the recommendation for Consent Agenda Item #3. Second by T.Flack. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the October 21, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, November 5, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack asked whether there is an expiration date on PUD's. E.Jensen responded, that they are adopted by ordinance so they are in place forever or until they are amended. He further noted that a PUD is zoning. T.Flack raised concerns about the length of time between the date that a PUD is approved and when the PUD is fully built-out. She was referencing Item #5, the Siena Hills apartment site plan.

T.Flack raised Code concerns over a truck being used as a sign at HyVee on SW State Street.

T.Rapp inquired whether staff sees continuous development into the fall or anticipating a slowing down. E.Carstens responded that it is still pretty status quo.

MISCELLANEOUS ITEMS

November 4, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:37 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

First Street Commons Plat 3 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

Cost participation request for the extension of 16-inch water main along NE 38th Street in an amount estimated to be \$8,075.00.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the First Street Commons Plat 3 Final Plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: First Street Commons Plat 3 – Final Plat
Report Date: October 28, 2024
Prepared By: Derek Silverthorn *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the First Street Commons Plat 3 Final Plat.

Project Summary:

First Street Commons Plat 3 is a proposed 2.11-acre (+/-) final plat generally located northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street. The subject plat creates 22 single-family attached townhome postage stamp lots, one outlot for common space and private street extensions of NE Timber Lane and NE Crossing Oaks Lane. The proposed development is platted in accordance with the amended Deer Creek PUD Conceptual Master Plan, approved in 2018.

Project Report:

- Streets:** The proposed development will be accessed from private street extensions of NE Timber Lane and NE Crossing Oaks Lane. Four-foot sidewalk will be provided throughout the development, and will connect to five-foot sidewalk at the intersection of NE Crossing Oaks Lane and NE 3rd Street.
- Water:** The proposed development will be served by eight-inch water main extended from existing water main along NE 3rd Street throughout the plat area.
- Sewer:** Eight-inch sanitary sewer will be extended from existing sewer to serve the proposed plat area. Wastewater will convey off-site northwesterly through other plat areas within the Deer Creek PUD and ultimately into the Four Mile Outfall.
- Drainage:** Storm sewer is provided throughout the proposed plat area, which will be routed northerly off-site into a detention pond located within Outlot Z, The Crossings at Deer Creek Plat 13. Stormwater then conveys into a series of storm sewer and detention ponds throughout the Deer Creek PUD, before ultimately outletting into Deer Creek.
- Park Land:** The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$2,532.00 based on \$12,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**CITY OF ANKENY
SUBDIVISION DATA**

PLAT NAME: First Street Commons Plat 3

OWNER/ DEVELOPER: First Street Commons, LLC

GENERAL INFORMATION:

PLAT LOCATION: Northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street

SIZE OF PLAT: 2.11 acres

ZONING: Deer Creek PUD

LOTS:

NUMBER: 22 single-family attached townhome lots, 1 outlot

SIZE/DENSITY: 10.43 units per acre

USE: Residential

BUILDING LINES: Front: 25' from private streets
30' from Internal Public ROW
35' from E 1st Street/NE 94th Avenue & NE 38th Street
Rear: 30' (decks may extend 12' into rear yard setback)
Side: 12' for principal structures

ADJACENT LANDS:

NORTH: The Crossings at Deer Creek Plat 13 (preliminary approval)

SOUTH: E 1st Street/NE 94th Avenue

EAST: NE 38th Street

WEST: First Street Commons Plat 2

PARK LAND DEDICATION: The developer requests that the City accept payment in lieu of park land.

STREET DEVELOPMENT: There are no public streets proposed with the subject development.

STORM WATER: This plat lies in the Four Mile Creek Drainage Basin.

WASTE WATER:

PROJECTED FLOWS: 22 units X 3 pers. per house X 100 gal. per day/pers.= 6,600 GPD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

FOUR MILE TRUNK SEWER CAPACITY: 47 MGD; current daily avg. 11.2 MGD

WATER SYSTEM:

USAGE: 22 units X 3 pers. per house X 100 gal. per day/person = 6,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

October 25, 2024

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Derek Silverthorn
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: First Street Commons Plat 3
Site Plan, Final Plat, and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of First Street Commons LLC, we are pleased to submit herewith a site plan, final plat, and construction drawings for First Street Commons Plat 3 located within the Deer Creek PUD, west of NE 38th Street and north of E 1st Street. The property contains approximately 2.11 acres.

Plat 3 will include development of 22 two-plex and 4-plex townhomes, which is consistent with the Deer Creek PUD. The project contains two new private streets which connect to NE 3rd Street. Public sanitary sewer will be extended from Plat 2, and public water main will be extended from the public street to provide service for the development. Storm water detention is provided in existing detention basins to the north and west of the plat.

We respectfully request the City's consideration for cost participation, in accordance with the City policy, for the extension of 16-inch water main along NE 38th Street in the amount of \$25 per linear foot (\$8,075 total).

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

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Emily Harding, Project Manager

cc: First Street Commons, LLC



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

1900 NW 4th Street - Faith Baptist Bible College Dorm 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

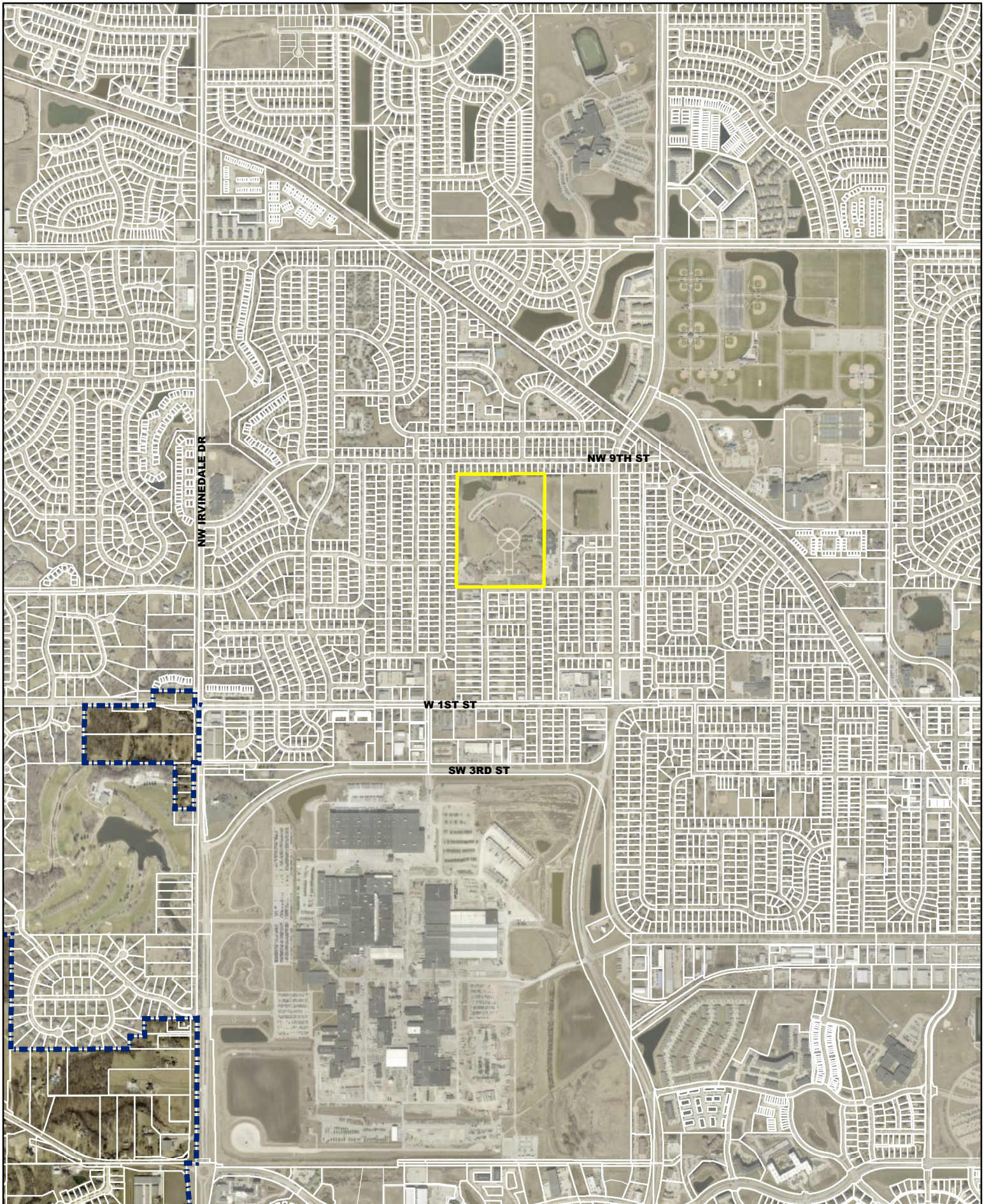
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1900 NW 4th Street, Faith Baptist Bible College Dorm, subject to an approved storm water management facility easement and development agreement for a future left turn lane on NW 4th Street.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Elevations



N



1 inch = 1,407 feet

Date: 10/28/2024

1900 NW 4th Street
Faith Baptist Bible College Dorm Site Plan
Aerial Map



Agenda Item: 1900 NW 4th Street – Faith Baptist Bible College Dorm

Report Date: October 29, 2024

Prepared by: Laura Hutzell
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1900 NW 4th Street Faith Baptist Bible College Dorm, subject to an approved storm water management facility easement and a development agreement for a future left turn lane on NW State Street.

Project Summary:

The applicant, Faith Baptist Bible College, is proposing improvements to their campus at 1900 NW 4th Street, which includes a 4,189 square foot, eight-unit dormitory building and 26 stall parking lot with associated utility services and landscaping. Elevations of the proposed dormitory have been included with the site plan submittal. The proposed 8-unit building is two stories with a peak height of approximately 37.9'. Faith Baptist is proposing a building that is 46% full-bed brick masonry and 45% vinyl siding lap and batten. The roof will be shingled.

Landscaping is included with the proposed site meeting the required shading calculations. Faith Baptist is proposing a 26-stall parking lot, which meets the requirement for the number of beds in the dormitory.

The internal traffic circulation for this site is good. The majority of the traffic generated from the dormitory will use the NW State Street entrance with the remaining traffic using the NW 4th Street entrance. The City's engineering department is requiring a development agreement with this site plan for a future left turn lane on NW State Street to adequately accommodate traffic in this area.

Public sanitary sewer and water mains are located south of the site along NW 4th Street. An internal private utility system will extend water and sewer to the dormitory. Drainage for the site will be detained in a detention pond located in the northwest corner of the site. The City Engineer has requested a stormwater easement be recorded with the site plan.

Site Plan Worksheet

1900 NW 4th Street – Faith Baptist College Dorm 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 dormitory will reside just west of the current dormitories known as Brong Hall/Building 6 on the northern side of the Faith Baptist Campus. The proposed dormitory will be addressed as Building 7. The proposed parking lot will be located just east of the existing parking lot with a connection to the existing drive entrance on the west side of the proposed lot. The proposed site layout is complementary to the existing layout of Faith Baptist.

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

The layout of the proposed dormitory and parking lot is comparable to the existing dormitories and parking lots on site.

- 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.**

Pedestrian circulation is provided for in a logical manner in and around the site. Vehicular traffic and pedestrian traffic are separated from one another. Both the proposed dormitory and parking lot are connected via a sidewalk to the entire campus.

- 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 currently has access points on NW State Street and NW 4th Street. The traffic generated from the dormitories will largely use the NW State Street entrance. Development Engineering is requiring a development agreement for a left turn lane on NW State Street.

- 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 area will be located east of the proposed dormitory and just east of the existing parking lot and will be adequately screened from the adjoining residential lots with landscaping that meets code.

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

There is no outdoor storage proposed with this site plan. The dumpster for the building is existing, no additional dumpsters are proposed.

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

All services to the building will be underground.

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

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

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

Storm water drainage will be directed to the detention basin in place in the northwest portion of the site. Engineering is requiring that a storm water management easement be recorded with this site plan.

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

The site will continue to utilize current connections on the site. The college connects to the Ankeny public utilities and operates a private internal system. This use will have minimal impact on the water and sewer systems.

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 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 landscaping conforms to the open space, use screening and parking shading requirements of the code.

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 dorm building is similar in size and scale to existing buildings on the site. The orientation of the building and layout is consistent with the layout of the college.

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

The materials and colors of this building will be similar to adjacent dormitories and buildings on campus. The exterior of the building will utilize both full-bed brick masonry along with vinyl siding. The materials proposed meet what is required by code.

- 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 mechanical systems will be located on the interior of the building. No other equipment is proposed with this site plan.

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

The proposed building is compatible in design and materials with other buildings on the Faith Baptist Bible College campus.

C. Signs

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

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

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks and scale of other buildings on this site.

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

The layout of this site places the busiest portion of the site on the north side, away from pedestrian traffic to the south. Open spaces on the site provide buffering from adjacent sites.

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

The proposed dorm has the same character and compliments the existing architecture at the college.

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 24, 2024

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

RE: FAITH BAPTIST BIBLE COLLEGE DORM – 1900 NW 4TH STREET
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 124.1106.01

Dear City Council and Planning and Zoning Commission:

On behalf of Faith Baptist Bible College, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include a 8 unit dormitory building and 26 stall parking lot with associated utility services and landscape. Upon approval, construction is proposed to begin late Fall 2024.

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

Please find accompanying the following items:

- 4 copies of the updated Site Plans (full size and 11x17)
- 4 copies of the colored building elevations (11x17)
- 1 copy of the revised drainage report (signed) and pdf sent by email to the City
- 1 copy of the comment response letter
- 1 copy stormwater management maintenance easement

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

Sincerely,

SNYDER AND ASSOCIATES, INC.



Monte Appelgate, PLA

cc: Karl Chambers – Imprint Architects
File

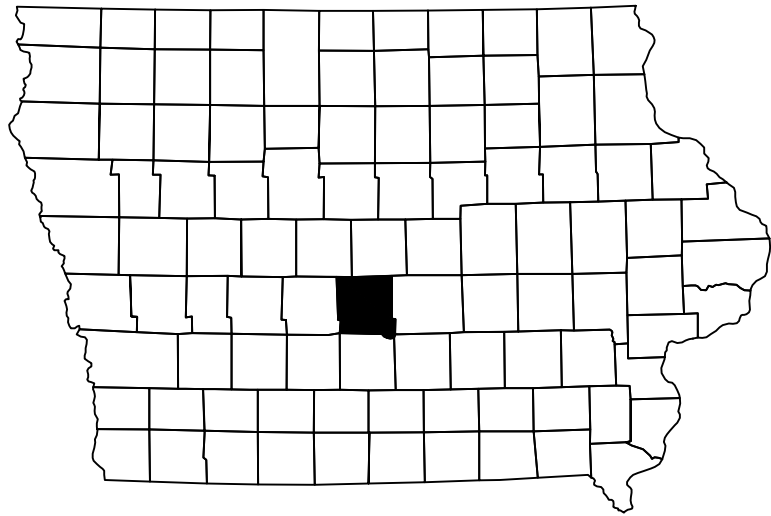
SITE PLAN
FOR
FAITH BAPTIST BIBLE COLLEGE DORM
1900 NW 4TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

APPLICANT
IMPRINT ARCHITECTS
617 SW 3RD STREET, SUITE 108
ANKENY, IA 50023
CONTACT: KARL CHAMBERS, AIA
PHONE: 515-965-5336

OWNER / DEVELOPER
FAITH BAPTIST BIBLE COLLEGE
1900 NW 4TH STREET
ANKENY, IA 50023
CONTACT: CURT FINCHAM
PHONE: 515-964-0601



VICINITY MAP



Sheet List Table	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION AND UTILITY PLAN
C300	GRADING AND EROSION CONTROL PLAN
C301	DETENTION BASIN - STORM WATER MANAGEMENT EASEMENT
C400	PLANTING PLAN

FAITH BAPTIST BIBLE COLLEGE DORM

TITLE SHEET

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

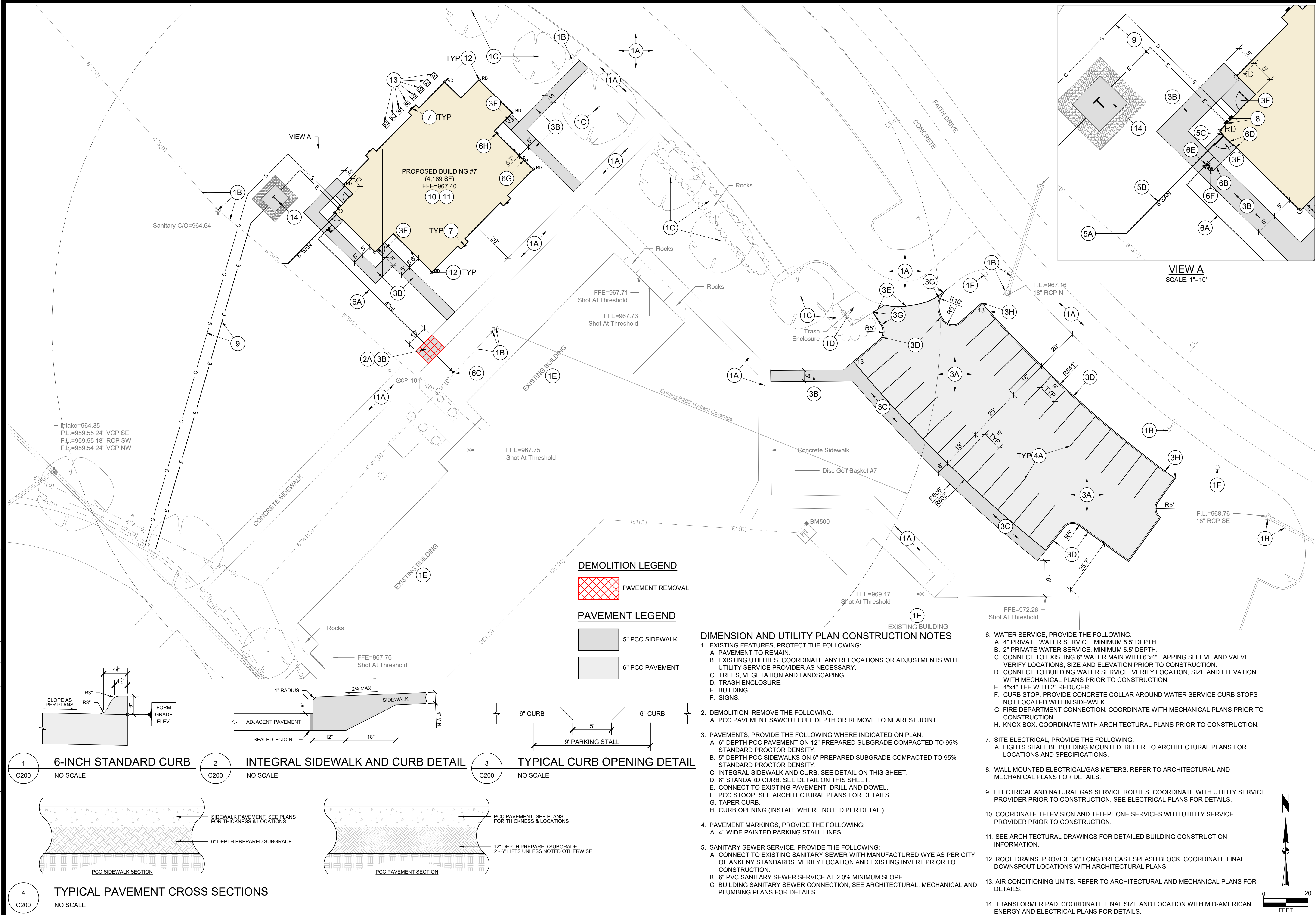


Project No: 124.1106.01
Sheet C100

MARK	1	PER CITY COMMENTS	10/25/24	TLS	DATE	BY
Engineer:	KS	Checked By: MAA	Scale: 1" = 500'			
Technician:	TLS	Date: 10/04/2024	T-R-S: TTN-RRW-SS			

Project No: 124.1106.01
Sheet C100

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PER CITY COMMENTS		REVISION		DATE		BY	
1		10/25/24	TLS				
MARK		Checked By: MAA		Scale: 1" = 20'		T-R-S: TTN+RRW-SS	
Engineer: KS		Date: 10/04/2024				Technician: TLS	

Project No: 124.1106.01

Sheet C200

FAITH BAPTIST BIBLE COLLEGE DORM

DIMENSION AND UTILITY PLAN

SNYDER & ASSOCIATES, INC.

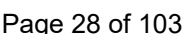
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

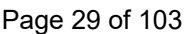
ANKENY, IOWA

SNYDER & ASSOCIATES

Project No: 124.1106.01

Sheet C200

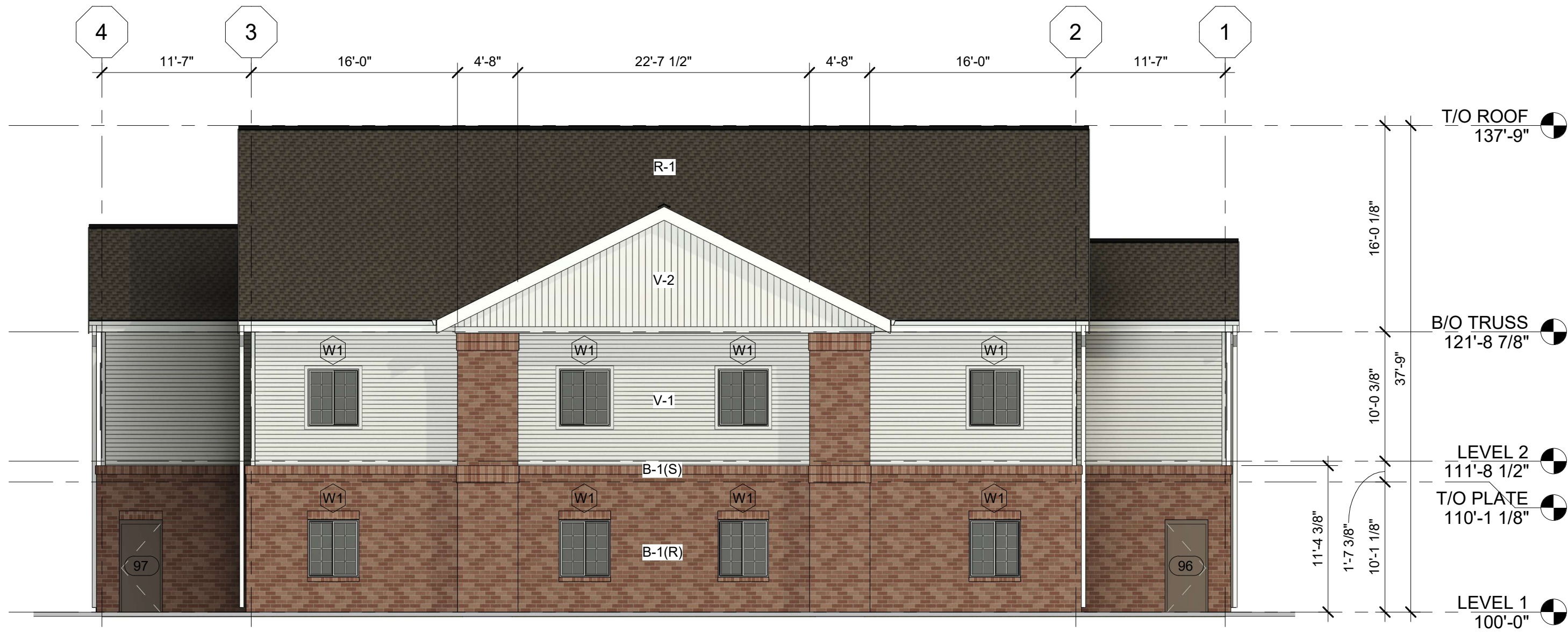




EXTERIOR FINISH LEGEND						
KEY	KEY DESCRIPTION	DESCRIPTION	MANUFACTURER	PRODUCT/NUMBER	COLOR/NAME	REMARKS
B-1(R)	BRICK, RUNNING	FULL-BED MASONRY	GLEN-GERY®	TBD	TBD	(OR SIMILAR)
B-1(S)	BRICK, SOLDIER	FULL-BED MASONRY	GLEN-GERY®	TBD	TBD	(OR SIMILAR)
R-1	ASPHALT SHINGLE ROOF	TIMBERLINE HDZ	GAF®	TBD	BARKWOOD	(OR SIMILAR)
V-1	VINYL SIDING	LAP SIDING	GEORGIA-PACIFIC® VINYL SIDING	COMPASS®, DOUBLE 4"	PEARL	(OR SIMILAR)
V-2	VINYL SIDING	VERTICAL SIDING	GEORGIA-PACIFIC® VINYL SIDING	BOARD & BATTEN; TRADITIONAL 5.5" FACE WITH A 1.5" BATTEN	PEARL	(OR SIMILAR)

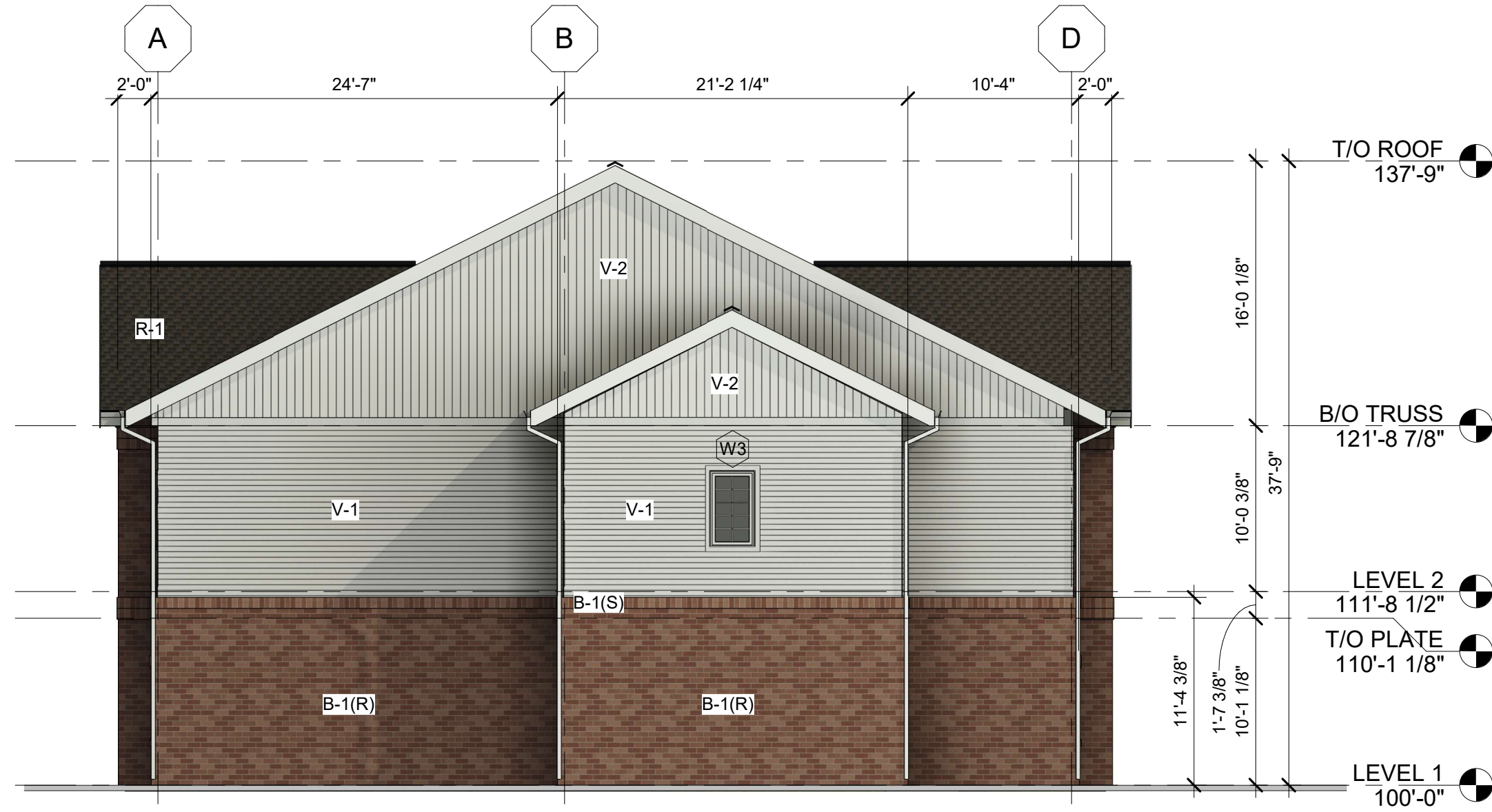
NOTE - ALL OF THE FOLLOWING ARE TO BE WHITE IN COLOR: WINDOW TRIM, WINDOW GRILLES (OPTIONAL), FACSIS, SOFFITS, GUTTERS, DOWNSPOUTS, FLASHING TO MATCH

- ELEVATION GENERAL NOTES
1. ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
 2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
 4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
 5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.



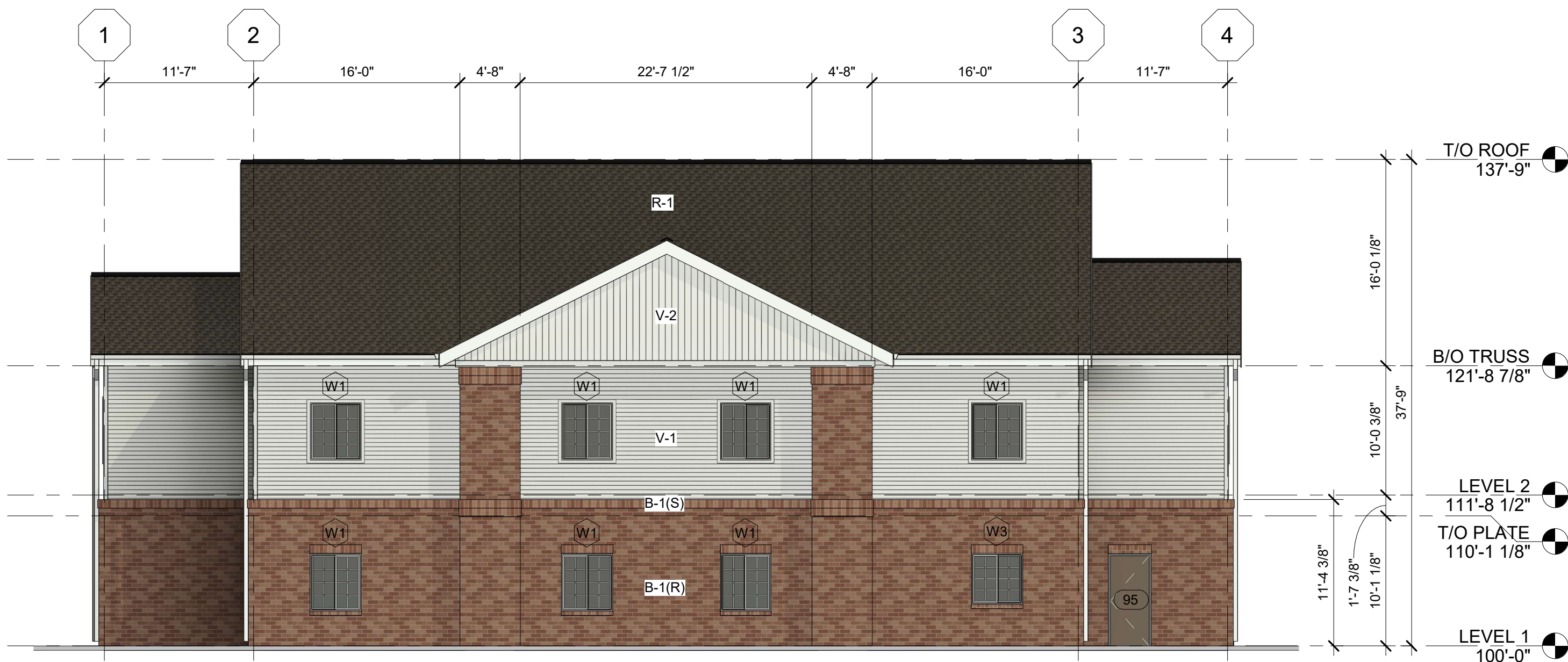
1 ELEVATION SE - MAIN ENTRY
1/8" = 1'-0"

MATERIAL TAKE-OFF			
2,142 S.F. = TOTAL AREA (EXCLUDING ROOF)			
3,140 S.F. = TOTAL AREA (INCLUDING ROOF)			
144	S.F.	(7%)	= GLASS (WINDOWS)
40	S.F.	(2%)	= OPENINGS (DOORS)
984	S.F.	(46%)	= MAJOR MATERIAL (FULL-BED BRICK MASONRY)
974	S.F.	(45%)	= MINOR MATERIAL (VINYL SIDING LAP & BATTEN)
TOTAL		100%	



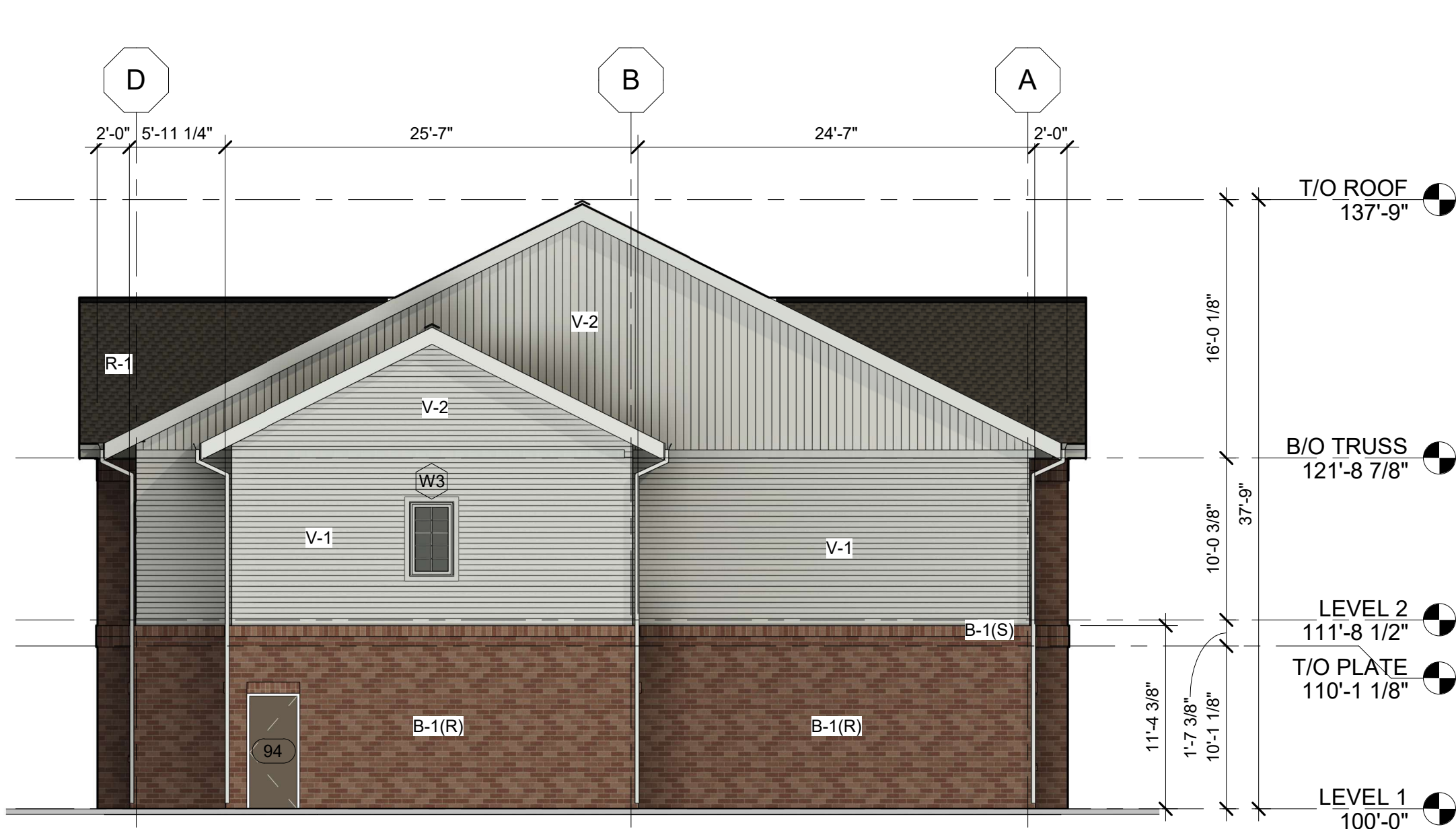
2 ELEVATION NE - SIDE FACADE
1/8" = 1'-0"

MATERIAL TAKE-OFF			
1,804 S.F. = TOTAL AREA (EXCLUDING ROOF)			
1,994 S.F. = TOTAL AREA (INCLUDING ROOF)			
9	S.F.	(0.5%)	= GLASS (WINDOWS)
0	S.F.	(0%)	= OPENINGS (DOORS)
734	S.F.	(41%)	= MAJOR MATERIAL (FULL-BED BRICK MASONRY)
1,061	S.F.	(53.5%)	= MINOR MATERIAL (VINYL SIDING LAP & BATTEN)
TOTAL		100%	



4 ELEVATION NW - REAR FACADE
1/8" = 1'-0"

MATERIAL TAKE-OFF			
2,142 SF = TOTAL AREA (EXCLUDING ROOF)			
3,140 SF = TOTAL AREA (INCLUDING ROOF)			
142	S.F.	(7%)	= GLASS (WINDOWS)
20	S.F.	(0%)	= OPENINGS (DOORS)
1,006	S.F.	(48%)	= MAJOR MATERIAL (FULL-BED BRICK MASONRY)
974	S.F.	(52%)	= MINOR MATERIAL (VINYL SIDING LAP & BATTEN)
TOTAL		100%	



3 ELEVATION SW - SIDE FACADE
1/8" = 1'-0"

MATERIAL TAKE-OFF			
1,804 S.F. = TOTAL AREA (EXCLUDING ROOF)			
1,994 S.F. = TOTAL AREA (INCLUDING ROOF)			
9	S.F.	(0.5%)	= GLASS (WINDOWS)
20	S.F.	(1%)	= OPENINGS (DOORS)
714	S.F.	(40%)	= MAJOR MATERIAL (FULL-BED BRICK MASONRY)
1,061	S.F.	(53.5%)	= MINOR MATERIAL (VINYL SIDING LAP & BATTEN)
TOTAL		100%	

PROJECT:
FAITH BAPTIST BIBLE COLLEGE DORMITORY
1900 NW 4TH ST
ANKENY, IA 50023

DATE: 10/03/2024
DRAWN BY: EVZ
CHKD BY: KC
REVISED:

EXTERIOR
ELEVATIONS

A200



617 SW 3RD ST., STE 108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

410 SE Creekview Drive - AirGas Ankeny PCC Pavement Expansion 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

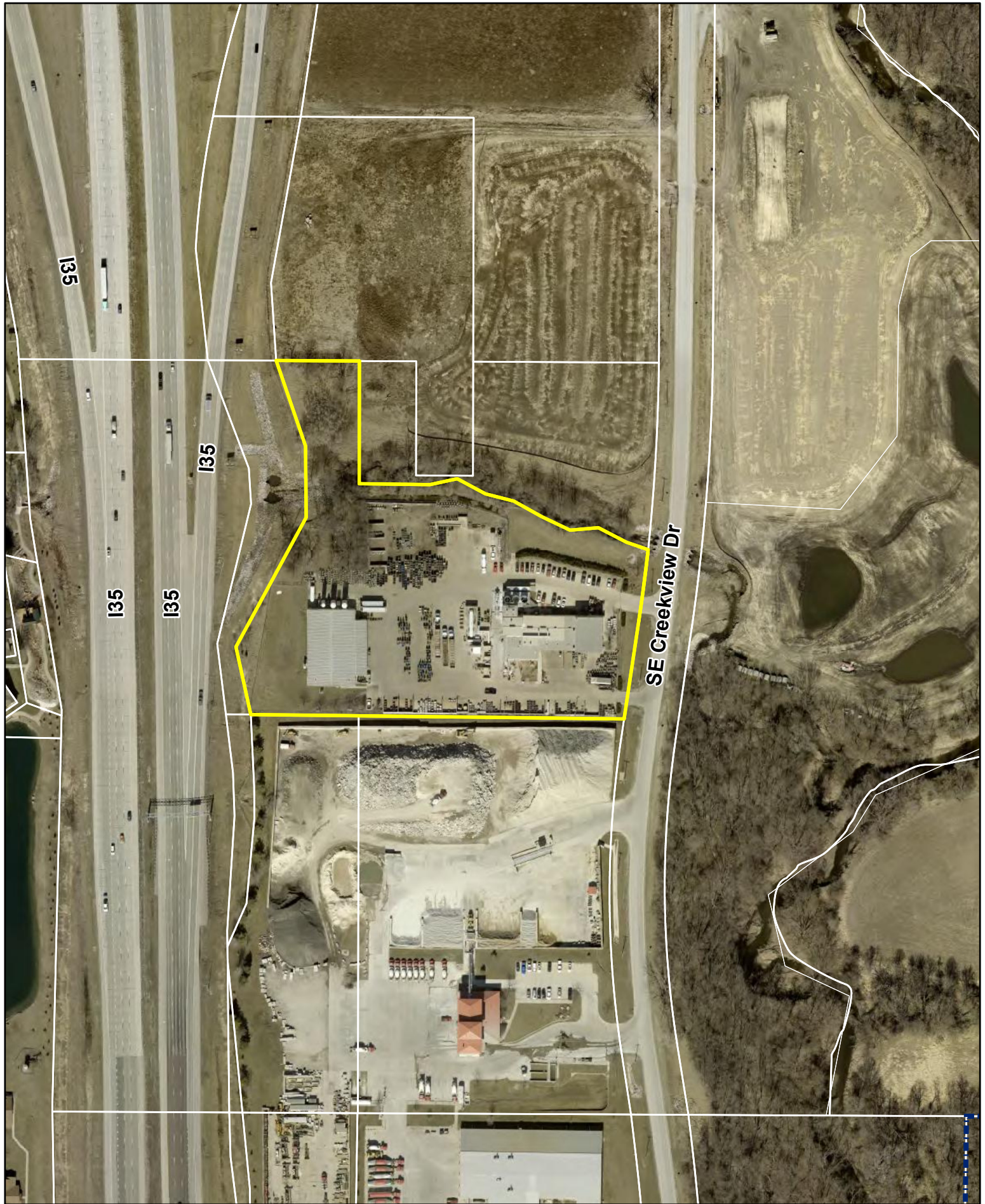
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 410 SE Creekview Drive, AirGas Ankeny PCC Pavement Expansion.

ATTACHMENTS

1. Aerial Map
2. Staff report
3. Applicant Letter
4. Site Plan



N

1 inch = 214 feet

Date: 9/3/2024

**AirGas - Ankeny Pavement Expansion
Site Plan
Aerial Map**



Plan and Zoning Commission
Staff Report

Meeting Date: November 5, 2024

Agenda Item: 410 SE Creekview Drive – AirGas Ankeny PCC Pavement Expansion

Report Date: October 31, 2024

Prepared by: Ryan Kirschman
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 410 SE Creekview Drive, AirGas Ankeny PCC Pavement Expansion.

Project Summary:

The property is located at 410 SE Creekview Drive located on EX BEG NW COR PARC L BK 12709 PG 773 THN E 120.23F SE 159.05F S 125F SW 257.39F SE 121.72F W 43.75F NW 124.84F NE 251.82F N 62.81F NW 202.66F TO POB- PARCEL L BK 12709 PG 773 SW 1/4 NW FRL 1/4 SEC 19-80-23; AND PARCEL L BK 12709 PG 773 LOT 1 BAUGHMAN ACRES PLAT 1. The property is located south of E 1st Street and east of Interstate-35 in the southeast quadrant of Ankeny. The property is zoned M-2, Heavy Industrial District. The future land use for the property is Light Industrial per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map. The existing building and use align with the zoning and future land use designation. The proposed parking addition is 38,465 square feet, this portion of the property is currently open space. Access to the subject property will remain unchanged, there are currently two access points off of SE Creekview Drive. The internal circulation patterns will not increase congestion or decrease safety on the site. A traffic study was not required for the proposed parking addition

The applicant shows 33 trees and 35 shrubs located on the site to fulfill shading, screening, and open space requirements. Additionally, storm water on the site will be addressed with a detention basin in the northwest corner of the site to accommodate for the additional pavement that is being proposed.

Site Plan Worksheet

410 SE Creekview Drive – AirGas Ankeny PCC Pavement Expansion

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

A. Site Development

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

The site is located at 410 SE Creekview Drive, the proposed location on the site is currently open space.

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

The project is compatible with the surrounding streetscape.

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

The site currently has sufficient parking.

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

The site will be accessed by two existing access points via SE Creekview Drive. The internal circulation patterns will not increase congestion or decrease safety on the site. A traffic study was not required for the proposed parking addition.

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 subject property is currently screened from Interstate-35 with trees along the west side of the property. Existing landscaping will be preserved where possible, additional trees will be planted to minimize the impact of the proposed parking addition.

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.**

This proposal indicates the storm water detention basin will be screened from Interstate-35 and neighboring properties by trees that will surround the basin.

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

There will be no additional utility lines added to the site.

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

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

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

Storm water on the site will be addressed with the storm water detention basin on the northwest portion of the site that is being proposed.

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

The proposed addition will not be requiring any additional utility connections.

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

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 parking lot shading and open space landscaping conform to the landscape requirements of the Code. The existing site has a few mature trees that will be preserved and if they cannot be preserved they will be replaced. The storm water detention basin will also be screened around the edges with trees.

B. 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 plan submitted conforms 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 sites in the area.

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

The site layout is consistent with the surrounding layout.

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

The proposal on the site will not be adding any architecture.

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.



July 19, 2024

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

**RE: Airgas – Ankeny PCC Pavement Addition
Approval Letter**

Planning and Building Director:

On behalf of Airgas North Central, Inc., we are pleased to submit the site plan for PCC pavement addition at 410 SE Creekview Drive.

An addition to the existing paved area is proposed with minor utility improvements. The site also includes landscaping and shading to meet City standards.

We would request your review and approval once we've addressed any comments you may have. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Jake Nilles, PE
NILLES ASSOCIATES, INC.

AIRGAS - ANKENY PCC PAVEMENT EXPANSION

410 SE CREEKVIEW DRIVE, ANKENY, IOWA 50021

NAI #24075

SPECIFICATION REFERENCE

ALL WORK SHALL COMPLY WITH THE 2024 EDITION OF THE IOWA SUDAS STANDARD SPECIFICATIONS, THE DECEMBER 2023 CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND IDOT STANDARD SPECIFICATIONS WITH GS-23002 REVISIONS, UNLESS AMENDED OTHERWISE BY PROJECT SPECIFIC SPECIFICATIONS AND NOTES THAT ARE A PART OF THESE CONTRACT DOCUMENTS.

EXISTING UTILITY NOTE

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

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

LEGEND

Existing / Proposed	Existing / Proposed	Existing / Proposed
● ▲	Found monument 5/8" IR with red cap #18530 unless otherwise noted	1234 1234 Address
○ △	Set monument 5/8" IR with red cap #18530 unless otherwise noted	Spot elevation
IR	Round iron rebar	Sanitary sewer manhole
IP	Round iron pipe	Cleanout
PCC	Portland cement concrete	Storm sewer manhole
ACC	Asphaltic cement concrete	Storm sewer intake
FL	Pipe flowline elevation	Storm sewer beehive
RCP	Reinforced concrete pipe	Flared end section
CMP	Corrugated metal pipe	Water hydrant
CPP	Corrugated plastic pipe	Water valve
PVC	Polyvinyl chloride pipe	Water service shut-off
CIP	Cast iron pipe	Water main manhole
P.U.E.	Public utility easement	Monitoring well
S.W.F.E.	Surface water flowage easement	Yard hydrant
BB	Back of curb to back of curb	Well
---	Subject boundary line	Gas meter
---	Section line	Gas valve
---	Proposed boundary line	Air conditioning unit
---	Existing boundary line	Electric manhole
---	Future boundary line	Electric meter
---	Underlying boundary line	Electric pedestal
---	Proposed easement line	Electric transformer
---	Existing easement line	Utility hand hole
---	Setback line	Utility pole
---	Barbed wire fence line	Utility pole with light
---	Chain-link fence line	Light pole
---	Straw Wattle	Guy wire
---	Silt fence	Traffic signal
---	Sanitary sewer & size	Traffic signal with light
---	Storm sewer and size	Traffic manhole
---	Water main and size	Communication pedestal
---	Gas main & size	Telephone booth
---	Overhead electric & wires	TV pedestal
---	Overhead electric	Billboard sign
---	Underground electric	Street sign
---	Underground television	Down spout
---	Underground communication	Tree shrub
---	Contour elevation	Deciduous tree and trunk diameter
---	Swale flowline	Coniferous tree and trunk diameter
---	Edge of water	
---	Construction limits	
---	Construction fence	

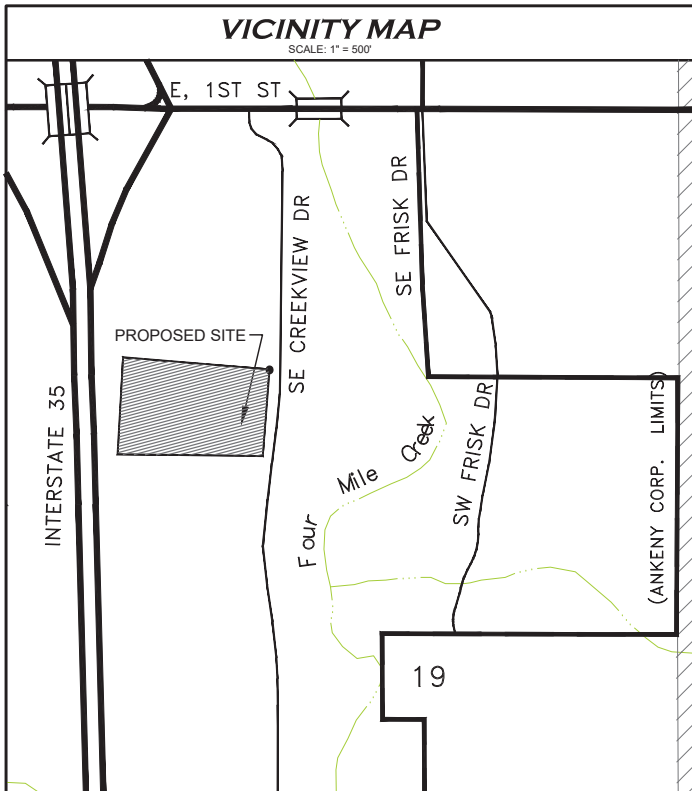
BENCHMARKS

- SANITARY MANHOLE ON WEST SIDE OF SE CREEKVIEW DRIVE, 23' +/- SOUTH OF SOUTH ENTRANCE TO AIRGAS. RIM ELEVATION = 880.85 (NAVD88)
- OPEN SIDED AREA INTAKE ON WEST SIDE OF SE CREEKVIEW DRIVE, 78' +/- NORTH OF NORTH ENTRANCE TO AIRGAS. RIM ELEVATION = 882.40 (NAVD88)

LEGAL DESCRIPTION

PARCEL L OF LOT 1, BAUGHMAN ACRES AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M. EXCEPT THAT PART AS SHOWN ON THE WARRANTY DEED FILED IN BOOK 16487, PAGE 440, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

CONTAINING: 6.23 ACRES MORE OR LESS.



UTILITY CONTACTS

(NN8) NORTHERN NATURAL GAS Contact Name: Keith Good Contact Phone : 502-530-2510 Contact Email : Keith.Good@nngco.com	(US4) CTLQL-CENTURYLINK Contact Name : Ray Montoya Contact Phone: 515-233-5149 Contact Email: Raymond.Montoya@CenturyLink.com
(AKY) CITY OF ANKENY STORMWATER COORDINATOR Contact Name: Jared Bright Contact Phone: 515-963-3534 Contact Email: JBright@ankenyiowa.gov	(M57) MIDAMERICAN ENERGY - ELECTRIC Contact Name: Matt Davitt Contact Phone: 515-242-4289 Contact Email: matthew.davitt@midamerican.com
(AKY) CITY OF ANKENY WASTEWATER SUPERINTENDENT Contact Name: Roger McFarland Contact Phone: 515-965-6483 Contact Email: RMcFarland@ankenyiowa.gov	(M57) MIDAMERICAN ENERGY- GAS Contact Name: Matt Davitt Contact Phone: 515-242-4289 Contact Email: matthew.davitt@midamerican.com
(AKY) CITY OF ANKENY WATER SUPERINTENDENT Contact Name: Shawn Buckner Contact Phone: 515-963-3527 Contact Email: SBuckner@ankenyiowa.gov	(ICN) IOWA COMMUNICATIONS NETWORK Contact Name: Doug Ebelshieser Contact Phone: 515-725-4610 Contact Email: doug.ebelshieser@iowa.gov
(AKY) CITY OF ANKENY FIBER OPTIC Contact Name: Tom Dozler Contact Phone: 515-963-3527 Contact Email: TDozler@ankenyiowa.gov	Windstream Contact Name: Michael Fern Contact Phone: 515-309-0316 Contact Email: Michael.J.Fern@windstream.com
MEDIACOM Contact Name: Al Roberts Contact Phone: 515-202-8669 Contact Email: ARoberts@mediacomcc.com	

OWNER

AIRGAS NORTHCENTRAL INC.
ATTN: DAVID GLOVER
410 SE CREEKVIEW DR
ANKENY, IA 50021
PHONE 515-964-7087

CONSTRUCTION SCHEDULE

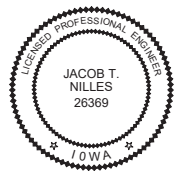
REMOVALS, FENCING, & PAVING FALL 2024

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	C100	COVER SHEET
2	C200	SITE OVERVIEW
3	C201	DIMENSION PLAN
4	C300	GRADING PLAN
5	C400	UTILITY PLAN
6	C500	LANDSCAPE PLAN
7	C600	SITE DETAILS

PROJECT SUMMARY

PROPERTY ADDRESS:	410 CREEKVIEW DRIVE, ANKENY, IA
PROPERTY ZONING:	M2- HEAVY INDUSTRIAL
TOTAL SITE AREA:	6.23 ACRES, 271,410 SF
PROPOSED PAVING:	38,465 SF
DISTURBED AREA:	56,321 SF
BUILDING AREA:	EXISTING: 26,389 SF
PRIVATE DRIVES & PARKING:	115,238 SF (ON LOT EXISTING) 38,465 SF (ADDED) 153,703 SF (ON LOT PROPOSED)
COMBINED HARD SURFACE:	141,627 SF (EXISTING) 180,092 SF (PROPOSED) (66.4%) 45 ERU'S (180,092 / 4000)
OPEN SPACE:	91,318 SF (33.6%)



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-5, 7

SIGNATURE: JACOB T. NILLES, P.E. No 26369 DATE: MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

JORDAN M. LOCKMAN

SIGNATURE: JORDAN M. LOCKMAN DATE: JTN

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 6

PRELIMINARY - SUBMITTAL #3

REVISIONS:
1) REVISIONS AS PER CITY OF ANKENY COMMENTS (8-2-2024)
2) REVISIONS AS PER CITY OF ANKENY COMMENTS (8-16-24)
3) 1
4) 1
5) 1
6) 1
7) 1

NOTE: NILES ASSOCIATES, INC. MAKES ANY PHONE CALLS WHICH ARE FROM FAILURE TO THE ENGINEERING INTENT OF THE COUNTY, OR TO OBTAIN AND/OR FOLLOW THE ENGINEER'S OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

AIRGAS - ANKENY PCC PAVEMENT EXPANSION

410 SE CREEKVIEW DRIVE, ANKENY, IA 50021

COVER SHEET

PROJECT NAME

DESCRIPTION

NAI NO.:	24075
DATE:	8-9-2024
DRAWN BY:	JML, JTN
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C100
SHEET NO.:	1/7



- A. SITE BOUNDARY.
- B. REMOVE EXISTING TREES & VEGETATION.
- C. REMOVE EXISTING CHAIN LINK FENCE. SAVE FENCE (VERIFY SUITABLE FOR REUSE) AND DISPOSE OF POSTS. 393 LF (APPROX.).
- D. PRESERVE EXISTING VEGETATION UP TO GRADING LIMITS.
- E. REMOVE/RE-GRADE EXISTING GRAVEL AREA TO GRADE FOR PAVING. 1,516 SY (APPROX.).
- F. PRESERVE EXISTING HONEY LOCUST TREES, IF REMOVED OR DAMAGED REPLACE WITH NEW HONEY LOCUST TREES.
- G. GRADING LIMITS.

PRELIMINARY - SUBMITTAL #3

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

NILLES ASSOCIATES

REVISIONS:

1.)	REVISIONS AS PER CITY OF ANKENY COMMENTS (8-2-2024)
2.)	REVISIONS AS PER CITY OF ANKENY COMMENTS (8-16-24)
3.)	
4.)	
5.)	
6.)	
7.)	

NOTICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH MAY BE PRESENT.

AIRGAS - ANKENY PCC PAVEMENT EXPANSION
440 SE CORTEZ/10TH DRIVE ANKENY IA 50004

SITE OVERVIEW

NAI NO.:	24075
DATE:	8-9-2024
DRAWN BY:	JML, JTN
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C200
SHEET NO.:	2/7



- ### SITE OVERVIEW NOTES
- A. SITE BOUNDARY
 - B. NEW CHAIN LINK FENCE, REUSE SUITABLE CHAIN LINK MESH W/NEW POSTS
 - C. PROPOSED PCC PARKING LOT AREA
 - D. CONNECT PROPOSED PAVEMENT TO EXISTING PARKING LOT AREAS WITH A TYPE 'BT-1' JOINT PER SUDAS FIGURE 7010.101
 - E. NO CURB THROUGH THIS SECTION.
 - F. 6" STANDARD CURB PER SUDAS FIGURE 7010.102.
 - G. DROP CURB FROM 6" TO 0".
 - H. 3' CURB DROP. SEE DETAILS D-1 & D-3 ON SHEET C600 FOR ADDITIONAL INFORMATION.
 - I. MOVE MODULAR BLOCK WALLS FOR STORAGE TO NEW LOCATION.

- ### PAVING NOTES
- 1. PARKING LOT AND STALL AREAS SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6". CONSTRUCTION AND MATERIALS SHALL CONFORM TO SUDAS SECTION 7010.

- ### SIDEWALK TYPE LEGEND
- RAMP
 - SPECIAL SHAPING
 - STANDARD SIDEWALK
 - TURNING SPACE MAX 1.5% IN ALL DIRECTIONS

PRELIMINARY - SUBMITTAL #3

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) REVISIONS AS PER CITY OF ANKENY COMMENTS (8-2-2024)
2) REVISIONS AS PER CITY OF ANKENY COMMENTS (8-16-24)
3) 1
4) 1
5) 1
6) 1
7) 1

NOTE: NILLES ASSOCIATES, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS INFORMATION. THE ENGINEER'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE ENGINEER'S OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

AIRGAS - ANKENY PCC PAVEMENT EXPANSION

410 SE GREENVIEW DRIVE, ANKENY, IA 50021

DIMENSION PLAN

PROJECT NAME

PROJECT NO.

DATE

DRAWN BY

CHECKED BY

SHEET NO.

SHEET TOTAL

TITLE

24075

8-9-2024

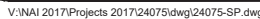
JML, JTN

JTN

24" X 36"

C201

3/7



- A. PROPERTY LINE
- B. MATCH GRADE AT CONNECTION TO EXISTING PAVEMENT.
- C. SILT FENCE PER SUDAS 9040. SILT FENCE SHALL BE REPLACED IF IT BECOMES DAMAGED OR OVERRUN WITH SEDIMENT AT ANY TIME DURING CONSTRUCTION.
- D. CONCRETE WASHOUT.
- E. FLEXAMAT PLUS OR APPROVED EQUAL AT CURB CUT. INSTALL PER MANUFACTURERS DETAILS AND INSTRUCTIONS. 19 SY TOTAL. REFER TO DETAIL D-1 ON SHEET C600.
- F. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL INSPECTION OF IMPROVEMENTS CAN PASS.
- G. DETENTION BASIN. 100-YR ELEVATION = 887.00, WITH A VOLUME OF 8,973 CF.

TW - TOP OF WALL
TC - TOP OF CURB ELEVATION
S - TOP OF SLAB ELEVATION

PRELIMINARY - SUBMITTAL #3

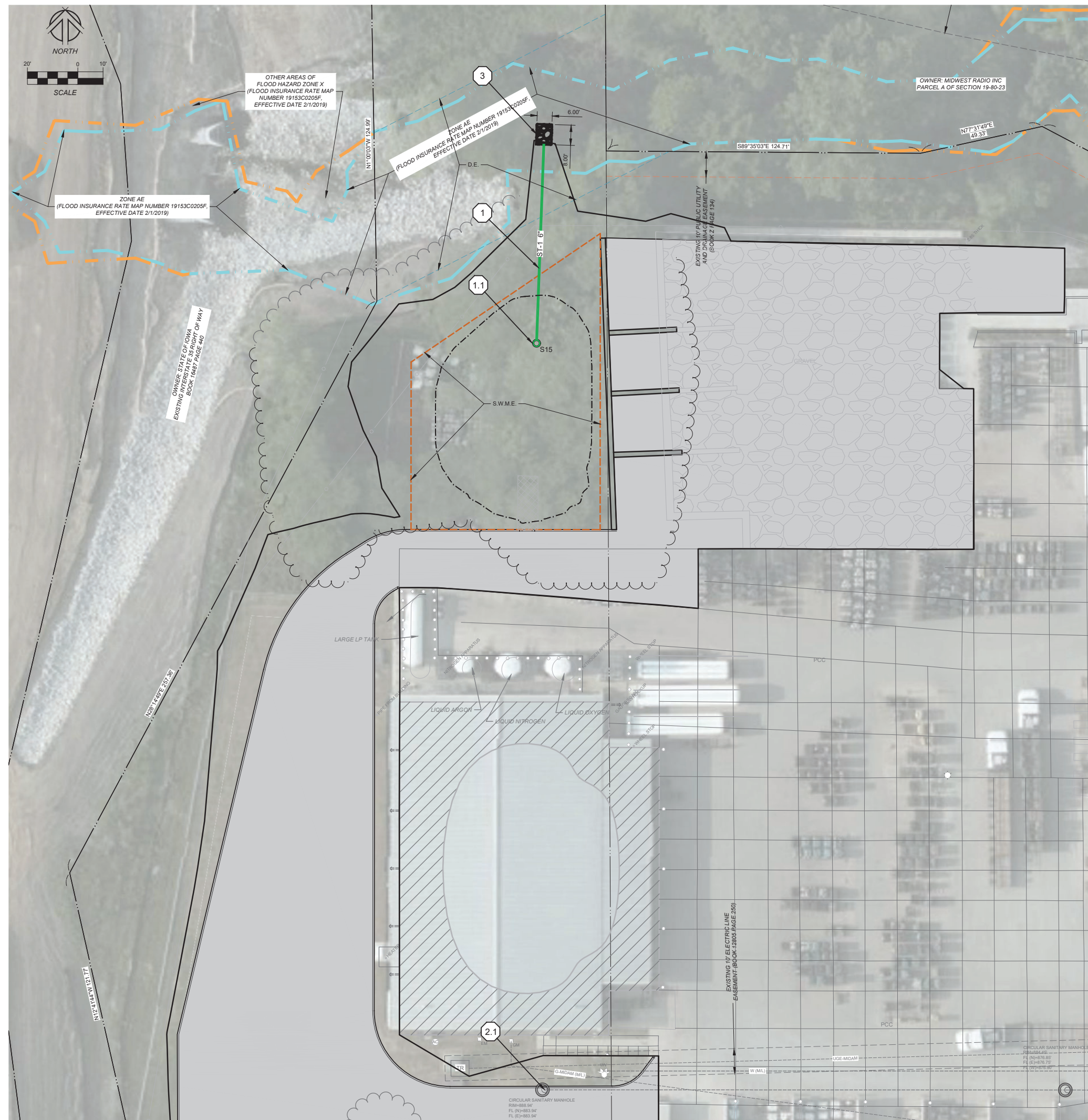
NILLES ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NOTE: NLS ASSOCIATES INC. MAKES ANY
AND ALL RESPONSIBILITY AND LIABILITY FOR
THE INFORMATION CONTAINED HEREIN
1) REVISIONS PER CITY OF ANKENY COMMENTS (8-2-2024)
2) REVISIONS PER CITY OF ANKENY COMMENTS (8-16-24)
3)
4)
5)
6)
7)

AIRGAS - ANKENY PCC PAVEMENT EXPANSION
4410 SE COFFEYBURN DRIVE, ANKENY, IA 50004

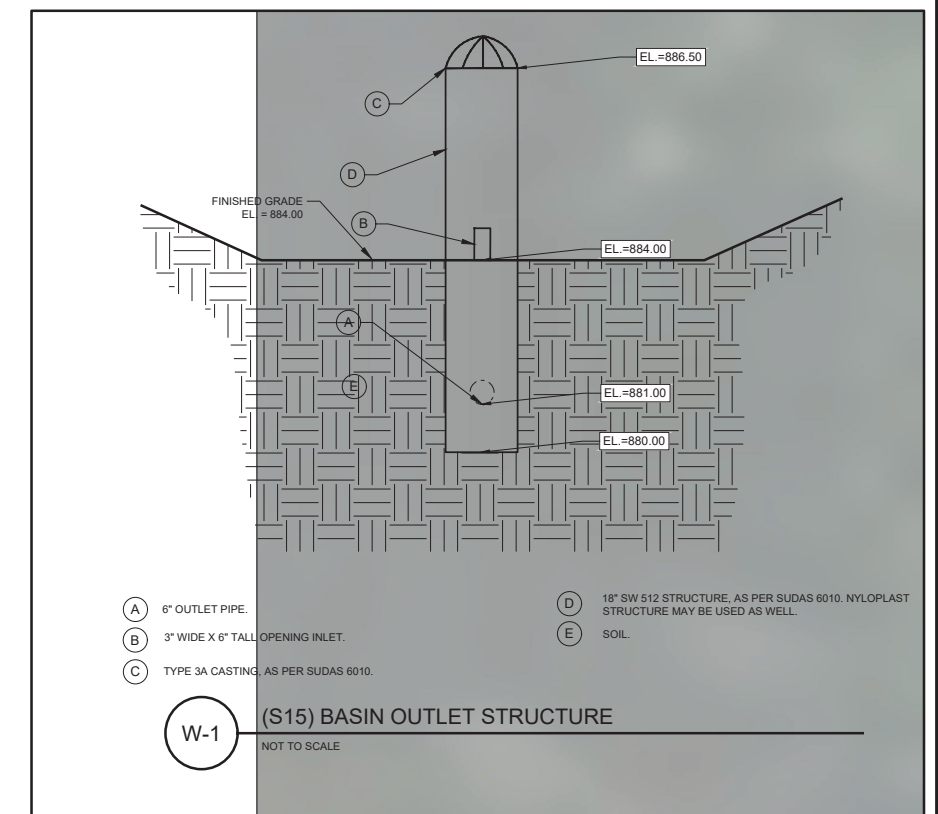
KENY PCC PAVEMENT

NAI NO.:	24075
DATE:	8-9-2024
DRAWN BY:	JML, JTN
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C300
SHEET NO.:	4 / 7



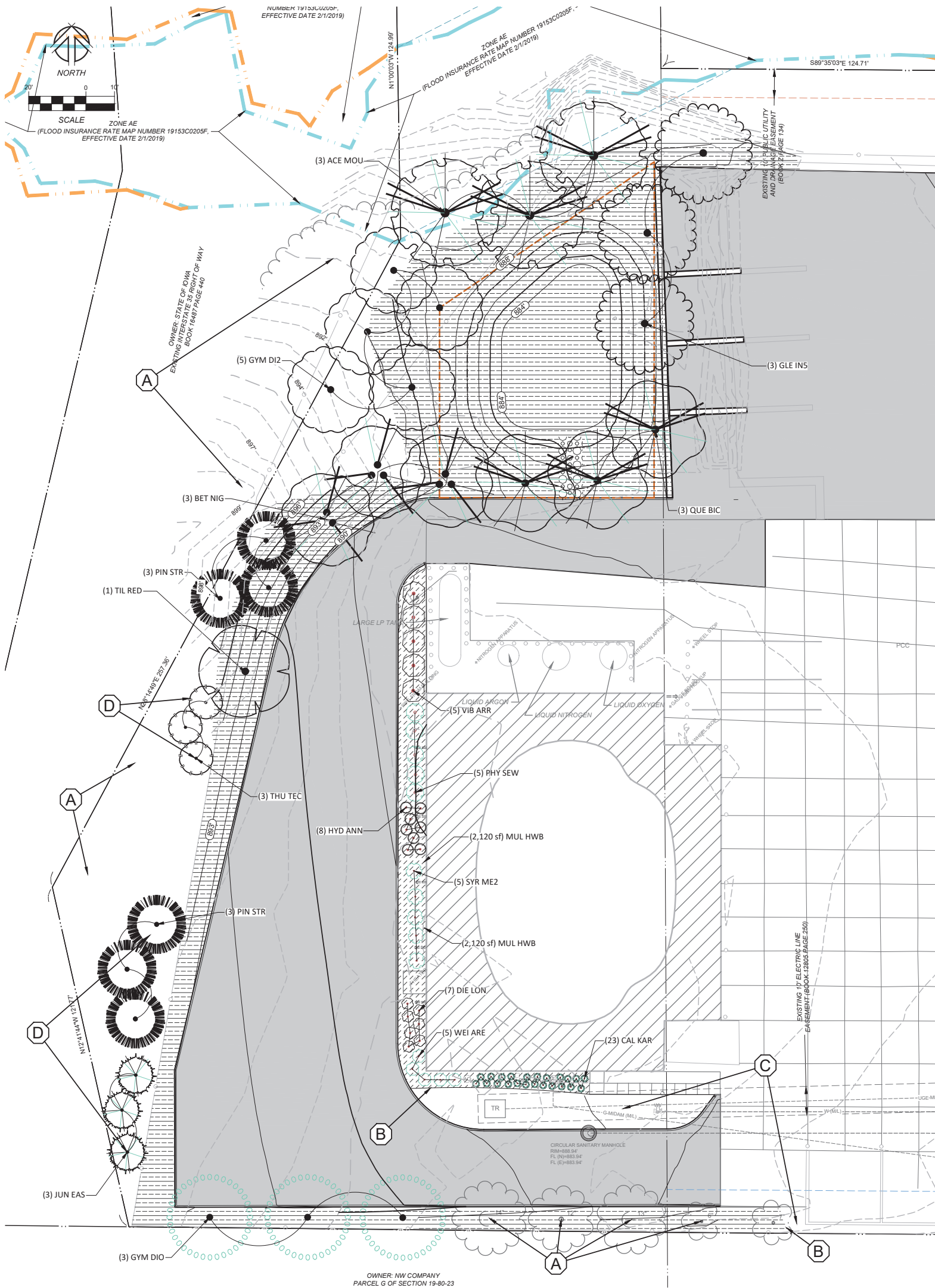
TAGGED UTILITY NOTES

1. STORM SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
 - 1.1. SEE DETAIL BELOW FOR ADDITIONAL DETAILS ON S15.
2. SANITARY SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010 AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
 - 2.1. MINOR MANHOLE ADJUSTMENT: EXISTING ELEVATION = 888.94' PROPOSED ELEVATION = 888.56'; ROTATE MANHOLE SO THAT CASTING IS NOT IN THE CURB.
3. INSTALL CLASS "D" REVETMENT AS PER SUDAS 9040. (6 TONS).



STORM STRUCTURE TABLE			
NAME	DESCRIPTION	RIM/TC	INVERT
S15	SW-512 W/ TYPE 3A CASTING	886.50	INV 881.00 (ST-1

STORM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-1	6" PVC	79 LF	0.78%	881.00	880.38



GENERAL LANDSCAPING NOTES

- PLANT MATERIAL
- ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9030 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) OMITTING PARTS 2.06 AND 3.08 (TREE WRAPPING) AND SUBJECT TO THE FOLLOWING NOTES.
 - NO SUBSTITUTIONS IN SPECIES LISTED WILL BE ACCEPTED WITHOUT APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
 - PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
 - ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
 - DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.
 - ALL WIRE, TWINE, & BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.
- SEEDING AND SODDING
- ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED AS DIRECTED BY THE PLAN.
 - LAWN SEEDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9010 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS). SEE PLANTING SCHEDULE FOR SEED TYPE AND SPECIFICATIONS.
 - NATIVE SEEDING AREAS, SEE LANDSCAPE PLANTING SCHEDULE FOR TYPE AND SPECIFICATIONS.
- MULCH
- ALL PLANTING BEDS DESIGNATED FOR MULCH INCLUDING AREAS AROUND TREES & SHRUBS SHALL BE 3" DEPTH SHREDDED HARDWOOD - 4" DIAMETER (TREES) AND 2" DIAMETER (SHRUBS). A PRE-EMERGENT SUCH AS "PREEM" OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
 - SEE SHEET C500 FOR LANDSCAPE SCHEDULE AND DETAILS.

LANDSCAPING CALCULATIONS

OPEN SPACE REQUIREMENT
TREE AREA REMOVED = 16000 SF / 706 SF = 23 TREES
INDIVIDUAL TREES REMOVED = 1 TREE
TOTAL TREES REMOVED = 24
TOTAL NON PAVING AREA TREES PROPOSED = 25

PAVING AREA SHADING
REQUIRED SHADING AREA, MINIMUM OF 20% OF THE PAVED AREA 35,969 SF X 20% (2) = 7193.8 SF
REQUIRED TREES, 7,193.8 SF / 706 SF = 11 TREES REQUIRED
PROVIDED TREES, 12 (23.2% PARKING LOT SHADING) (4 EXISTING, 8 PROPOSED)

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES				
JUN EAS	3	Juniperus virginiana / Eastern Redcedar	5' Ht.	B&B
PIN STR	6	Pinus strobus / White Pine	6' Ht.	B&B
THU TEC	3	Thuja occidentalis 'Techny' / Techny Arborvitae	5' Ht.	B&B
	12	SUBTOTAL:		
DECIDUOUS TREES				
ACE MOU	3	Acer saccharum 'PNI 0285' / Green Mountain® Sugar Maple	2.5" Cal.	B&B
BET NIG	3	Betula nigra / River Birch Multi-Trunk	8' Ht.	B&B
GLE IN5	3	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2" Cal.	B&B
GYM DI2	5	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
	14	SUBTOTAL:		
PAVEMENT SHADING				
GYM DIO	3	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
QUE BIC	3	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
TIL RED	1	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B
	7	SUBTOTAL:		
SHRUBS				
DIE LON	7	Diervilla lonicera / Dwarf Bush Honeysuckle	#5	Container
HYD ANN	8	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
PHY SEW	5	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#5	Container
SYR ME2	5	Syringa meyeri / Korean Lilac	#5	Container
VIB ARR	5	Viburnum dentatum / Viburnum	#5	Container
WEI ARE	5	Weigela florida 'Alexandra' / Wine & Roses® Weigela	#3	Container
	35	SUBTOTAL:		
PERENNIALS				
CAL KAR	23	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Container
	23	SUBTOTAL:		

LANDSCAPE PLAN NOTES

- PROTECT EXISTING PLANTINGS
- PROVIDE CONCRETE PAVER EDGING (65')
- MAINTAIN EXISTING LAWN, PATCH ANY DAMAGED AREAS WITH LAWN SEED MIX
- PLANT TREES IN EXISTING GROUND COVER, ADD MULCH RING 3' DIAMETER AROUND BASE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	FLMT	176 sf	FLEXAMAT OR EQUAL TURF REINFORCEMENT / FLEXAMAT OR EQUAL
	MUL HWB	2,120 sf	Mulch Shredded Hardwood Mulch Dark Brown / Shredded Hardwood Mulch
	PRA NAT	16,079 sf	Prairie Grass and Forb Native Seed Mix / Prairie Grass and Forb Native Seed Mix
		18,375 sf	SUBTOTAL:

PRELIMINARY - SUBMITTAL #3

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(515) 965-0123 phone - (515) 965-3322 fax
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Landscape Architecture

REVISIONS:
1) REVISIONS AS PER CITY OF ANKENY COMMENTS (6-2-2024)
2) REVISIONS AS PER CITY OF ANKENY COMMENTS (6-16-24)
3) 1
4) 1
5) 1
6) 1
7) 1

NOTE: NILES ASSOCIATES, INC. WARRANTS ANY PROBLEMS WHICH MAY ARISE FROM FAILURE TO FOLLOW THE INSTRUCTIONS OF THE ENGINEER OR THE ENGINEERING INTENT OF THE COUNTY, OR TO OBTAIN AND/OR FOLLOW THE ENGINEER'S DIMENSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

AIRGAS - ANKENY PCC PAVEMENT EXPANSION
410 SE GREENVIEW DRIVE, ANKENY, IA 50021

PROJECT NAME
DESCRIPTION
N/A NO.: 24075
DATE: 8-9-2024
DRAWN BY: JML, JTN
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: C500
SHEET NO.: 6/7

1. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN THE CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, TREE ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS.

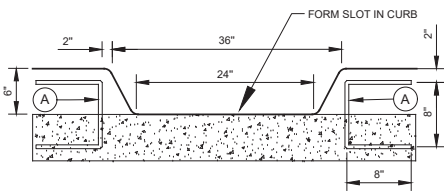
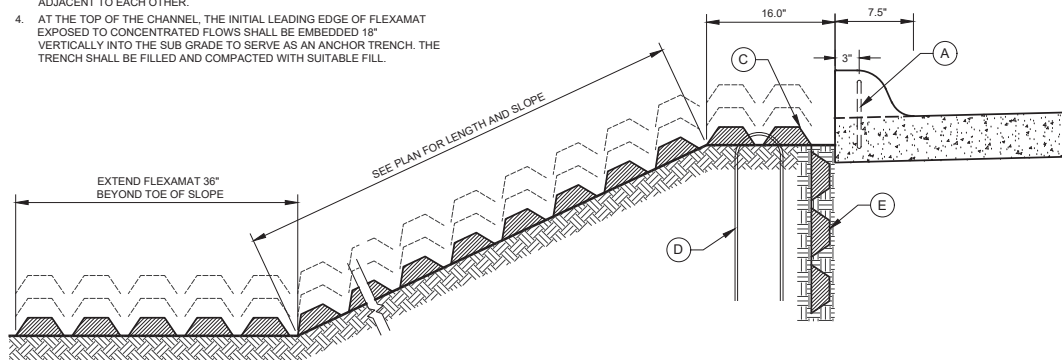
2. APPLY SEED DIRECTLY TO THE PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. SEE SPECIFICATIONS FOR SEED SPECIFICATIONS.

3. INSTALL FLEXAMAT PLUS ROLLS. AVAILABLE WIDTHS ARE 4', 5', 8', 10', 12', & 16' AVAILABLE IN CUSTOM LENGTHS. FOR WIDER WIDTHS, INSTALL MATS ADJACENT TO EACH OTHER.

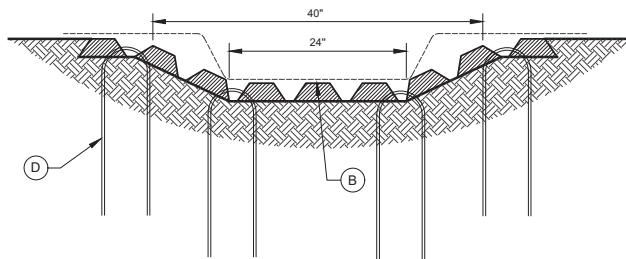
4. AT THE TOP OF THE CHANNEL, THE INITIAL LEADING EDGE OF FLEXAMAT EXPOSED TO CONCENTRATED FLOWS SHALL BE EMBEDDED 18" VERTICALLY INTO THE SUB GRADE TO SERVE AS AN ANCHOR TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL.

5. FOR ADDITIONAL SECTIONS OF MAT, OVERLAP THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25' OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH, LIGHTLY SPREAD TOPSOIL OVER INITIAL LEAD EDGE. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED INITIAL LEADING EDGE OF DOWNSTREAM MAT.

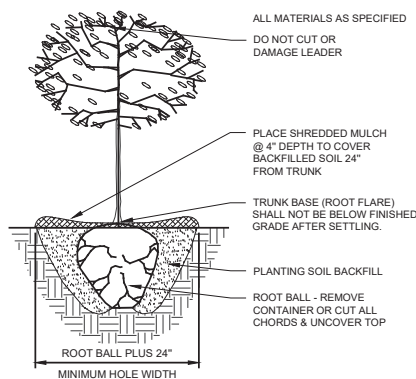
6. INSTALL 18" "U" ANCHORS IN 2' INCREMENTS ACROSS THE OVERLAP. INSTALL ANCHORS DIRECTLY BETWEEN BLOCKS. "U" ANCHORS CONSIST OF #3 REBAR "U" ANCHOR WITH 18" LEGS.



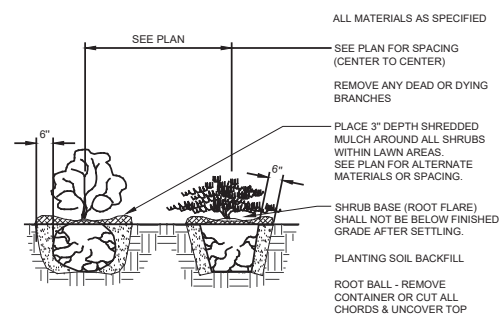
- | | |
|---|---|
| A | #4 EPOXY COATED DEFORMED BAR |
| B | 5.5" WIDE FLEXAMAT STANDARD CENTERED ON OPENING. |
| C | SET TOP OF FLEXAMAT 1/2" BELOW GUTTER SLAB ELEVATION. |
| D | #3 REBAR - 18" "U" ANCHORS INSTALLED ALONG SLOTTED CURB AT 2' INCREMENTS. |
| E | TRENCH LEADING EDGE OF MAT EXPOSED TO CONCENTRATED FLOW AT 18" DEPTH |



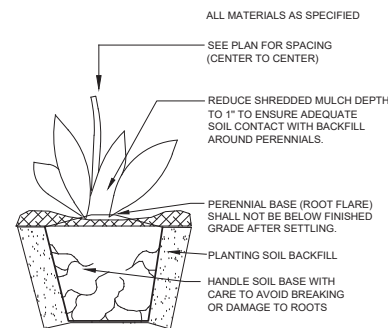
D-1) NO SCALE



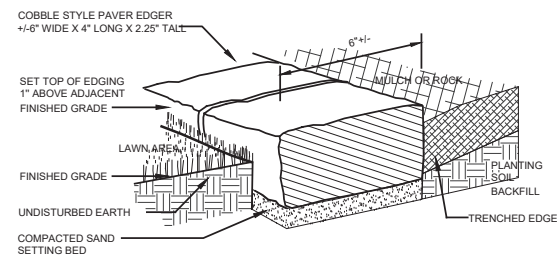
L-1) —————
NO SCALE



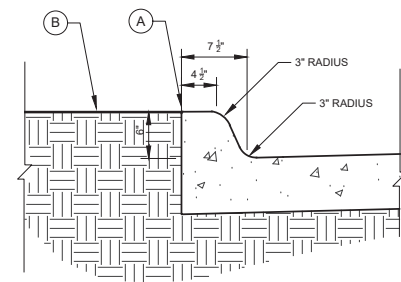
L-2) — NO SCALE



L-3) NO SCALE

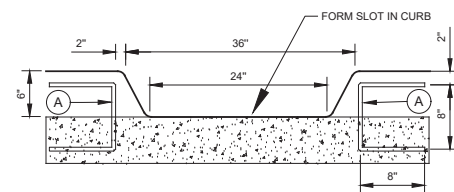


L-4 NO SCALE



- (A) BACK / TOP OF CURB
(B) GRADE VARIES REFER TO GRADING PLANS

D-2) _____ NO SCALE



- (A) #4 EPOXY COATED DEFORMED BARS

D-3 NOT TO SCALE

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REVISIONS:

	1.) REVISIONS AS PER CITY OF ANKENY COMMENTS (6-2-2024)	2.) REVISIONS AS PER CITY OF ANKENY COMMENTS (6-16-24)
3.)		
4.)		
5.)		
6.)		
7.)		

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410 SE CREEKVIEW DRIVE, ANKENY, IA 50021

NAI NO.:	24075
DATE:	8-9-2024
DRAWN BY:	JML, JTN
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C600
SHEET NO.:	7 / 7



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

1201 S Ankeny Boulevard - Veridian Credit Union 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

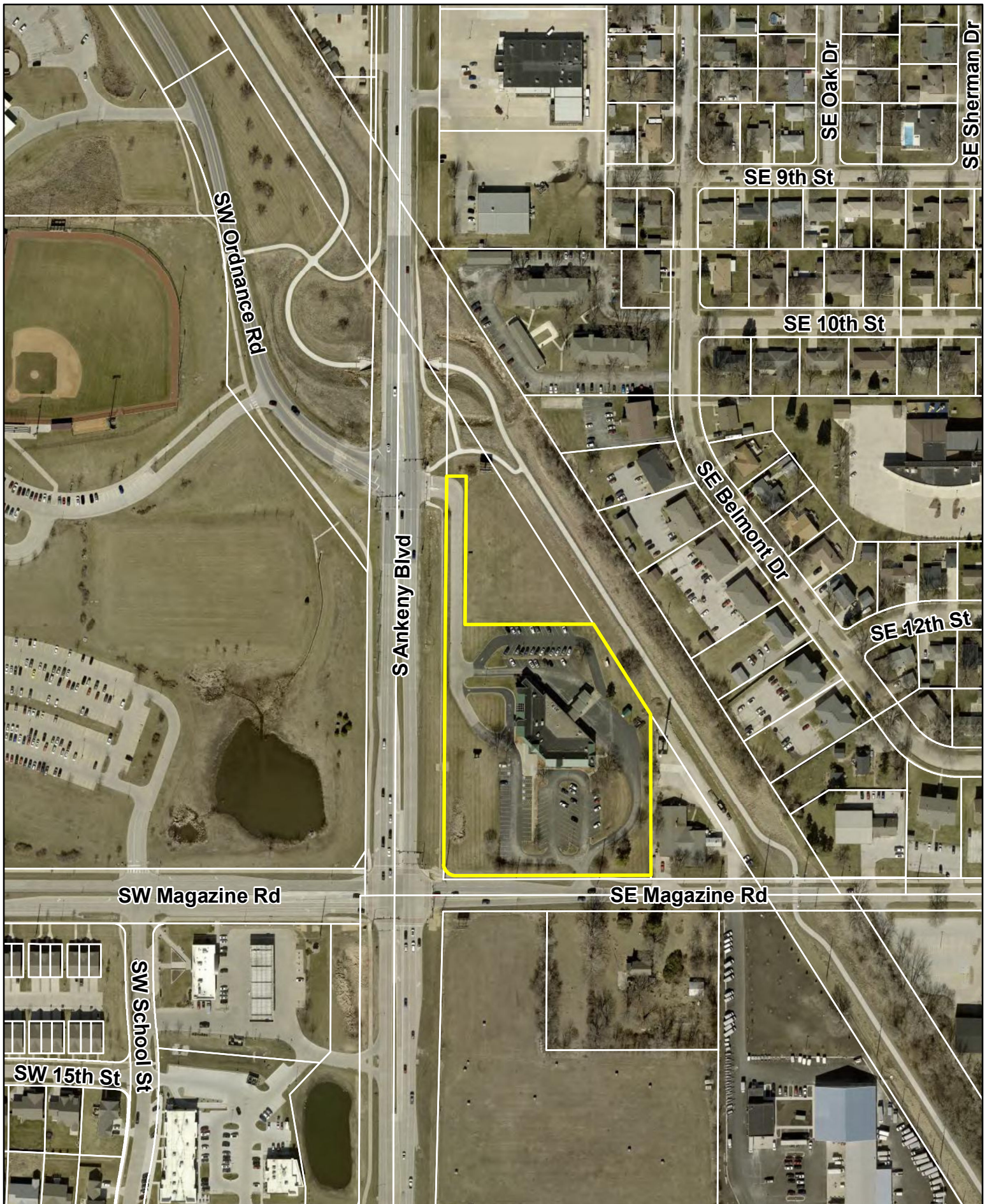
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1201 S Ankeny Boulevard, Veridian Credit Union Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreements; and subject to City Council approval of the ingress/egress easement vacation.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Elevations



N



1 inch = 250 feet

Date: 10/15/2024

1201 S Ankeny Boulevard
Veridian Credit Union - SP





*Plan and Zoning Commission
Staff Report*

Meeting Date: November 5, 2024

Agenda Item: 1201 S Ankeny Boulevard – Veridian Credit Union
Report Date: October 31, 2024
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1201 S Ankeny Boulevard, Veridian Credit Union; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreements; and subject to City Council approval of the ingress/egress easement vacation.

Project Summary:

The subject property at 1201 S Ankeny Boulevard totals 3.33 acres (+/-), and is located north of SE Magazine Road and east of S Ankeny Boulevard. The site is zoned C-2, General Retail, Highway Oriented and Central Business Commercial District; with properties to the north and south being similarly zoned, properties to the east are zoned C-1 Neighborhood Retail Commercial District and M-3, Limited Industrial District, and properties to the west are zoned Prairie Trail PUD. The proposed site plan includes the construction of a single story 7,544 sf credit union with five drive thru lanes, parking lot, pedestrian connections, landscaping, utility service connections and associated site improvements.

The proposed building will have a maximum height of 18'- 8" to the uppermost point and will be constructed primarily of stone veneer, brick veneer, wood fiber cement panels and glass. The landscaping shown on the proposed site plan generally complies with all applicable regulations. The site will be primarily accessed from the south via SE Magazine Road. Another full access exists to the north along the existing frontage road along S Ankeny Boulevard. Parking for the site requires 1 space per 200 sf of gross floor area and at least five queuing spaces per drive thru window, requiring 65 parking stalls. The proposed site plan provides well over the requirements, providing 113 parking stalls, with 4 being ADA and 25 queuing stalls for the drive thru lanes. Sidewalk connections are shown, providing access to the proposed building

The proposed site plan will add a new 2-inch water service line that connects to the existing 12-inch water main along SE Magazine Road. The existing 4-inch sanitary sewer service that is located south of the existing bank will be extended to the proposed building. Stormwater for the site generally drains towards the east side of the site, where stormwater outlets into a storm water detention basin. From there stormwater conveys offsite via conduit and open source channels eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

**Site Plan Worksheet
1201 S Ankeny Boulevard
Veridian Credit Union Site Plan**

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

A. Site Development

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

The primary building facade will still face west towards S Ankeny Boulevard. The north and south facades have also been treated as primary facades with similar design elements. The proposed building and parking areas meet all setbacks required by code. The proposed site is complimentary to the existing buildings in the area.

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

The site plan conforms with the open space and parking requirements of the Code.

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

Parking for the site requires 1 space per 200 sf of gross floor area and at least five queuing spaces per drive thru window, requiring 65 parking stalls. The proposed site plan provides well over the requirements, providing 113 parking stalls, with 4 being ADA and 25 queuing stalls for the drive thru lanes. Sidewalk connections are shown, providing access to the proposed building

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

The site will be primarily accessed from the south via SE Magazine Road. Another full access exists to the north along the existing frontage road along 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.**

Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A). Headlight screening is provided where necessary.

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

There is a proposed trash enclosure located south of the proposed building, which utilizes the same materials as the main building.

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

All services will be underground.

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

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

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

Stormwater for the site generally drains towards the east side of the site, where stormwater outlets into a storm water detention basin. From there stormwater conveys offsite via conduit and open source channels eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

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

The proposed site plan will add a new 2-inch water service line that connects to the existing 12-inch water main along SE Magazine Road. The existing 4-inch sanitary sewer service that is located south of the existing bank will be extended to the proposed building.

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

The site meets open space requirements, with the majority of the open space along the north and east sides of the site.

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

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

B. Building Design

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

The proposed building will have a maximum height of 18'-8" to the uppermost point and will be constructed primarily of stone veneer, brick veneer, wood fiber cement panels and glass. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed building will be constructed primarily of stone veneer, brick veneer, wood fiber cement panels and glass. The proposed materials complement adjacent developments.

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

There are no rooftop mechanical equipment and the proposed dumpster is screened from view with an enclosure that utilizes materials matching the building.

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

There is only one proposed building on this site, and the submitted elevations complement adjacent developments.

C. Signs

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

D. Factors for Evaluation

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

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

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

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

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

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

The proposed building will not adversely affect traffic flow of vehicles and pedestrians.

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 will have a maximum height of 18' - 8" to the uppermost point and will be constructed primarily of stone veneer, brick veneer, wood fiber cement panels and glass. The proposed materials complement adjacent developments.

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 28, 2024

City Council Planning & Zone Commission

City of Ankeny
410 W. First Street
Ankeny, Iowa 50023

RE: Veridian Credit Union, 1201 S Ankeny Blvd

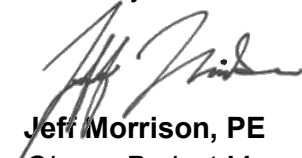
Dear Honorable Mayor, City Council and Planning & Zoning Commission Members:

On behalf of Veridian Credit Union (Owner) and Olsson (Civil Engineer), I respectfully request your review and approval of the new Veridian Credit Union Branch to be located at 1201 South Ankeny Boulevard.

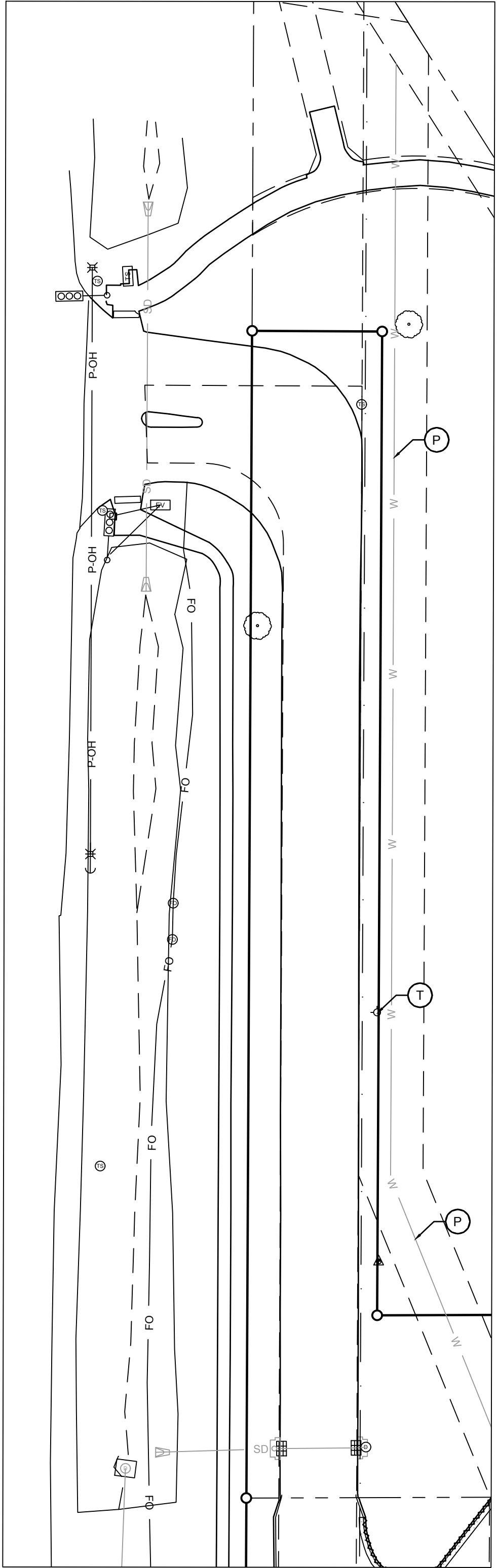
The project consists of a 7,544 square foot credit union with a 4-lane drive-up teller canopy and outdoor ATM which will provide walk-in as well as drive-up financial services. This site is already home to Veridian Credit Union and as a part of this project will look to shift operations into this new proposed building near the Northeast corner of SE Magazine Road and S Ankeny Boulevard. Construction will be phased to allow continued operations at the existing facility. Temporary pavement, parking stalls, way-finding signage will be added at the north end of the site prior to installing construction fencing south of the existing facility and beginning demolition of the existing south parking lot. This will allow the existing facility to keep normal operations while the new building is being constructed. After construction is complete and operations have shifted into the new building, construction will focus its efforts on removing the remaining pavement, utilities, and building of the existing location.

We look forward to working with the City of Ankeny and all of you to help make this another successful project for the community. Please let us know if you have any additional questions or comments.

Sincerely,

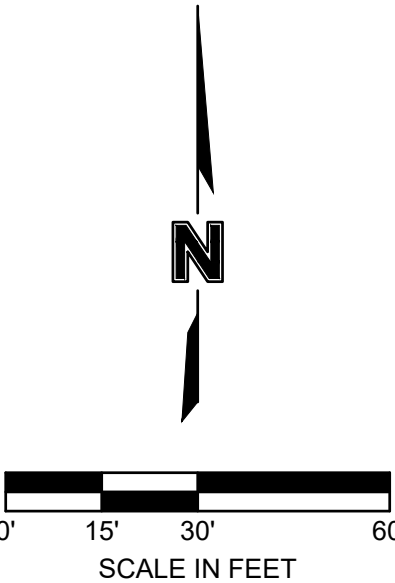


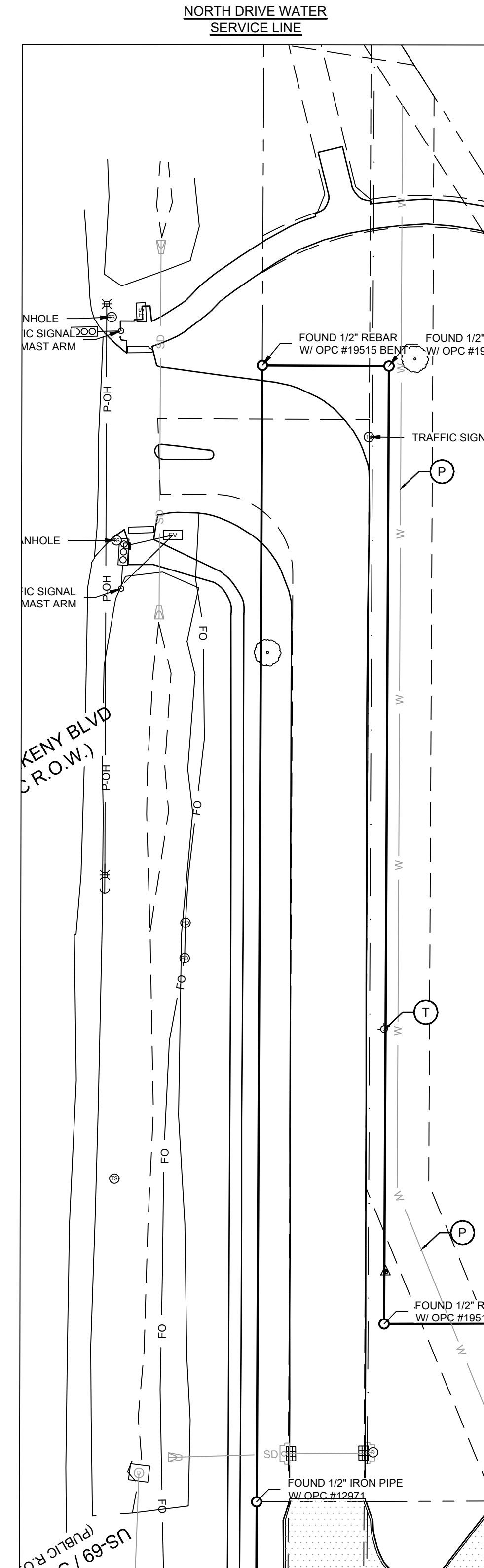
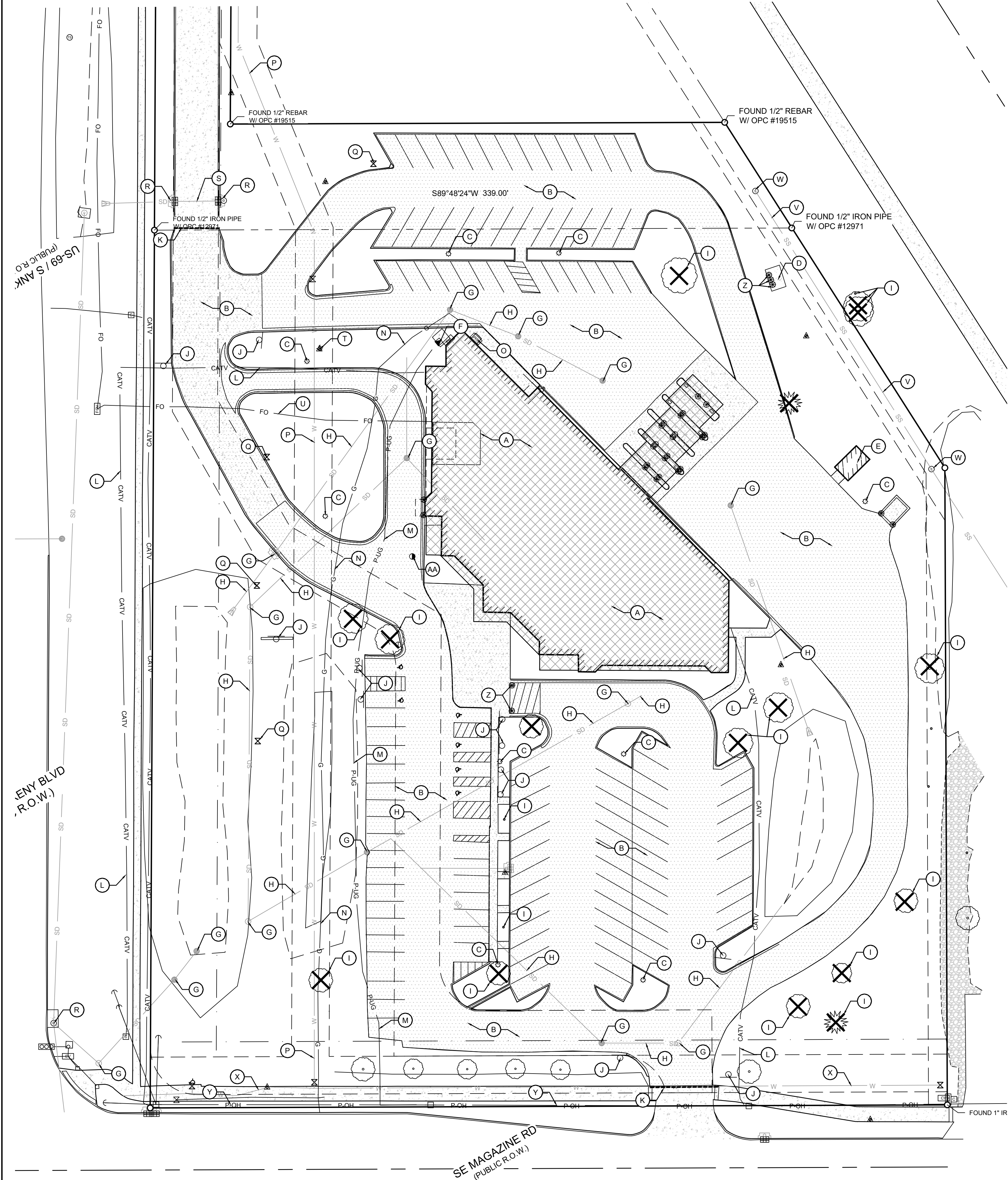
Jeff Morrison, PE
Olsson Project Manager



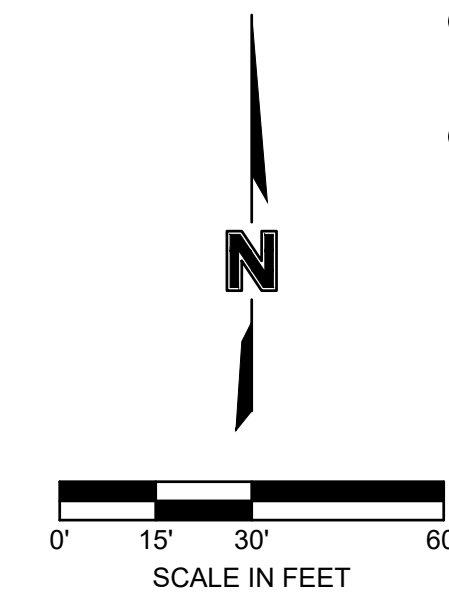
ALL TEMPORARY PAVEMENT, PARKING STALLS, WAY FINDING SIGNAGE, AND CONSTRUCTION FENCING TO BE IN PLACE PRIOR TO ANY DEMOLITION OR REMOVAL ACTIVITIES.

- (A) REMOVE AND DISPOSE EXISTING CURB AND GUTTER
- (B) REMOVE AND DISPOSE EXISTING SIDEWALK PAVEMENT AND ROADWAY CURB AND PAVEMENT
- (C) REMOVE AND DISPOSE EXISTING LIGHT POLE AND FOOTINGS
- (G) REMOVE AND DISPOSE EXISTING STORM SEWER STRUCTURE
- (H) REMOVE AND DISPOSE EXISTING STORM SEWER PIPE AND FLARED END SECTION
- (I) REMOVE AND DISPOSE EXISTING TREE OR SHRUB. GRIND STUMP 18" BELOW GRADE. TREE REMOVALS BY UNL
- (J) REMOVE AND DISPOSE EXISTING SIGN
- (K) SAWCUT EXISTING PAVEMENT
- (L) REMOVE AND DISPOSE EXISTING CABLE TV LINE. COORDINATE TEMPORARY RELOCATION WITH PROVIDER FOR PHASE 1 AND ABANDON IN PLACE AT COMPLETION OF PHASE 2.
- (M) EXISTING UNDERGROUND POWER TO REMAIN IN PLACE FOR EXISTING BUILDING AND TO BE ABANDONED IN PLACE AT THE COMPLETION OF PHASE 2.
- (N) EXISTING GAS TO REMAIN IN PLACE FOR EXISTING BUILDING AND TO BE ABANDONED IN PLACE AT THE COMPLETION OF PHASE 2.
- (P) PROTECT EXISTING 16" PUBLIC WATER MAIN, IN PLACE
- (Q) REMOVE AND DISPOSE EXISTING IRRIGATION SYSTEM.
- (R) PROTECT EXISTING PUBLIC STORM SEWER STRUCTURE, IN PLACE
- (S) PROTECT EXISTING STORM SEWER PIPE, IN PLACE
- (T) REMOVE AND SALVAGE EXISTING PUBLIC HYDRANT, COORDINATE WITH CITY WATER DEPARTMENT
- (X) PROTECT EXISTING WATER MAIN
- (Y) PROTECT EXISTING OVERHEAD POWER LINE AND POLES
- (Z) REMOVE AND DISPOSE EXISTING BOLLARDS
- (AA) REMOVE AND DISPOSE EXISTING SEWER CLEANOUT AND UTILITY CONNECTION, COMPLETE.
- (BB) REMOVE AND RELOCATE EXISTING MAILBOX. COORDINATE WITH USPS ON NEW OR TEMPORARY LOCATION DURING SITE CONSTRUCTION.
- (CC) PROTECT EXISTING PAVEMENT, IN PLACE





- LEGEND**
- (A) REMOVE AND DISPOSE EXISTING BUILDING, OVERHANGS, FOOTINGS, AND FOUNDATIONS.
 - (B) REMOVE AND DISPOSE EXISTING SIDEWALK PAVEMENT AND ROADWAY CURB AND PAVEMENT
 - (C) REMOVE AND DISPOSE EXISTING LIGHT POLE AND FOOTINGS
 - (D) REMOVE AND SALVAGE EXISTING GENERATOR. REFER TO SITE PLAN FOR NEW LOCATION.
 - (E) REMOVE AND SALVAGE EXISTING SHED. REFER TO SITE PLAN FOR NEW LOCATION.
 - (F) REMOVE AND DISPOSE EXISTING TRANSFORMER
 - (G) REMOVE AND DISPOSE EXISTING STORM SEWER STRUCTURE
 - (H) REMOVE AND DISPOSE EXISTING STORM SEWER PIPE AND FLARED END SECTION
 - (I) REMOVE AND DISPOSE EXISTING TREE OR SHRUB. GRIND STUMP 18" BELOW GRADE. TREE REMOVALS BY UNL
 - (J) REMOVE AND DISPOSE EXISTING SIGN
 - (K) SAWCUT EXISTING PAVEMENT
 - (L) REMOVE AND DISPOSE EXISTING CABLE TV LINE. COORDINATE WITH PROVIDER.
 - (M) EXISTING UNDERGROUND POWER LINE TO BE DISCONNECTED AND ABANDONED IN PLACE AFTER PHASE 1 CONSTRUCTION IS COMPLETE
 - (N) EXISTING GAS LINE TO BE DISCONNECTED AND ABANDONED IN PLACE AFTER PHASE 1 CONSTRUCTION IS COMPLETE.
 - (O) REMOVE AND DISPOSE EXISTING GAS METER
 - (P) PROTECT EXISTING 16" PUBLIC WATER MAIN. IN PLACE. COORDINATE WITH CITY WATER DEPARTMENT ON PRIVATE SERVICE REMOVAL TO EXISTING BUILDING.
 - (Q) REMOVE AND DISPOSE EXISTING IRRIGATION SYSTEM.
 - (R) PROTECT EXISTING PUBLIC STORM SEWER STRUCTURE, IN PLACE
 - (S) PROTECT EXISTING STORM SEWER PIPE, IN PLACE
 - (T) REMOVE AND RELOCATE EXISTING PUBLIC HYDRANT. SEE UTILITY PLAN FOR PROPOSED LOCATION. COORDINATE WITH CITY WATER DEPARTMENT
 - (U) REMOVE AND DISPOSE EXISTING FIBER LINE. COORDINATE WITH UTILITY OWNER
 - (V) PROTECT EXISTING SANITARY SEWER PIPE
 - (W) PROTECT EXISTING SANITARY SEWER MANHOLE
 - (X) PROTECT EXISTING WATER MAIN
 - (Y) PROTECT EXISTING OVERHEAD POWER LINE AND POLES
 - (Z) REMOVE AND DISPOSE EXISTING BOLLARDS
 - (AA) REMOVE AND DISPOSE EXISTING SEWER CLEANOUT AND UTILITY CONNECTION, COMPLETE.



1717 Ingersoll Avenue
Suite 111
Des Moines, IA 50309
olsson.com
TEL 515.331.6517
FAX 515.331.6518

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2024

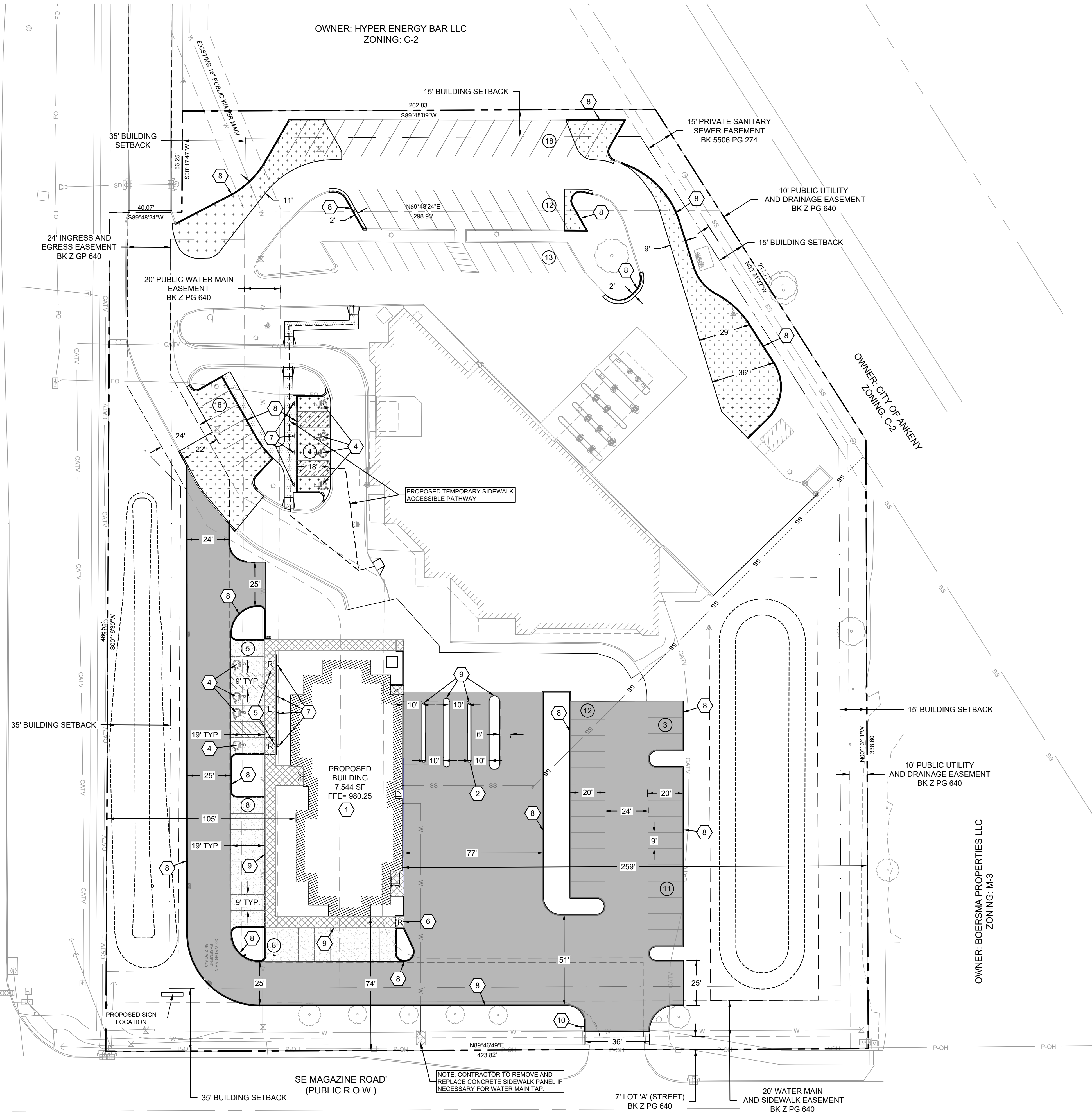
DEMOLITION PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

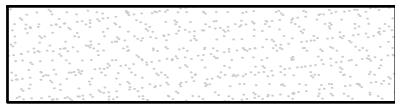
ANKENY, IA

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: 023-08130
date: 08.30.2024

SHEET
C0.3



PAVING LEGEND

- | | |
|---|---|
|  | PARKING STALL COUNT |
|  | PROPERTY LINE |
|  | PROPOSED BUILDING OUTLINE |
|  | PROPOSED 4" SIDEWALK P.C.C. PAVEMENT |
|  | PROPOSED 7" P.C.C. PAVEMENT |
|  | PROPOSED 6" P.C.C. PAVEMENT |
|  | TEMPORARY 6" P.C.C. PAVEMENT
<small>(ALL TEMPORARY PAVEMENT TO BE IN PLACE PRIOR TO ANY DEMOLITION OR REMOVALS OF EXISTING SITE)</small> |
|  | TEMPORARY 4" SIDEWALK P.C.C. PAVEMENT
<small>(ALL TEMPORARY PAVEMENT TO BE IN PLACE PRIOR TO ANY DEMOLITION OR REMOVALS OF EXISTING SITE)</small> |

SITE PLAN KEYNOTES

1. PROPOSED BUILDING (REF ARCHITECTURAL PLANS)
2. PROPOSED CANOPY (REF ARCHITECTURAL PLANS)
3. PROPOSED ADA PARKING STALLS
4. PROPOSED IN-LINE ADA RAMP (REF DETAIL 9 ON SHEET C4.1)
5. PROPOSED PERPENDICULAR ADA RAMP (REF DETAIL 7 ON SHEET C4.0)
6. PROPOSED ADA PARKING SIGN (REF DETAIL 13 ON SHEET C4.1)
7. PROPOSED 6" CURB AND GUTTER (REF DETAIL 1 ON SHEET C4.0)
8. PROPOSED INTEGRAL CURB/SIDEWALK (REF DETAIL 2 ON SHEET C4.0)
9. PROPOSED VEHICULAR STOP SIGN

SITE PLAN LEGEND

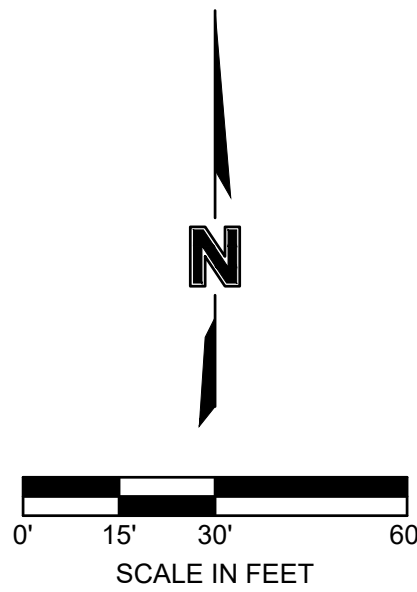
- | | |
|---|-----------------|
| T | TRANSITION AREA |
| R | ADA RAMP |
| L | ADA LANDING |

SITE PLAN NOTES:

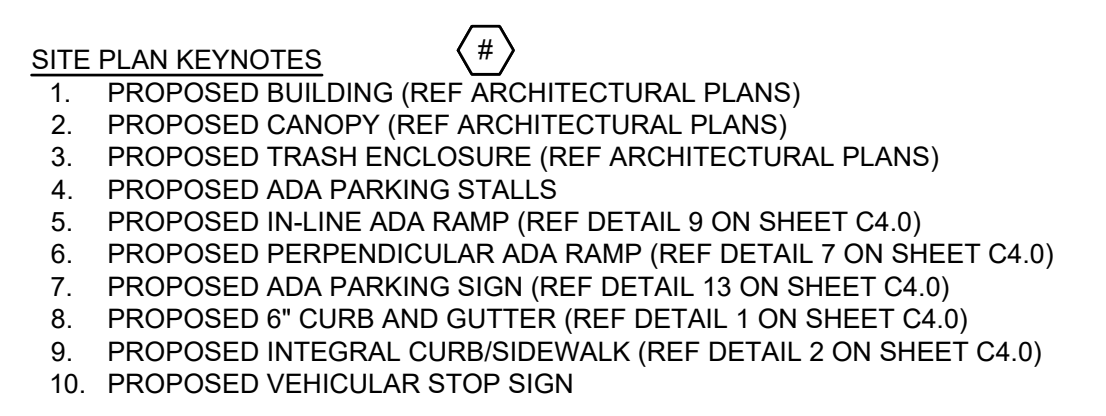
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY SUPPLEMENTAL OF ANKENY AND THE 2024 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATION (SUDAS). IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS THE MOST STRINGENT SHALL APPLY.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PAVEMENT CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2024 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATION MANUAL (SUDAS) AND ALL CITY CODES, SPECIFICATIONS, AND REGULATIONS.
5. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE WHITE MARKING, CONFORMING TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD, FEDERAL HIGHWAY ADMINISTRATION) AND ALL REVISIONS THEREOF, INCLUDING THE LATEST STATE SUPPLEMENT.
6. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS NEED TO BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
7. CONSTRUCTION SHALL REFERENCE ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCES.
8. MONUMENT SIGN SHALL REQUIRE A SIGN PERMIT AND BE APPROVED UNDER SEPARATE REVIEW.

PAVING NOTES:

3. PROVIDE PORTLAND CEMENT CONCRETE (P.C.C.) AT THICKNESS INDICATED ON PLANS WITH 12-INCH SPECIAL SUBGRADE COMPACTION. ALL EARTHEN SOILS MOISTURE AND DENSITY TO BE BETWEEN OPTIMUM AND 44% OF OPTIMUM.
4. UNLESS OTHERWISE PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 309 "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS;" AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF ANKENY SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER REVIEW.
5. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
7. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 4.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. CURB RAMPS AND ENDINGS ARE PROVIDED PER ADA STANDARDS. CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN.
8. CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
9. PAVING CONTRACTOR TO PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
10. ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED.
11. MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 4" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER CITY OF ANKENY SPECIFICATIONS.
13. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES IN THE PLANS CONCERNING PLACEMENT OF PAVEMENT MARKING AND/OR SIGNS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
14. ALL ACCESSIBLE PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO ADA GUIDELINES.
15. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.



drawn by: _____ CSM					
checked by: _____ CSM					
designed by: _____ CSM					
QA/QC by: _____ CSM					
project no.: 023-0813D					
date: 08.30.2024					
PHASE 1 SITE PLAN		REV.	DATE	REVISIONS DESCRIPTION	BY
VERIDIAN CREDIT UNION 1201 S ANKENY BLVD					
ANKENY, IA		2024			
		REVISIONS			



- ### PAVING NOTES:
1. PROVIDE PORTLAND CEMENT CONCRETE (P.C.C.) AT THICKNESS INDICATED ON PLANS WITH 12-INCH SPECIAL SUBGRADE COMPACTION. ALL EARTHEN SOILS MOISTURE AND DENSITY TO BE BETWEEN OPTIMUM AND +4% OF OPTIMUM.
 2. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF ANKENY SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
 3. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
 5. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.
 6. CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
 7. PAVING CONTRACTOR TO PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
 8. ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED. MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 4" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
 10. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER CITY OF ANKENY SPECIFICATIONS.
 11. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES IN THE PLANS CONCERNING PLACEMENT OF PAVEMENT MARKING AND/OR SIGNS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
 12. ALL ACCESSIBLE PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO ADA GUIDELINES.
 13. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.

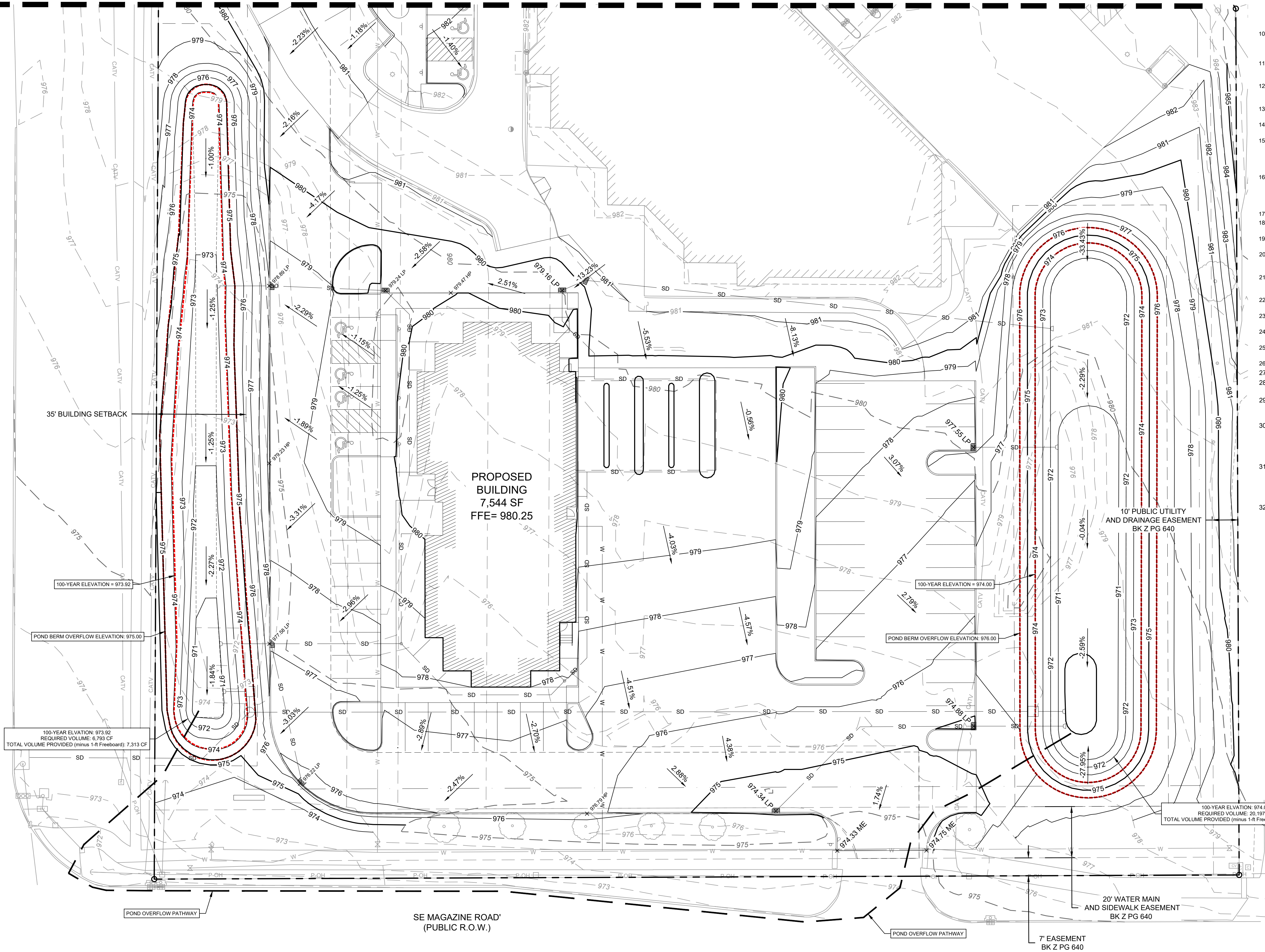
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DATE: Oct 30, 2024 4:17pm USER: jianach

US-69 / S ANKENY BLVD
(PUBLIC R.O.W.)

MATCHLINE: SEE SHEET C2.1



GRADING NOTES:

- PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
- ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 6" ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK BUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
- UNLESS OTHERWISE IDENTIFIED IN THE CONTRACT DOCUMENTS, SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT (PROVIDED BY OWNER).
- IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT (PROVIDED BY OWNER) AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
- ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 8 INCHES AND STOCKPILED FOR LATER USE IN LANDSCAPED AREAS PER 2020 SUDAS SPECIFICATION 2010 AND THE IOWA DNR GENERAL PERMIT #2.
- A MINIMUM OF 8" OF TOPSOIL IS TO BE PLACED ON ALL NON-PAVED SURFACES WITHIN THE LIMITS OF CONSTRUCTION EXISTING TOPSOIL MAY BE STOCKPILED FOR REUSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPORT ADDITIONAL SUITABLE TOPSOIL AS REQUIRED, REFER TO SPECIFICATIONS, 2020 SUDAS SPECIFICATION 2010 AND THE IOWA DNR GENERAL PERMIT #2.
- ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ON SITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
- THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
- FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY WHICH WILL BE REMOVED AND REPLACE.
- SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
- IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. ALL DEWATERING ACTIVITIES SHALL MEET THE GENERAL PERMIT #2 REQUIREMENTS. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING.
- ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.
- ALL FLOOR SLABS SHALL BEAR ON CONTROLLED FILL.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE.
- IF THERE ARE TREES ON SITE THAT DO NOT SHOW UP ON THE PLANS, THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE OR ENGINEER FOR REMOVAL OR RELOCATION, IF REQUIRED.
- CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN. THE CONTRACTOR SHALL INFORM THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNING REPRESENTATIVE PRIOR TO BEGINNING OF PROOFROLLING.
- ANY GEOTECHNICAL TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
- GRADING TOLERANCES: BUILDING PAD: -0.0' TO +0.1'; PAVED AREAS: -0.0' TO +0.2'; ALL OTHER AREAS: -0.1' TO +0.1'.
- SEE SITE LAYOUT PLAN FOR ADA ACCESSIBLE ROUTES AND PAVING REQUIREMENTS. ALL ADA ACCESSIBLE STALLS/ROUTES SHALL BE CONSTRUCTED PER ADA STANDARDS.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- THE OWNER SHALL MAINTAIN DETENTION FACILITIES UPON COMPLETION OF THE PROJECT.
- BACKFILL TO TOP OF CURB AND BACK OF WALK.
- CONTRACTOR SHALL READ AND FOLLOW THE GEOTECHNICAL SOILS REPORT PROVIDED BY OWNER.
- PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO BOTTOM OF CONCRETE DRIVES, CURBS, WALKS AND BUILDING FLOOR ELEVATION.
- NATIVE SOILS, AS APPROVED BY GEOTECHNICAL ENGINEER, MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS AND OTHER RUBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM PROJECT SITE. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- THE UPPER 9-INCHES OF PAVEMENT SUBGRADE FILL SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO A MINIMUM OF 95% LOW PLASTICITY, COHESIVE FILL SHALL BE COMPACTED AND MAINTAINED AT A WATER CONTENT BETWEEN OPTIMUM AND +4% OF OPTIMUM.
- POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY OF ANKENY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CA BE ISSUED.

GRADING PLAN LEGEND:

---	950	PROPOSED MAJOR CONTOUR
---	951	PROPOSED MINOR CONTOUR
---	950	EXISTING MAJOR CONTOUR
---	951	EXISTING MINOR CONTOUR
---	SS	PROPOSED SANITARY SEWER
---	W	PROPOSED WATER LINE
---	P-UG	PROPOSED ELECTRIC LINE
---	SD	PROPOSED STORM SEWER
---	SS	EXISTING SANITARY SEWER
---	W	EXISTING WATER LINE
---	P-UG	EXISTING ELECTRIC LINE
---	TEL	EXISTING TELEPHONE LINE
---	P-UG	EXISTING ELECTRIC LINE
---	CATV	EXISTING CABLE LINE
---	FO	EXISTING FIBER OPTIC
---	---	PROPOSED RIDGE LINE/BREAK LINE
ME	---	MATCH EXISTING
TC	---	TOP OF CURB
FG	---	FINISHED GRADE
HP	---	HIGH POINT
LP	---	LOW POINT
HFG	---	HIGH FINISHED GRADE
LFG	---	LOW FINISHED GRADE

PHASE 1 GRADING PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: 023-08130
date: 08.30.2024

SHEET
C2.0

REVISIONS

REVISIONS

2024

PHASE 1 GRADING PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: 023-08130
date: 08.30.2024

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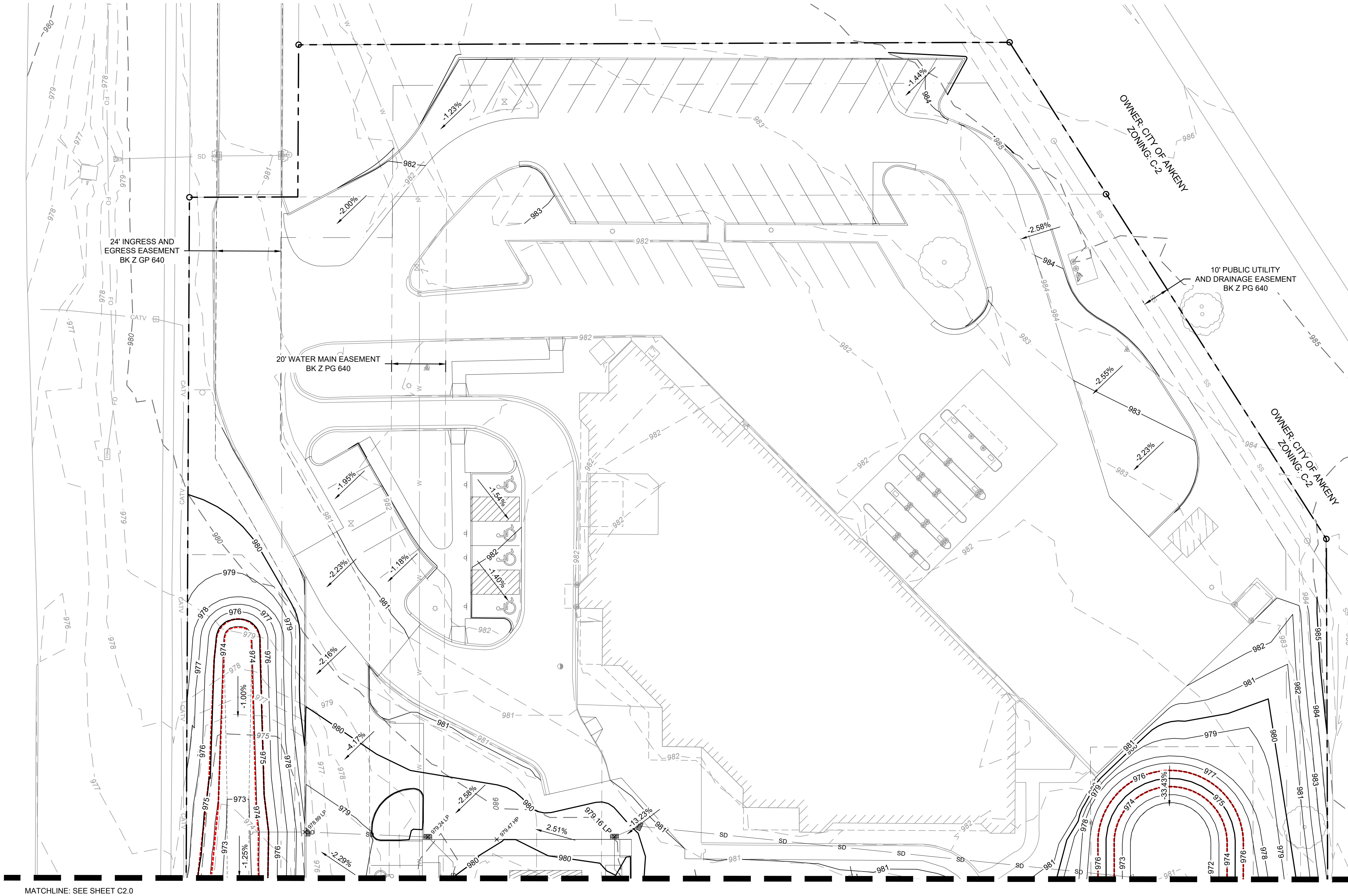
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PHASE 1 GRADING PLAN

VERIDIAN CREDIT UNION
120

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- ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 6" ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
- UNLESS OTHERWISE IDENTIFIED IN THE CONTRACT DOCUMENTS, SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT (PROVIDED BY OWNER).
- IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT (PROVIDED BY OWNER) AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
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- A MINIMUM OF 8" OF TOPSOIL IS TO BE PLACED ON ALL NON-PAVED SURFACES WITHIN THE LIMITS OF CONSTRUCTION EXISTING TOPSOIL MAY BE STOCKPILED FOR REUSE. CONTRACTOR SHALL BE RESPONSIBLE TO IMPORT ADDITIONAL SUITABLE TOPSOIL AS REQUIRED. REFER TO SPECIFICATIONS, 2020 SUDAS SPECIFICATION 2010 AND THE IOWA DNR GENERAL PERMIT #2.
- ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
- THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
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- SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
- IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. ALL DEWATERING ACTIVITIES SHALL MEET THE GENERAL PERMIT #2 REQUIREMENTS. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING.
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- CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN. THE CONTRACTOR SHALL INFORM THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNING REPRESENTATIVE PRIOR TO BEGINNING OF PROOFROLLING.
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- BACKFILL TO TOP OF CURB AND BACK OF WALK.
- CONTRACTOR SHALL READ AND FOLLOW THE GEOTECHNICAL SOILS REPORT PROVIDED BY OWNER.
- PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO BOTTOM OF CONCRETE DRIVES, CURBS, WALKS AND BUILDING FLOOR ELEVATION.
- NATIVE SOILS, AS APPROVED BY GEOTECHNICAL ENGINEER, MAY BE REUSED FOR COMMON AREAS AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM PROJECT SITE. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
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GRADING PLAN LEGEND:

- | | | |
|-----|------|--------------------------------|
| --- | 950 | PROPOSED MAJOR CONTOUR |
| --- | 951 | PROPOSED MINOR CONTOUR |
| --- | 950 | EXISTING MAJOR CONTOUR |
| --- | 951 | EXISTING MINOR CONTOUR |
| --- | SS | PROPOSED SANITARY SEWER |
| --- | W | PROPOSED WATER LINE |
| --- | P-UG | PROPOSED ELECTRIC LINE |
| --- | SD | PROPOSED STORM SEWER |
| --- | SS | EXISTING SANITARY SEWER |
| --- | W | EXISTING WATER LINE |
| --- | P-UG | EXISTING ELECTRIC LINE |
| --- | TEL | EXISTING TELEPHONE LINE |
| --- | P-UG | EXISTING ELECTRIC LINE |
| --- | CATV | EXISTING CABLE LINE |
| --- | FO | EXISTING FIBER OPTIC |
| --- | --- | PROPOSED RIDGE LINE/BREAK LINE |
| --- | ME | MATCH EXISTING |
| --- | TC | TOP OF CURB |
| --- | FG | FINISHED GRADE |
| --- | HP | HIGH POINT |
| --- | LP | LOW POINT |
| --- | HFG | HIGH FINISHED GRADE |
| --- | LFG | LOW FINISHED GRADE |



PHASE 1 GRADING PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

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project no.: 023-08130
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REVISIONS DESCRIPTION

DATE

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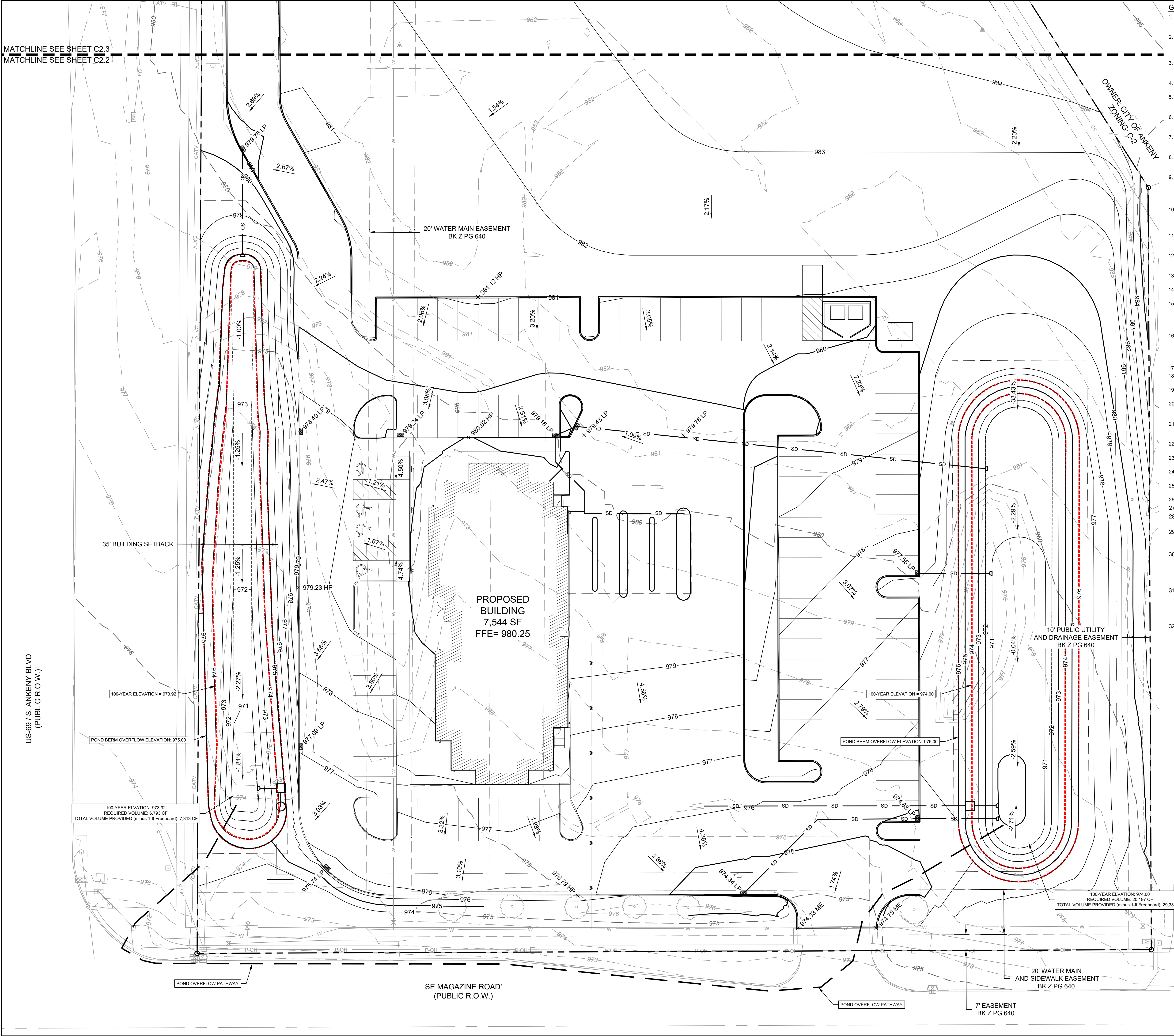
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Des Moines, IA 50309
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TEL 515.331.6517
FAX 515.331.6518

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TEL 515.331.6517
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GRADING PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

BY

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designed by: _____ CSM

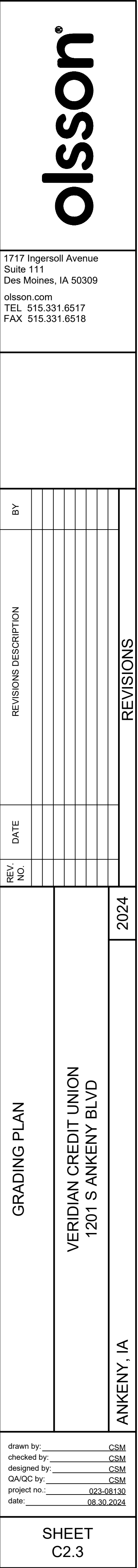
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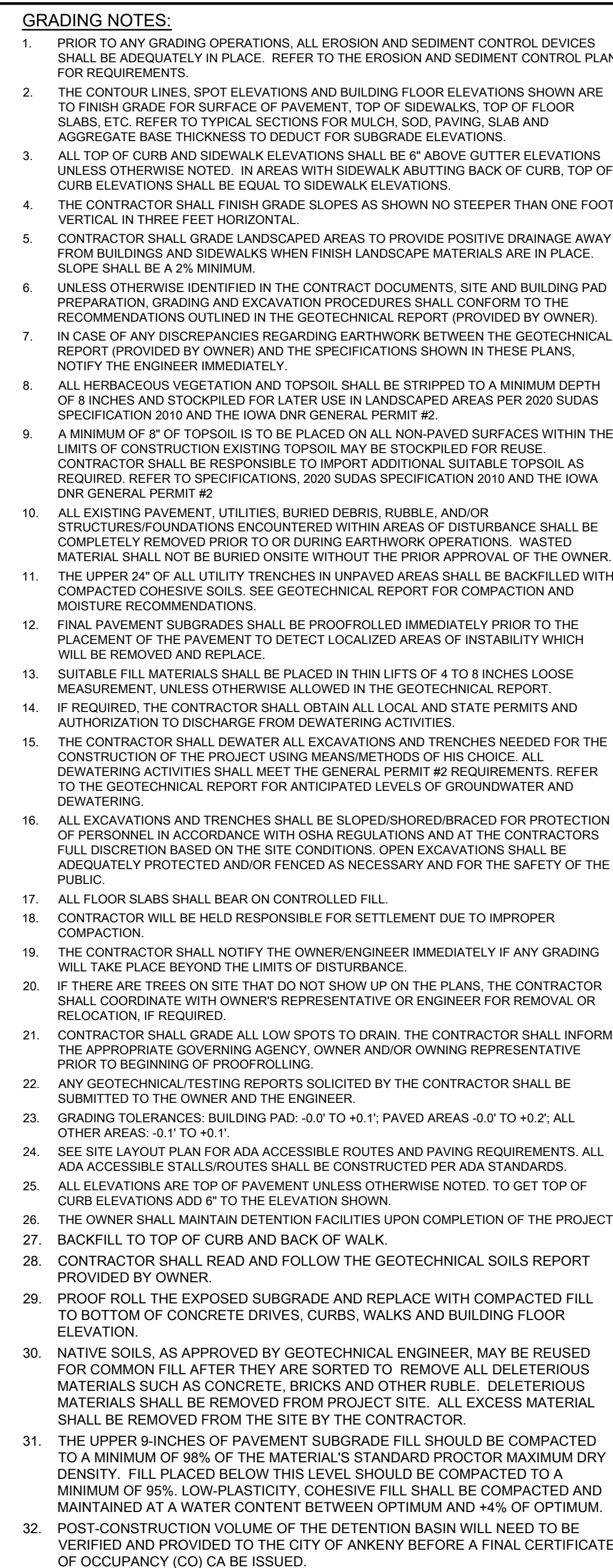
project no.: 023-08130

date: 08.30.2024

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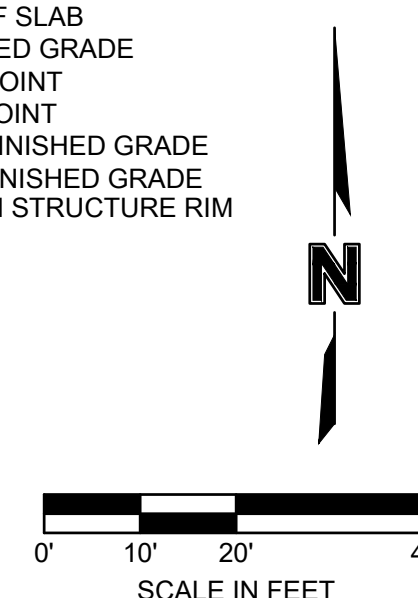
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DATE: Oct 30, 2024 4:18pm USER: jasnacht

MATCHLINE: SEE SHEET C2.4

GRADING PLAN LEGEND

- | | |
|-------------------|--------------------------------|
| _____ 950 _____ | PROPOSED MAJOR CONTOUR |
| _____ 951 _____ | PROPOSED MINOR CONTOUR |
| _____ 950 _____ | EXISTING MAJOR CONTOUR |
| _____ 951 _____ | EXISTING MINOR CONTOUR |
| SS _____ SS _____ | PROPOSED SANITARY SEWER |
| W _____ W _____ | PROPOSED WATER LINE |
| _____ P-U/G _____ | PROPOSED ELECTRIC LINE |
| SD _____ SD _____ | PROPOSED STORM SEWER |
| SS _____ SS _____ | EXISTING SANITARY SEWER |
| W _____ W _____ | EXISTING WATER LINE |
| _____ P-U/G _____ | EXISTING ELECTRIC LINE |
| _____ TEL _____ | EXISTING TELEPHONE LINE |
| _____ P-U/G _____ | EXISTING ELECTRIC LINE |
| _____ CATV _____ | EXISTING CABLE LINE |
| _____ FO _____ | EXISTING FIBER OPTIC |
| ----- | PROPOSED RIDGE LINE/BREAK LINE |
| ME | MATCH EXISTING |
| BC | BACK OF CURB |
| TS | TOP OF SLAB |
| FG | FINISHED GRADE |
| HP | HIGH POINT |
| LP | LOW POINT |
| HFG | HIGH FINISHED GRADE |
| LFG | LOW FINISHED GRADE |
| RIM | STORM STRUCTURE RIM |



drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: _____ 023-08130
date: _____ 08.30.2024

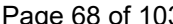
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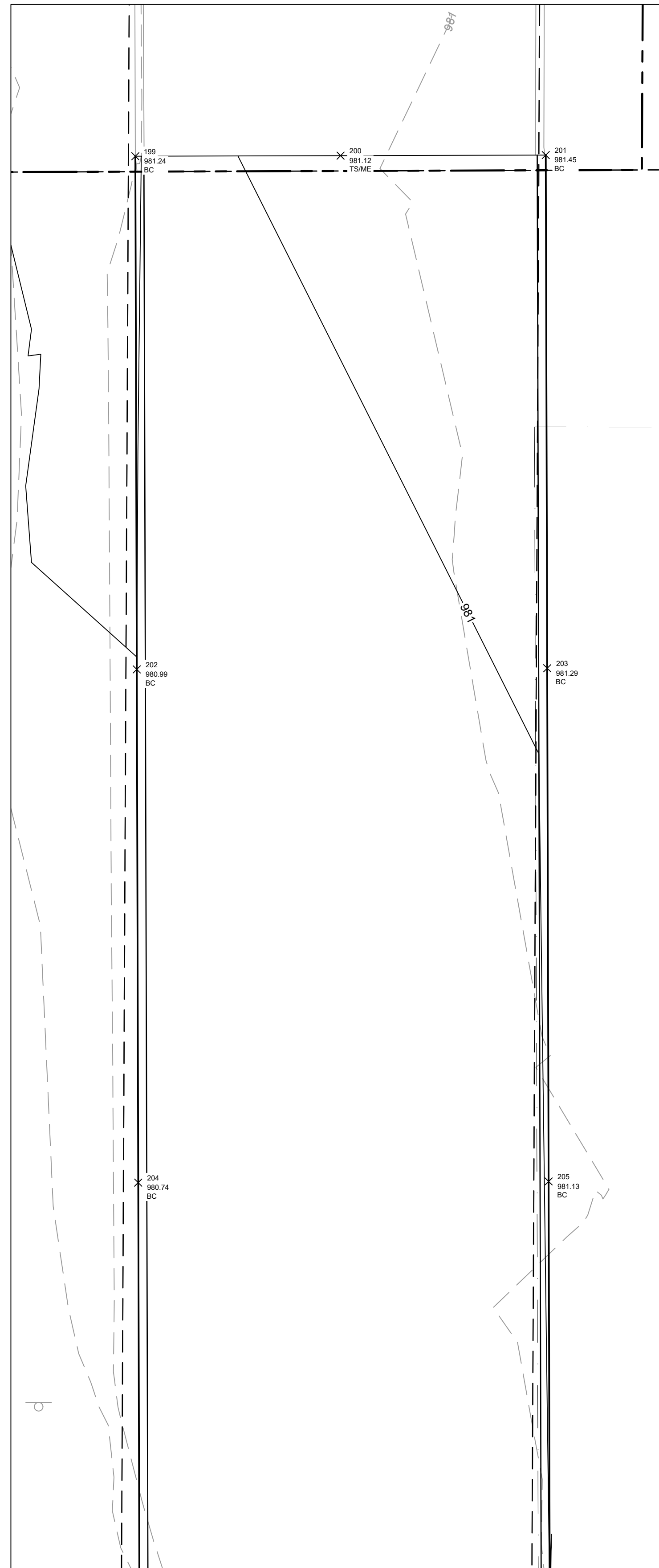
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DATE: Oct 30, 2024 4:18pm USER: jlanach

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
1	7534715.6370	18532091.0900	974.330	BC/ME
2	7534720.1804	18532091.0900	974.989	BC
3	7534730.1804	18532081.0802	974.884	BC
4	7534730.0946	18531993.8274	976.793	HP
5	7534731.1569	18532067.5973	974.338	RIM
6	7534730.0126	18531910.3198	976.379	BC
7	7534742.5479	18531882.3689	975.740	RIM
8	7534770.4728	18531869.7800	976.842	BC
9	7534796.5228	18531870.7443	977.086	RIM
10	7534820.4725	18531869.7309	978.255	BC
11	7534867.0498	18531869.6826	979.232	HP
12	7534914.1571	18531869.6388	979.000	BC
13	7534936.4049	18531870.6068	978.399	RIM
14	7534971.1484	18531869.5828	980.097	BC
15	7535012.8958	18531869.5416	980.908	BC
16	7535030.3896	18531869.5246	981.049	BC
17	7535074.1502	18531869.7432	981.089	TS/ME
18	7535075.2232	18531872.0935	981.558	BC/ME
19	7535072.8470	18531876.5591	981.797	BC
20	7535080.1047	18531889.4137	982.082	BC
21	7535046.4968	18531908.3888	981.854	BC
22	7535034.4365	18531917.9084	981.763	BC
23	7535024.6047	18531908.5766	981.685	BC
24	7535017.3356	18531909.0349	981.621	BC/ME
25	7535013.3333	18531912.5131	981.153	TS/ME
26	7534993.8345	18531896.4657	981.124	BC/ME
27	7534997.2303	18531893.5572	981.212	BC
28	7534987.0733	18531893.5672	981.110	BC
29	7534977.0981	18531903.0215	980.950	BC
30	7534976.6069	18531913.5775	980.489	TS
31	7535004.3304	18531905.1789	980.902	TS/ME
32	7535048.9497	18531884.0362	981.091	TS/ME
33	7535043.0193	18531873.6808	980.751	TS/ME
34	7535038.2329	18531865.2976	980.938	BC/ME
35	7535010.3913	18531945.2077	982.035	BC/ME
36	7535015.2922	18531942.8458	982.171	BC
37	7535015.3115	18531930.9471	982.286	BC
38	7535037.9732	18531930.9838	982.543	BC
39	7535069.3117	18531930.8841	982.902	BC
40	7535069.2904	18531944.0337	982.776	BC
41	7534930.2023	18532010.1612	980.999	TS/ME
42	7534957.2294	18532161.5630	982.028	BC/ME
43	7534986.3822	18532191.5056	981.912	TS/ME
44	7535014.6050	18532220.5100	982.997	TS/ME
45	7534899.3012	18532125.5294	978.329	TS
46	7534899.3211	18532145.7244	978.654	BC
47	7534871.8211	18532145.7514	978.025	BC
48	7534873.3305	18532144.7601	977.553	RIM
49	7534871.8068	18532131.2514	978.098	BC
50	7534867.3024	18532126.7558	978.052	BC
51	7534862.8068	18532131.2603	977.815	BC
52	7534862.8211	18532145.7603	977.525	BC
53	7534826.3211	18532145.7961	976.846	BC
54	7534790.3209	18532145.6553	976.000	BC
55	7534762.8211	18532145.8585	975.341	BC
56	7534764.3306	18532144.8672	974.882	RIM
57	7534762.8062	18532130.6471	975.493	BC
58	7534759.0139	18532126.8622	975.561	BC
59	7534755.2291	18532130.6545	975.536	BC
60	7534755.2440	18532145.8660	975.688	BC
61	7534742.7440	18532145.8782	974.948	TS
62	7534730.2440	18532145.8905	975.208	BC
63	7534725.9826	18532131.1417	974.917	BC
64	7534715.7254	18532126.9048	974.750	BC/ME
65	7534715.6809	18532108.9974	974.540	TS/ME

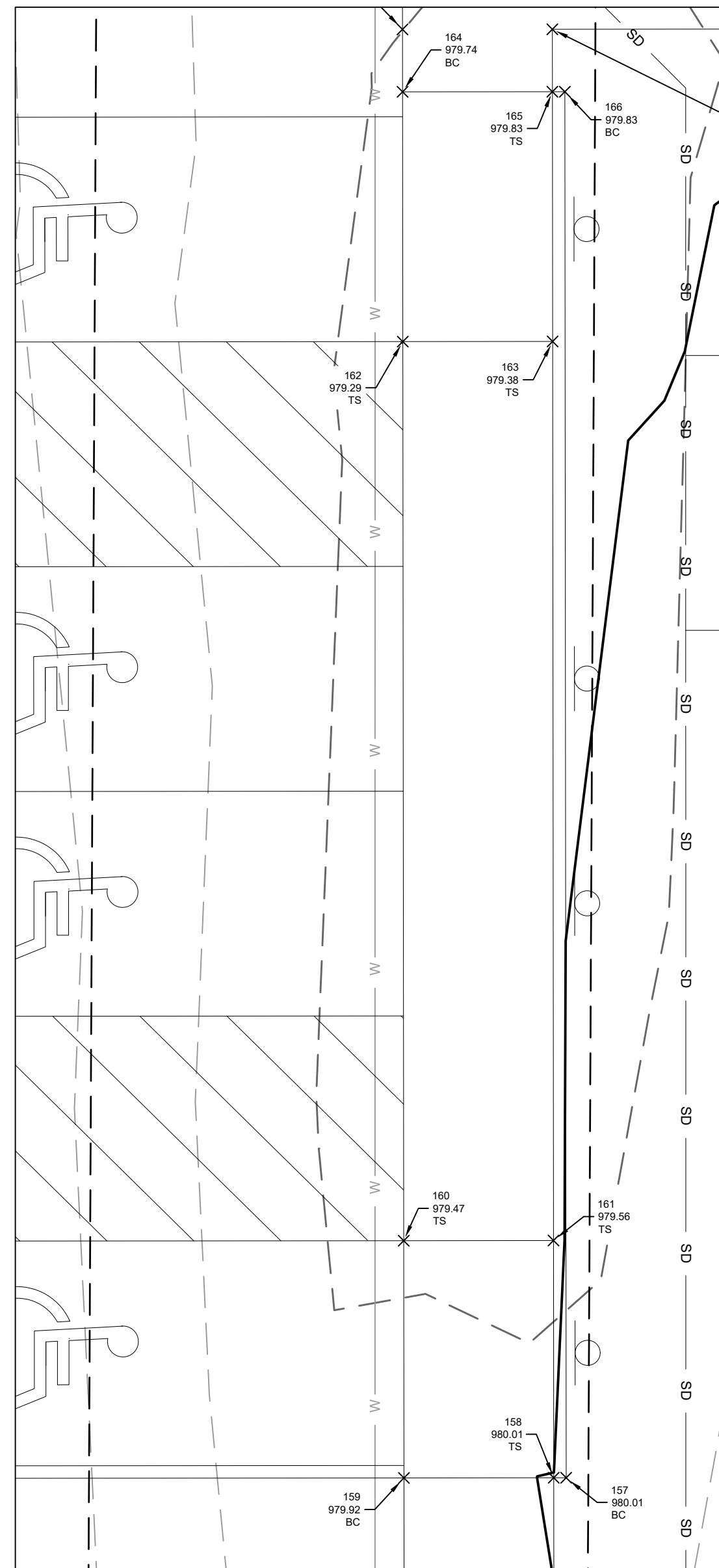
POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
66	7534789.7592	18532082.8320	977.416	BC
67	7534789.7735	18532097.3320	977.136	BC
68	7534785.2779	18532101.8364	976.917	BC
69	7534780.7735	18532097.3409	976.841	BC
70	7534780.7540	18532077.5486	976.840	BC
71	7534783.5299	18532070.8283	977.034	BC
72	7534790.2447	18532068.0392	977.386	BC
73	7534826.1127	18532068.0040	979.000	BC
74	7534862.2446	18532067.9685	979.967	BC
75	7534898.2596	18532067.9331	980.185	BC
76	7534904.4172	18532067.9270	980.222	BC
77	7534926.2713	18532040.8403	981.025	TS/ME
78	7534926.0498	18532067.9625	981.262	TS/ME
79	7534925.9298	18532082.6537	981.334	TS/ME
80	7534925.8036	18532098.1070	981.334	TS/ME
81	7534915.2809	18532121.9840	981.341	TS/ME
82	7534912.0765	18532116.9147	981.073	TS/ME
83	7534904.4317	18532082.7193	979.607	BC
84	7534826.2592	18532082.7962	978.121	BC
85	7534862.2592	18532082.7608	978.816	BC
86	7534899.2886	18532082.7244	979.511	BC
87	7534773.0911	18531990.2375	977.741	BC
88	7534762.2092	18531995.3249	977.278	BC
89	7534755.9055	18531993.5296	977.042	BC
90	7534758.7702	18531986.2916	977.354	BC
91	7534773.0872	18531986.2775	977.620	BC
92	7534773.5690	18531967.7770	977.880	BC
93	7534773.5425	18531940.7770	977.802	BC
94	7534773.5155	18531913.2771	977.630	BC
95	7534758.0259	18531913.2923	977.301	BC
96	7534755.0257	18531910.4202	977.194	BC
97	7534759.3950	18531899.1843	977.164	BC
98	7534770.6223	18531894.7929	977.322	BC
99	7534773.5003	18531897.7875	977.376	BC
100	7534801.0155	18531913.2500	978.407	BC
101	7534828.0155	18531913.2235	979.281	BC
102	7534846.5155	18531913.2053	979.864	BC
103	7534846.4997	18531897.2053	979.541	BC
104	7534848.9973	18531894.7029	979.647	BC
105	7534867.0744	18531894.6851	979.833	BC
106	7534869.5768	18531897.1827	979.880	BC
107	7534933.5925	18531913.1198	979.704	BC
108	7534933.5773	18531897.6302	980.638	BC
109	7534936.4494	18531894.6300	980.691	BC
110	7534947.6853	18531898.9993	980.581	BC
111	7534952.0767	18531910.2266	980.998	BC
112	7534949.0821	18531913.1045	980.944	BC
113	7534934.5843	18531915.1292	979.240	RIM
114	7534933.6264	18531945.3989	980.000	HP
115	7534933.6643	18531986.1256	979.620	BC
116	7534934.6521	18531984.1083	979.159	RIM
117	7534950.0084	18531958.2200	980.953	BC/ME
118	7534953.2118	18531972.4481	980.407	TS/ME
119	7534955.5123	18531982.6662	981.000	BC/ME
120	7534956.4152	18531986.6763	981.175	TS/ME
121	7534933.6685	18531990.3983	979.544	TS
122	7534927.1643	18531986.1261	979.740	BC
123	7534927.1680	18531989.9047	980.160	BC
124	7534908.4242	18531989.9231	980.250	BC
125	7534908.4175	18531983.0903	980.250	BLDG
126	7534922.2400	18531972.0767	980.250	BLDG
127	7534927.6334	18531954.7649	980.048	TS
128	7534922.2138	18531945.4101	980.250	BLDG
129	7534913.8697	18531934.4183	980.250	BLDG
130	7534902.8628	18531927.4291	980.250	BLDG

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
131	7534863.5985	18531919.1885	979.996	TS
132	7534863.6066	18531927.4677	980.250	BLDG
133	7534862.8697	18531934.4684	980.250	BLDG
134	7534852.6135	18531934.4785	980.250	BLDG
135	7534852.5985	18531919.1993	979.969	TS
136	7534828.0214	18531919.2235	979.379	TS
137	7534800.9715	18531919.2505	978.515	TS
138	7534779.5214	18531919.2712	977.799	TS
139	7534779.5501	18531948.5504	978.000	BLDG
140	7534785.8727	18531937.5441	978.127	BLDG
141	7534798.8658	18531930.5314	978.754	BLDG
142	7534838.8658	18531930.4921	980.050	BLDG
143	7534779.5731	18531971.8841	978.000	BLDG
144	7534780.0867	18531985.7706	977.752	TS
145	7534780.0909	18531990.0492	977.860	BC
146	7534790.8827	18531990.0386	978.080	BC
147	7534790.8760	18531983.2009	978.247	BLDG
148	7534804.8832	18531990.5254	978.139	TS
149	7534804.8760	18531983.1876	978.506	BLDG
150	7534823.7190	18531990.5063	978.891	TS
151	7534847.6404	18531990.4828	979.750	TS
152	7534845.2588	18531989.4901	980.248	BLDG
153	7534850.0055	18531989.4810	980.250	BLDG
154	7534876.4646	18531990.4545	979.750	TS
155	7534902.9247	18531990.4290	979.750	TS
156	7534902.9175	18531983.0957	980.250	BLDG
199	7535165.1540	18531863.8200	981.577	BC/ME
200	7535180.3770	18531893.0982	982.270	TS/ME
201	7535199.6719	18531913.2951	983.049	BC
202	7535222.7651	18531926.6756	983.383	BC
203	7535222.7302	18531946.3045	983.418	BC/ME
204	7535205.1736	18531955.9284	982.622	TS/ME
205	7535200.3879	18531955.9210	982.613	TS/ME
206	7534943.3087	18531998.4188	981.220	TS/ME
207	7534926.5221	18532010.1312	980.940	TS/ME
208	7535018.6640	18531949.7000	981.722	TS/ME
209	7535038.0173	18531949.7310	981.900	TS/ME
210	7535064.1470	18531949.8355	982.148	TS/ME
211	7535073.3245	18531946.8905	982.668	BC/ME
212	7535200.3947	18531951.4925	982.579	TS/ME
213	7535182.1735	18531913.7722	981.978	TS/ME
214	7535148.6334	18531887.5565	981.346	TS/ME
215	7535145.7075	18531874.0274	981.218	TS/ME
216	7535153.8920	18531864.0752	981.115	TS/ME
217	7535165.0747	18531861.8216	981.068	TS/ME
218	7534930.6685	18531986.1256	979.679	BC
219	7534930.6783	18531990.4012	979.604	BC
220	7535182.2590	18531949.0500	983.148	BC/ME
221	7535184.2488	18531948.8487	982.555	TS/ME
222	7535184.3817	18531950.1624	982.582	TS/ME
223	7535179.3920	18531959.8523	982.630	TS/ME
224	7535161.9793	18531969.7973	982.310	TS/ME
225	7535161.2718	18531969.7937	982.788	BC/ME
226	7535161.2821	18531967.8923	982.808	BC
227	7535178.4001	18531958.1156	983.122	BC
228	7535182.3919	18531950.3636	983.165	BC
229	7535160.8057	18532079.6412	983.347	BC/ME
230	7535160.7463	18532092.5717	983.883	BC
231	7535175.0175	18532084.4209	983.749	BC
232	7535162.3584	18532089.9311	983.933	BC
233	7535181.0950	18532095.1800	983.971	BC/ME
234	7535183.0394	18532095.6482	983.489	TS/ME
235	7535183.7609	18532092.6517	983.460	TS/ME
236	7535183.9832	18532090.7790	983.472	TS/ME
237	7535184.0339	18532079.7479	983.396	TS/ME

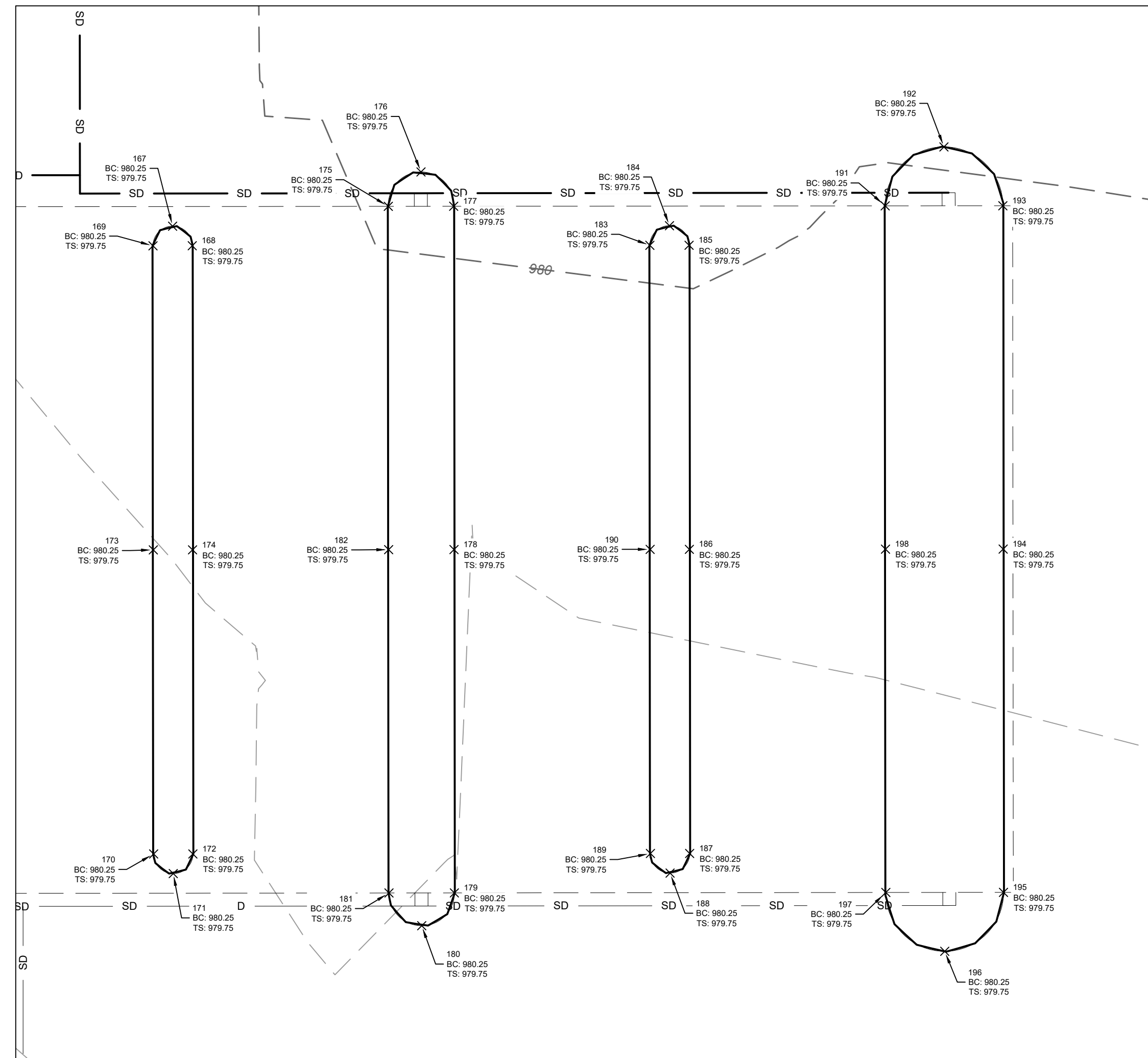




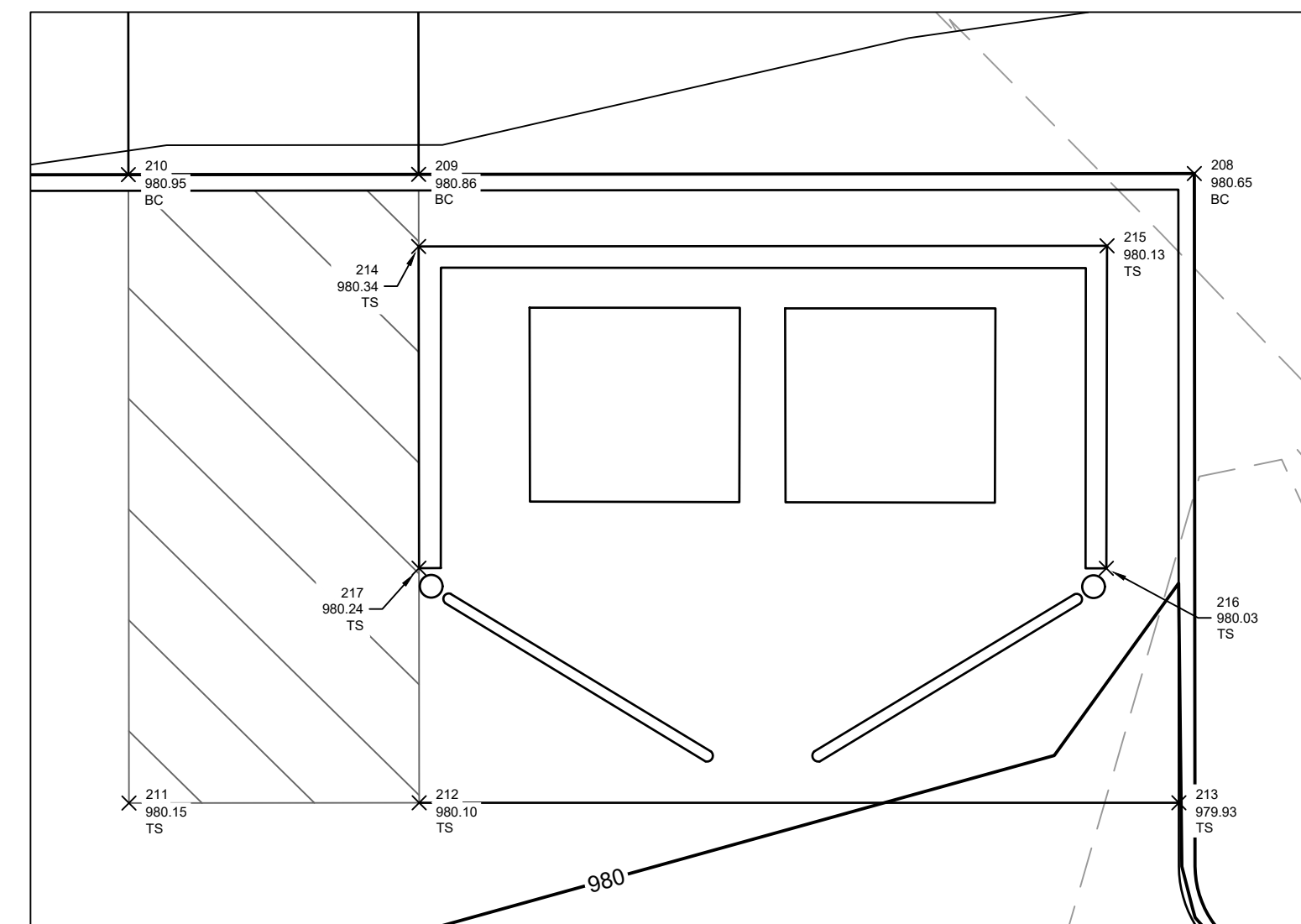
DETAIL A
SCALE: 1"=5'



DETAIL B
SCALE: 1"=5'



DETAIL C
SCALE: 1"=5'



DETAIL D
SCALE: 1"=5'

<u>GRADING PLAN LEGEND:</u>	
=====	PROPERTY LINE
===== 950 =====	PROPOSED MAJOR CONTOUR
===== 951 =====	PROPOSED MINOR CONTOUR
----- 950 -----	EXISTING MAJOR CONTOUR
----- 951 -----	EXISTING MINOR CONTOUR
× 950	EXISTING SPOT ELEVATION
× 950	PROPOSED SPOT ELEVATION
ME	MATCH EXISTING
TC	TOP OF CURB
TS	TOP OF STRUCTURE
SW	SIDEWALK
FG	FINISHED GRADE
LP	LOW POINT
HP	HIGH POINT
RM	STORM STRUCTURE RIM

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Suite 111
Des Moines, IA 50309
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FAX 515.331.6518

[illegible]

PAVING SPOT SECTIONS

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

2024

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: _____ 023-08130
date: _____ 08.30.2024

SHEET
C2.8

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DATE: Oct 30, 2024 4:19pm USER: jfianach

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
1	7534715.6370	18532091.0900	974.330	BC/ME
2	7534720.1804	18532091.0900	974.989	BC
3	7534730.1804	18532081.0802	974.884	BC
4	7534730.0946	18531993.8274	976.793	HP
5	7534731.1569	18532067.5973	974.338	RIM
6	7534730.0126	18531910.3198	976.379	BC
7	7534742.5479	18531882.3689	975.740	RIM
8	7534770.4728	18531869.7800	976.842	BC
9	7534796.5228	18531870.7443	977.086	RIM
10	7534820.4725	18531869.7309	978.255	BC
11	7534867.0498	18531869.6826	979.232	HP
12	7534914.1571	18531869.6388	979.000	BC
13	7534936.4049	18531870.6068	978.399	RIM
14	7534971.1484	18531869.5828	980.097	BC
15	7535012.8958	18531869.5418	980.599	BC
16	7535020.3167	18531867.5692	980.518	BC
17	7535040.8414	18531855.8527	980.397	BC
18	7535061.3653	18531844.1367	980.275	BC
19	7535061.8560	18531844.9964	979.785	RIM
20	7535073.0250	18531839.3476	980.400	BC
21	7535085.5206	18531837.6915	980.525	BC
22	7535085.5876	18531861.6914	980.985	BC
23	7535073.2635	18531864.9798	980.735	BC
24	7535052.7396	18531876.6958	981.152	BC
25	7535032.2157	18531888.4118	981.570	BC
26	7535022.9014	18531892.2326	981.469	BC
27	7535012.9194	18531893.5418	981.368	BC
28	7534987.0733	18531893.5672	981.110	BC
29	7534977.0981	18531903.0215	980.949	BC
30	7534978.0876	18531904.0760	980.997	BC
31	7534996.0836	18531904.0584	981.349	BC
32	7534996.1284	18531949.5583	981.122	HP
33	7534996.1460	18531967.5583	981.212	BC
34	7534996.1731	18531995.0583	981.350	BC
35	7534981.1731	18531995.0730	981.125	BC
36	7534977.1770	18531999.0770	980.913	BC
37	7534981.1809	18532003.0730	981.125	BC
38	7534996.1809	18532003.0583	981.560	BC
39	7534996.2168	18532039.5583	981.361	BC
40	7534996.2522	18532075.5583	981.128	BC
41	7534996.3023	18532126.6291	980.636	BC
42	7534974.8024	18532126.6502	980.412	BC
43	7534971.8053	18532129.6532	980.357	BC
44	7534971.8210	18532145.6532	980.202	BC
45	7534935.3210	18532145.6890	979.476	BC
46	7534908.3206	18532145.7156	978.859	BC
47	7534871.8211	18532145.7514	978.025	BC
48	7534873.3305	18532144.7601	977.553	RIM
49	7534871.8068	18532131.2514	978.098	BC
50	7534867.3024	18532126.7558	978.052	BC
51	7534862.8068	18532131.2603	977.815	BC
52	7534862.8211	18532145.7603	977.525	BC
53	7534826.3211	18532145.7961	976.846	BC
54	7534790.3209	18532145.6553	976.000	BC
55	7534762.8211	18532145.8585	975.341	BC
56	7534764.3306	18532144.8672	974.882	RIM
57	7534762.8062	18532130.6471	975.493	BC

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
58	7534759.0139	18532126.8622	975.561	BC
59	7534755.2291	18532130.6545	975.536	BC
60	7534755.2440	18532145.8660	975.688	BC
61	7534742.7440	18532145.8782	974.948	TS
62	7534730.2440	18532145.8905	975.208	BC
63	7534725.9826	18532131.1417	974.917	BC
64	7534715.7254	18532126.9048	974.750	BC/ME
65	7534715.6809	18532108.9974	974.540	TS/ME
66	7534789.7592	18532082.8320	977.416	BC
67	7534789.7735	18532097.3320	977.136	BC
68	7534785.2779	18532101.8364	976.917	BC
69	7534780.7735	18532097.3409	976.841	BC
70	7534780.7540	18532077.5486	976.840	BC
71	7534783.5299	18532070.8283	977.034	BC
72	7534790.2447	18532068.0392	977.386	BC
73	7534826.1127	18532068.0040	979.000	BC
74	7534862.2446	18532067.9685	979.967	BC
75	7534898.2596	18532067.9331	980.185	BC
76	7534942.7446	18532067.8894	980.454	BC
77	7534949.4616	18532070.6620	980.296	BC
78	7534952.2539	18532077.3800	980.297	BC
79	7534952.2636	18532087.1723	980.199	BC
80	7534945.8805	18532099.1473	980.000	BC
81	7534937.7778	18532101.6866	979.963	BC
82	7534934.7749	18532098.6895	980.018	BC
83	7534934.7591	18532082.6895	980.173	BC
84	7534826.2592	18532082.7962	978.121	BC
85	7534862.2592	18532082.7608	978.816	BC
86	7534898.2592	18532082.7254	979.492	BC
87	7534773.0911	18531990.2375	977.741	BC
88	7534762.2092	18531995.3249	977.278	BC
89	7534755.9055	18531993.5296	977.042	BC
90	7534758.7702	18531986.2916	977.354	BC
91	7534773.0872	18531986.2775	977.620	BC
92	7534773.5690	18531967.7770	977.880	BC
93	7534773.5425	18531940.7770	977.802	BC
94	7534773.5155	18531913.2771	977.630	BC
95	7534758.0259	18531913.2923	977.301	BC
96	7534755.0257	18531910.4202	977.194	BC
97	7534759.3950	18531899.1843	977.164	BC
98	7534770.6223	18531894.7929	977.322	BC
99	7534773.5003	18531897.7875	977.376	BC
100	7534801.0155	18531913.2500	978.407	BC
101	7534828.0155	18531913.2235	979.281	BC
102	7534846.5155	18531913.2053	979.864	BC
103	7534846.4997	18531897.2053	979.541	BC
104	7534848.9973	18531894.7029	979.647	BC
105	7534867.0744	18531894.6851	979.833	BC
106	7534869.5768	18531897.1827	979.880	BC
107	7534933.5925	18531913.1198	979.704	BC
108	7534933.5773	18531897.6302	980.638	BC
109	7534936.4494	18531894.6300	980.691	BC
110	7534947.6853	18531898.9993	980.581	BC
111	7534952.0767	18531910.2266	980.998	BC
112	7534949.0821	18531913.1045	980.944	BC
113	7534934.5843	18531915.1292	979.240	RIM
114	7534933.6264	18531945.3989	980.000	HP

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
115	7534934.1643	18531986.1192	979.624	BC
116	7534934.6521	18531984.1083	979.159	RIM
117	7534948.1642	18531986.1055	980.055	BC
118	7534952.1682	18531990.1015	980.274	BC
119	7534952.1687	18531990.6067	980.290	BC
120	7534945.0600	18531995.1452	980.170	BC
121	7534934.1681	18531990.0792	980.040	BC
122	7534927.1643	18531986.1261	979.740	BC
123	7534927.1680	18531989.9047	980.160	BC
124	7534908.4242	18531989.9231	980.250	BC
125	7534908.4175	18531983.0903	980.250	BLDG
126	7534922.2400	18531972.0767	980.250	BLDG
127	7534927.6334	18531954.7649	980.048	TS
128	7534922.2138	18531945.4101	980.250	BLDG
129	7534913.8697	18531934.4183	980.250	BLDG
130	7534902.8628	18531927.4291	980.250	BLDG
131	7534863.5985	18531919.1885	979.996	TS
132	7534863.6066	18531927.4677	980.250	BLDG
133	7534862.8697	18531934.4684	980.250	BLDG
134	7534852.6135	18531934.4785	980.250	BLDG
135	7534852.5985	18531919.1993	979.969	TS
136	7534828.0214	18531919.2235	979.379	TS
137	7534800.9715	18531919.2505	978.515	TS
138	7534779.5214	18531919.2712	977.799	TS
139	7534779.5501	18531948.5504	978.000	BLDG
140	7534785.8727	18531937.5441	978.127	BLDG
141	7534798.8658	18531930.5314	978.754	BLDG
142	7534838.8658	18531930.4921	980.050	BLDG
143	7534779.5731	18531971.8841	978.000	BLDG
144	7534780.0867	18531985.7706	977.752	BC
145	7534780.0909	18531990.0492	977.860	BC
146	7534790.8827	18531990.0386	978.080	BC
147	7534790.8760	18531983.2009	978.247	BLDG
148	7534804.8832	18531990.5254	978.139	TS
149	7534804.8760	18531983.1876	978.506	BLDG
150	7534823.7190	18531990.5063	978.891	TS
151	7534847.6404	18531990.4828	979.750	TS
152	7534845.2588	18531989.4901	980.248	BLDG
153	7534850.0055	18531989.4810	980.250	BLDG
154	7534876.4646	18531990.4545	979.750	TS
155	7534902.9247	18531990.4290	979.750	TS
156	7534902.9175	18531983.0957	980.250	BLDG
157	7534869.5989	18531919.6826	980.010	BC
158	7534869.5984	18531919.1826	980.010	TS
159	7534869.5926	18531913.1826	979.920	BC
160	7534879.0925	18531913.1733	979.470	TS
161	7534879.0984	18531919.1733	979.560	TS
162	7534915.0925	18531913.1379	979.290	TS
163	7534915.0984	18531919.1379	979.380	TS
164	7534925.0925	18531913.1281	979.740	BC
165	7534925.0984	18531919.1281	979.830	TS
166	7534925.0989	18531919.6281	979.830	BC
167	7534898.3315	18532001.4330	980.250	BC
168	7534897.3325	18532002.4340	980.250	BC
169	7534897.3305	18532000.4340	980.250	BC
170	7534866.3306	18532000.4644	980.250	BC
171	7534865.3315	18532001.4654	980.250	BC

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
172	7534866.3325	18532002.4644	980.250	BC
173	7534881.8306	18532000.4492	980.250	BC
174	7534881.8325	18532002.4492	980.250	BC
175	7534899.3423	18532012.4320	980.250	BC
176	7534901.0961	18532014.0969	980.250	BC
177	7534899.3456	18532015.7653	980.250	BC
178	7534881.8456	18532015.7825	980.250	BC
179	7534864.3456	18532015.7997	980.250	BC
180	7534862.6731	18532014.1347	980.250	BC
181	7534864.3424	18532012.4664	980.250	BC
182	7534881.8423	18532012.4492	980.250	BC
183	7534897.3554	18532025.7673	980.250	BC
184	7534898.3564	18532026.7663	980.250	BC
185	7534897.3574	18532027.7673	980.250	BC
186	7534881.8574	18532027.7825	980.250	BC
187	7534866.3574	18532027.7978	980.250	BC
188	7534865.3564	18532026.7987	980.250	BC
189	7534866.3555	18532025.7978	980.250	BC
190	7534881.8554	18532025.7825	980.250	BC
191	7534899.3672	18532037.7653	980.250	BC
192	7534902.3701	18532040.7824	980.250	BC
193	7534899.3731	18532043.7653	980.250	BC
194	7534881.8731	18532043.7825	980.250	BC
195	7534864.3731	18532043.7997	980.250	BC
196	7534861.3702	18532040.8026	980.250	BC
197	7534864.3672	18532037.7997	980.250	BC
198	7534881.8672	18532037.7825	980.250	BC
199	7535172.0210	18531837.4500	981.243	BC
200	7535172.0545	18531849.4500	981.120	TS/ME
201	7535172.0880	18531861.4499	981.453	BC
202	7535142.0211	18531837.5338	980.994	BC
203	7535142.0881	18531861.5337	981.291	BC
204	7535112.0212	18531837.6175	980.745	BC
205	7535112.0882	18531861.6174	981.128	BC
206	7534934.6645	18531996.6718	979.417	RIM
207	7534934.7078	18532040.7306	979.781	RIM
208	7534996.3023	18532126.6291	980.646	BC
209	7534996.2787	18532102.5628	980.858	BC
210	7534996.2699	18532093.5583	980.948	BC
211	7534976.7699	18532093.5774	980.153	TS
212	7534976.7787	18532102.5814	980.098	TS
213	7534976.7787	18532126.1483	979.932	TS
214	7534994.0406	18532102.5645	980.340	TS
215	7534994.0616	18532123.9196	980.127	TS
216	7534984.0526	18532123.8986	980.027	TS
217	7534984.0591	18532102.5743	980.241	TS
218	7534930.6685	18531986.1256	979.675	TS
219	7534930.6783	18531990.4012	979.604	TS
220	7534776.5867	18531985.7741	977.682	TS
221	7534776.5914	18531990.5526	977.299	TS
222	7534927.5925	18531913.1257	979.727	BC
223	7534933.5984	18531919.1198	979.759	BC
224	7534927.5984	18531919.1257	979.817	TS
225	7534779.5155	18531913.2712	977.710	BC
226	7534773.5214	18531919.2771	977.679	BC

EROSION CONTROL NOTES:

1. THIS PROJECT REQUIRES AN NPDES GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) ALONG WITH A CONSTRUCTION SITE EROSION & SEDIMENT CONTROL ORDINANCE (COSESCO) FROM THE CITY OF ANKENY. CONTRACTOR NOT TO COMMENCE WORK ON THIS SITE UNTIL AFTER AN ACTIVE PERMIT NUMBER AND COSESCO PERMIT HAS BEEN ISSUED.
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPs) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPs SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPs AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPs IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPs EVERY 7 DAYS. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPs. OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPs.
8. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
9. DISTURBED AREAS AND SOILS THAT WILL BE STOCKPILED FOR MORE THAN FOURTEEN (14) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER IMMEDIATELY.
10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
11. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND AND FOR MEETING COMPACTION REQUIREMENTS.
12. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
13. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
14. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
15. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
16. CONTRACTOR TO FILE "NOTICE OF DISCONTINUATION" WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPs HAVE BEEN REMOVED.
17. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

CONSTRUCTION & EROSION CONTROL SCHEDULE:

1. SILT FENCE SHALL BE INSTALLED IN THE PROPOSED LOCATIONS FOR PERIMETER CONTROL. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS.
2. DEMO, CLEARING AND GRUBBING SHALL BE COMPLETED.
3. DETENTION BASIN SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO ANY OTHER SITE EXCAVATION TO MITIGATE SEDIMENT LEAVING THE SITE.
4. SITE SHALL BE ROUGH GRADED. TEMPORARY COVER CROP SHALL BE SEEDED AS REQUIRED.
5. STRUCTURE EXCAVATION AND BUILDING CONSTRUCTION SHALL COMMENCE. DEWATERING ACTIVITIES AND DISCHARGE SHALL BE IN COMPLIANCE WITH THE REQUIRED PERMITS.
6. THE CONTRACTOR/SUBCONTRACTOR LISTED UNDER THE NPDES PERMIT AND APPROVED SWPPP SHALL ENSURE THAT ALL MUD AND ROCK ARE CLEANED OFF OF PUBLIC STREETS DAILY AND PRIOR TO A RAIN EVENT.
7. SITE GRADING SHALL BE COMPLETED AND FOLLOWED UP BY UTILITY AND PAVING CONSTRUCTION ALONG WITH REDISTRIBUTION OF STRIPPINGS.
8. ONCE STORM SEWER IS FINISHED, INLET PROTECTION SHALL BE INSTALLED.
9. EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED UNTIL FINAL GRADING, LANDSCAPING AND STABILIZATION IS ACHIEVED. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, SEDIMENT CONTROLS SHALL BE REMOVED.

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SEDIMENT & EROSION CONTROL NOTES

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

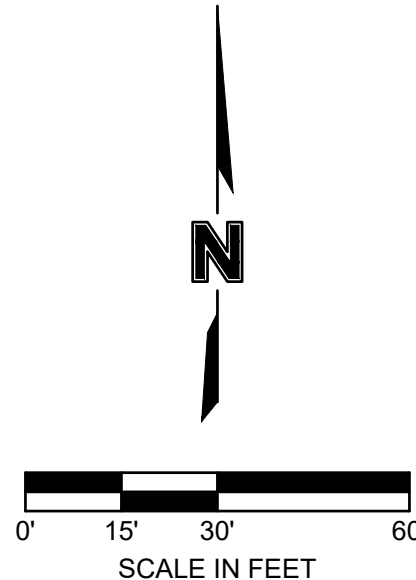
drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: 023-08130
date: 08.30.2024

SHEET
C2.10

2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY



	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	INSTALL INLET PROTECTION, SEE DETAIL SHEET C2.6
	WATTLE PER SUDAS DETAIL 9040.105
	SWPPP INFORMATION SIGN
	SILT FENCE PER 2020 SUDAS DETAIL 9040.119
	STABILIZED CONSTRUCTION ENTRANCE PER 2020 SUDAS DETAIL 9040.20
	DRAINAGE ARROW
	LIMITS OF DISTURBANCE
	CONCRETE WASHOUT AREA, SEE DETAIL SHEET C2.6
	ROLLED EROSION CONTROL PRODUCT, SEE 2020 SUDAS DETAIL 9040.104

OWNER:
VERIDIAN CREDIT UNION
1827 ANSBOROUGH AVE
WATERLOO, IA 50701-3629

APPLICANT:
PRIMUM COMPANIES
401 8TH AVENUE SE
CEDAR RAPIDS IOWA, 52401
CONTACT: CHRISTOPHER WAND
PH:(319)853.1241

ENGINEER:
OLSSON INC.
7157 VISTA DRIVE
WEST DES MOINES, IA 50266
PH:(515)331.6517

CONTRACTOR:

COMPANY: _____

ADDRESS: _____

PHONE: _____

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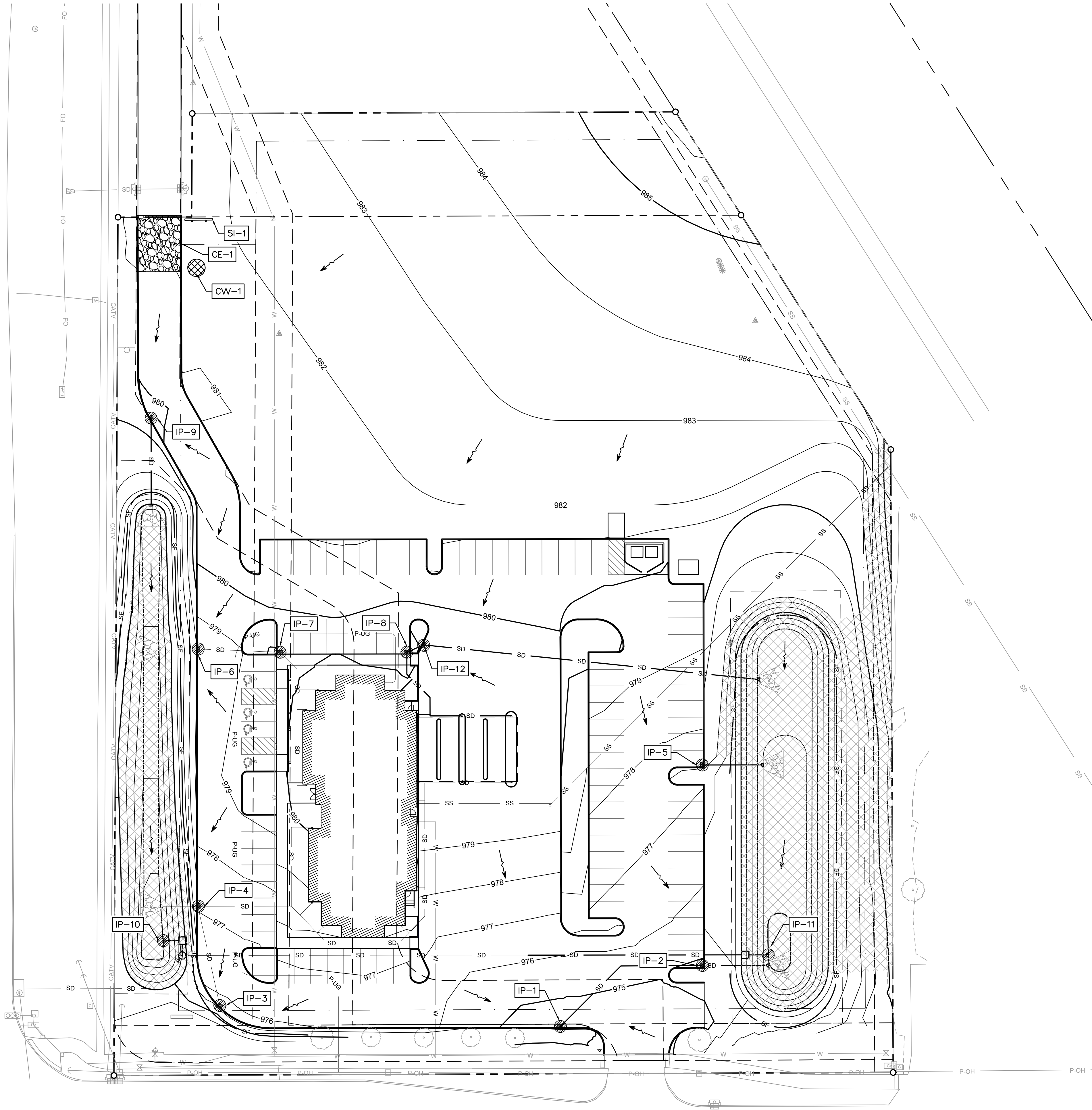
PHASE 1 SEDIMENT AND EROSION CONTROL PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: _____ 023-08130
date: _____ 08.30.2024

SHEET
C2.11



SITE INFORMATION	
TOTAL DISTURBED AREA	4.58 AC
TOTAL SITE AREA	4.76 AC
SOIL INFORMATION	HARPS CLAY LOAM AND CANISTEO CLAY LOAM
RECEIVING WATERS	FOURMILE CREEK VIA UNKNOWN TRIBUTARY
RUNOFF COEFFICIENT (PRIOR TO CONSTRUCTION)	0.55 (100 YEAR)
RUNOFF COEFFICIENT (AFTER CONSTRUCTION)	0.80 (100 YEAR)

LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	INSTALL INLET PROTECTION, SEE DETAIL SHEET C2.7
	WATTLE PER SUDAS DETAIL 9040.105
	SWPPP INFORMATION SIGN
	SILT FENCE PER 2020 SUDAS DETAIL 9040.119
	STABILIZED CONSTRUCTION ENTRANCE PER 2020 SUDAS DETAIL 9040.20
	DRAINAGE ARROW
	LIMITS OF DISTURBANCE
	CONCRETE WASHOUT AREA, SEE DETAIL SHEET C2.7
	ROLLED EROSION CONTROL PRODUCT, SEE 2020 SUDAS DETAIL 9040.104

SUMMARY OF EROSION CONTROL	
SYMBOL/LABEL	DESCRIPTION
CE-1	CONSTRUCTION ENTRANCE
CW-1	CONCRETE WASHOUT
SI-1	SITE INFORMATION SIGN
SF - 1-7	SILT FENCE
IP - 1-12	INLET PROTECTION
SW - 1	STRAW WATTLE

OWNER:
VERIDIAN CREDIT UNION
1827 ANSBOROUGH AVE
WATERLOO, IA 50701-3629

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CONTRACTOR:

COMPANY: _____

RESPONSIBLE PERSON: _____

ADDRESS: _____

PHONE: _____

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SEDIMENT & EROSION CONTROL PLAN

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

SHEET
C2.12

OWNER:
VERIDIAN CREDIT UNION
1827 ANSBOROUGH AVE
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CONTRACTOR:

COMPANY: _____

RESPONSIBLE PERSON: _____

ADDRESS: _____

PHONE: _____

REV	NO.	DATE	REVISIONS DESCRIPTION	BY

2024

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: 023-08130
date: 08.30.2024

STORM SEWER NOTES

- FOR DETAILS OF STORM SEWER CONSTRUCTION, SEE 2024 SUDAS SECTION 4020. ALL STANDARD SPECIFICATIONS AND ADDENDUMS SHALL APPLY.
- ALL PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL STORM SEWER CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
- ALL FLEXIBLE STORM SEWER PIPE APPROVED FOR USE ON THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH PROJECT REQUIREMENTS, AND MANUFACTURER SPECIFICATIONS (MORE STRINGENT REQUIREMENT SHALL GOVERN).
- ALL ROOF DRAINS AND/OR DOWNSPOUTS SHALL BE TIED INTO THE PROPOSED STORM SEWER PIPE, UNLESS OTHERWISE NOTED. LATERALS SHALL BE BURIED A MINIMUM OF 18" (TO TOP OF PIPE) AND SLOPE AT 1.0% MIN.
- ROOF DRAIN CONNECTIONS TO STORM SEWER PIPE SHALL BE ACCOMPLISHED USING PRE-MANUFACTURED FITTINGS (I.E. WYE, TEE, ETC.) THAT SHALL BE SOIL-TIGHT AND HAVE SMOOTH INTERIOR WALLS.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DOWNSPOUTS WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BENDS, FITTINGS, AND/OR CONNECTIONS TO INSTALL A COMPLETE STORM SYSTEM. ALL INCIDENTALS ARE SUBSIDIARY TO THE COST OF THE STORM PIPE.
- ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. A CERTIFIED TESTING AGENCY SHALL PROVIDE COMPACTION TESTING FOR ALL STORM SEWER TRENCHING.
- ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
- ALL STORM SEWER CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE IN ACCORDANCE WITH 2024 SUDAS SPECIFICATIONS

NOTES:

ALL PROPOSED STORM SEWER ON SITE IS CONSIDERED A PRIVATE SYSTEM FOR THE NEW DEVELOPMENT.

STORM PLAN LEGEND:

950	PROPOSED MAJOR CONTOUR
951	PROPOSED MINOR CONTOUR
950	EXISTING MAJOR CONTOUR
951	EXISTING MINOR CONTOUR
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
SD	PROPOSED STORM SEWER
P-UG	PROPOSED ELECTRIC LINE
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
P-UG	EXISTING ELECTRIC LINE



US-69 / S. ANKENY BLVD
(PUBLIC R.O.W.)

SE MAGAZINE ROAD
(PUBLIC R.O.W.)

PROPOSED BUILDING
7,544 SF
FFE= 980.25

FOR ROOF DRAIN STORM
SEWER CONSTRUCTION,
REFER TO SHEET C3.2

10' PUBLIC UTILITY
AND DRAINAGE EASEMENT
BK Z PG 640

7' EASEMENT
BK Z PG 640

20' WATER MAIN
AND SIDEWALK EASEMENT
BK Z PG 640

UTILITY WARNING:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. NO PRIVATE UTILITIES LOCATED. UTILITIES WERE ORDERED TO BE LOCATED PER ONE-CALL.

olsson

1717 Ingersoll Avenue
Suite 111
Des Moines, IA 50309
olsson.com
TEL 515.331.6517
FAX 515.331.6518

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

STORM SEWER PLAN

VERDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

REVISIONS

2024

drawn by: CSM
checked by: CSM
designed by: CSM
QA/QC by: CSM
project no.: 023-08130
date: 08.30.2024

SHEET
C3.0

STORM SEWER NOTES

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NOTES:

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STORM PLAN LEGEND:

- | | |
|------|-------------------------|
| 950 | PROPOSED MAJOR CONTOUR |
| 951 | PROPOSED MINOR CONTOUR |
| 950 | EXISTING MAJOR CONTOUR |
| 951 | EXISTING MINOR CONTOUR |
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| W | PROPOSED WATER LINE |
| SD | PROPOSED STORM SEWER |
| P-UG | PROPOSED ELECTRIC LINE |
| SS | EXISTING SANITARY SEWER |
| W | EXISTING WATER LINE |
| P-UG | EXISTING ELECTRIC LINE |



0' 10' 20' 40'
SCALE IN FEET

US-69 / S. ANKENY BLVD
(PUBLIC R.O.W.)

SE MAGAZINE ROAD
(PUBLIC R.O.W.)

PROPOSED
BUILDING
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FFE= 980.25

FOR ROOF DRAIN STORM
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STORM SEWER PLAN

VERDIAN CREDIT UNION
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ANKENY, IA

REVISIONS

2024

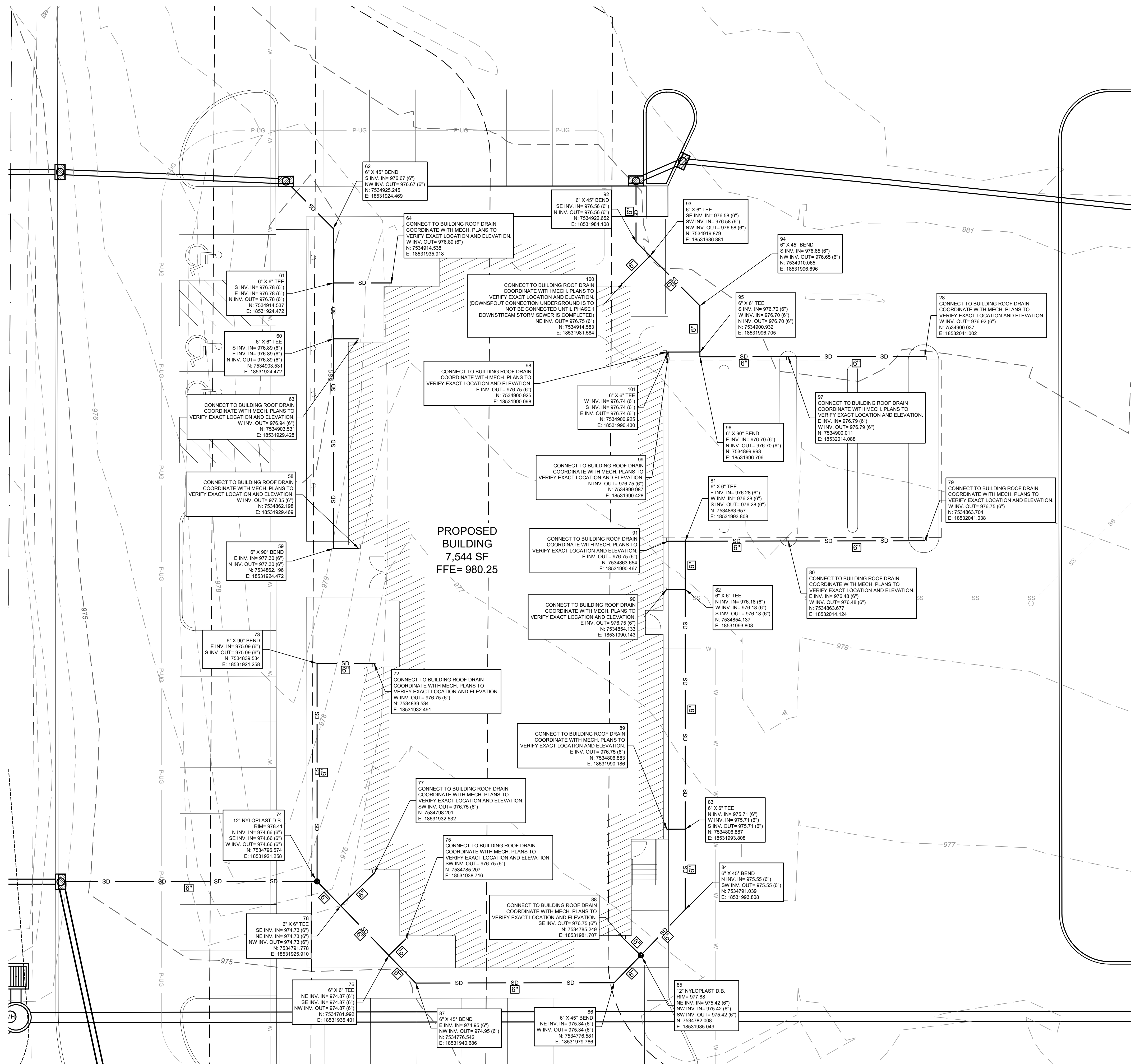
drawn by: CSM
checked by: CSM
designed by: CSM
QA/QC by: CSM
project no.: 023-08130
date: 08.30.2024

SHEET
C3.1

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11. ALL STORM SEWER CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE IN ACCORDANCE WITH 2024 SUDAS SPECIFICATIONS

1. ALL STORM SEWER ROOF DRAIN CONNECTIONS WILL BE BUILT DURING PHASE 1 CONSTRUCTION.
2. ALL PROPOSED STORM SEWER ON SITE IS CONSIDERED A PRIVATE SYSTEM FOR THE NEW DEVELOPMENT.

_____ 950 _____	PROPOSED MAJOR CONTOUR
_____ 951 _____	PROPOSED MINOR CONTOUR
_____ 950 _____	EXISTING MAJOR CONTOUR
_____ 951 _____	EXISTING MINOR CONTOUR
_____ SS _____ SS	PROPOSED SANITARY SEWER
_____ W _____ W	PROPOSED WATER LINE
_____ SD _____ SD	PROPOSED STORM SEWER
_____ P-U/G _____	PROPOSED ELECTRIC LINE
_____ SS _____ SS	EXISTING SANITARY SEWER
_____ W _____ W	EXISTING WATER LINE
_____ P-U/G _____	EXISTING ELECTRIC LINE



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drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: _____ 023-08130
date: _____ 08.30.2024

Page 77 of 103

DATE: Oct 30, 2024 4:20pm USER: jfasnacht

USER: jfasnacht

DATE: Oct 30, 2024 4:20pm

Page 78 of 103

NOTES:

ALL PROPOSED STORM SEWER ON SITE IS
CONSIDERED A PRIVATE SYSTEM FOR
THE NEW DEVELOPMENT.

SITE PLAN KEYNOTES

1. PROPOSED SANITARY SEWER SERVICE LINE
2. PROPOSED WATER SERVICE LINE
3. PROPOSED ELECTRICAL SERVICE LINE
4. PROPOSED STORM SEWER LINE
5. PROPOSED POND OUTLET STRUCTURE
6. PROPOSED NYLOPLAST DRAIN BASIN WITH CURB INLET TOP

7
TAP EXISTING SANITARY SEWER MAIN LINE
PRIOR TO INSTALLING NEW SANITARY TAP,
CONTRACTOR TO FIELD VERIFY EXISTING SANITARY
SERVICE TO SEE IF A WYE CAN BE PROVIDED
ON THE EXISTING SERVICE.
SW INV. IN= 973.70 (4" PVC)
N: 7535035.353
E: 18532245.750

18
CROSS PROPOSED STORM SEWER
SW INV. IN= 974.49 (4" PVC)
NE INV. OUT= 974.49 (4" PVC)
STM SEWER INV.= 972.59 (12" STM)
N: 7534924.003
E: 18532134.521

17
4" WYE
W INV. IN= 974.99 (4" PVC)
SW INV. IN= 974.99 (4" PVC)
NE INV. OUT= 974.99 (4" PVC)
N: 7534852.436
E: 18532063.013

10
CLEANOUT
RIM= 979.46
NE INV. OUT= 975.00 (4" PVC)
N: 7534851.376
E: 18532061.953

14
11.25° VERTICAL BEND, M.J.
LINE DEFLECTS 09°13'47"
S INV. IN= 973.63 (2" PVC)
N INV. OUT= 973.63 (2" PVC)
N: 7534806.766
E: 18531999.808

17
11.25° VERTICAL BEND, M.J.
S INV. IN= 966.78 (2" PVC)
N INV. OUT= 966.78 (2" PVC)
N: 7534764.600
E: 18521022.828

18
11.25° VERTICAL BEND, M.J.
S INV. IN= 969.00 (2" PVC)
N INV. OUT= 969.00 (2" PVC)
N: 7534755.357
E: 18531999.808

CONNECT TO BUILDING SERVICE
COORDINATE WITH MECHANICAL PLANS
TO VERIFY EXACT LOCATION AND ELEVATION
E INV. OUT= 975.36 (4" PVC)
N: 7534852.436
E: 18531989.488

CONNECT TO BUILDING SERVICE
COORDINATE WITH MECHANICAL PLANS
TO VERIFY EXACT LOCATION AND ELEVATION
E INV. IN= 975.25 (2" PVC)
N: 7534842.436
E: 18531989.488

12
2" X 90° BEND
S INV. IN= 974.89 (2" PVC)
W INV. OUT= 974.89 (2" PVC)
N: 7534842.436
E: 18531999.808

16
CROSS PROPOSED STORM SEWER
INSTALL 11.25° VERTICAL BEND, M.J.
S INV. IN= 966.78 (2" PVC)
N INV. OUT= 966.78 (2" PVC)
STM SEWER INV.= 968.81 (24" STM)
N: 7534769.908
E: 18531999.808

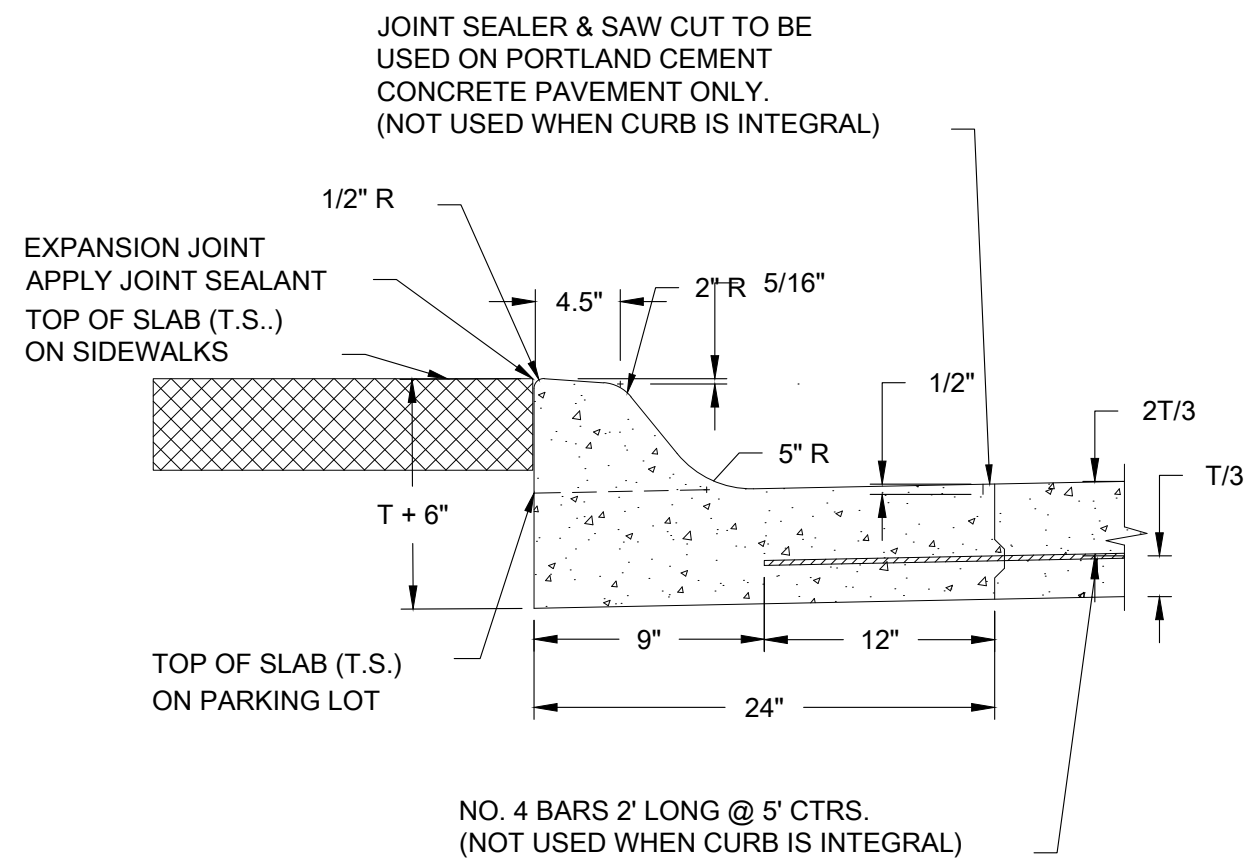
11
TAP EXISTING PUBLIC WATER MAIN
INSTALL 12" X 2" TAPPING SLEEVE AND CURB STOP, M.J.
6" OF CONCRETE ENCASEMENT ON ALL SIDES
N INV. OUT= 969.00 (2" PVC)
(CONTRACTOR TO VERIFY)
N: 7534715.427
E: 18531999.808

CONTRACTOR TO REMOVE AND
REPLACE CONCRETE SIDEWALK
PANELS IF NECESSARY FOR WATER TAP

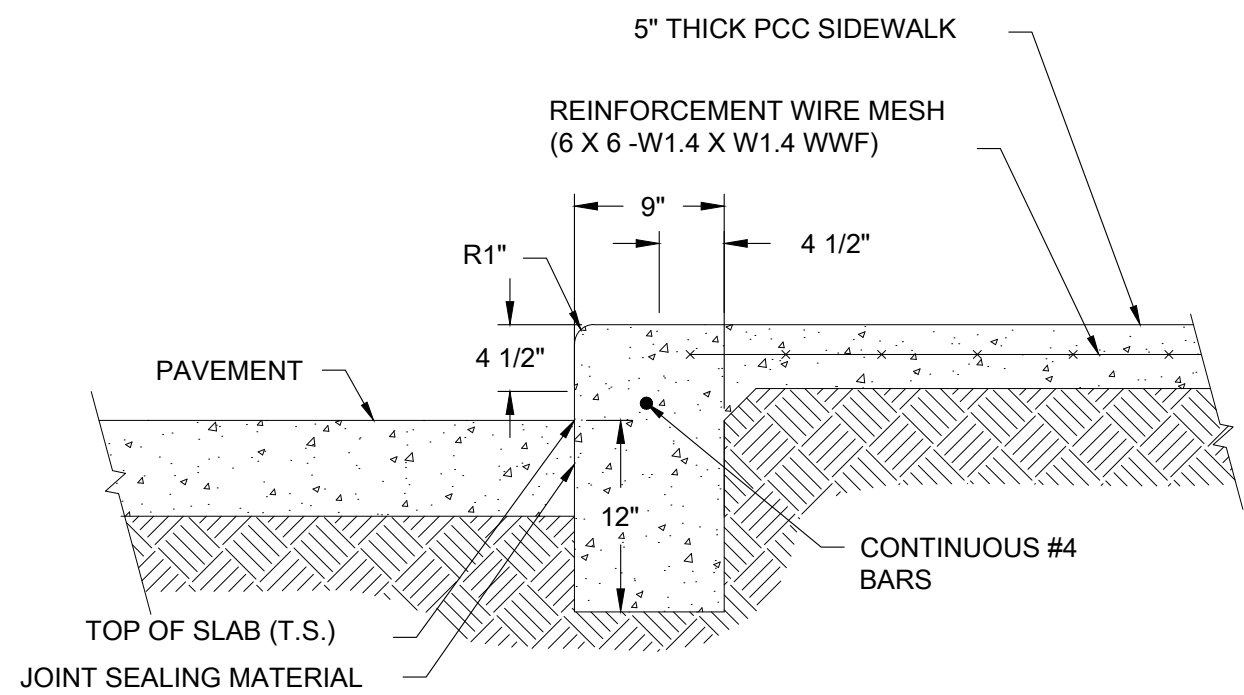
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SHEET
C3.3

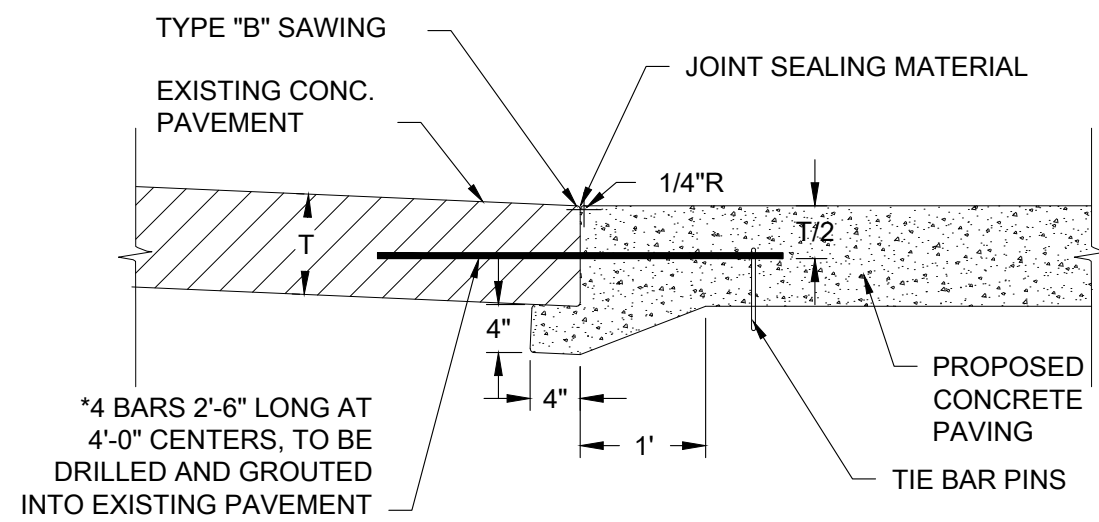
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DATE: Oct 30, 2024 4:20pm USER: jianach



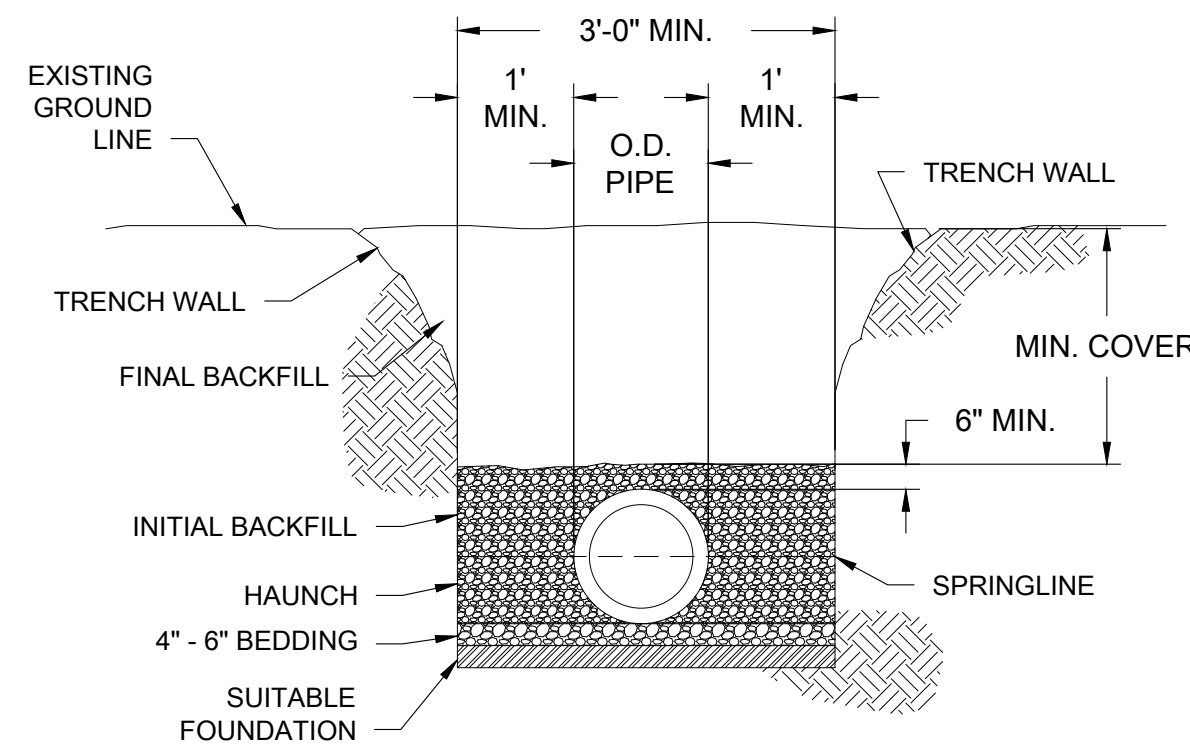
1 STANDARD 24" CURB & GUTTER
NOT TO SCALE



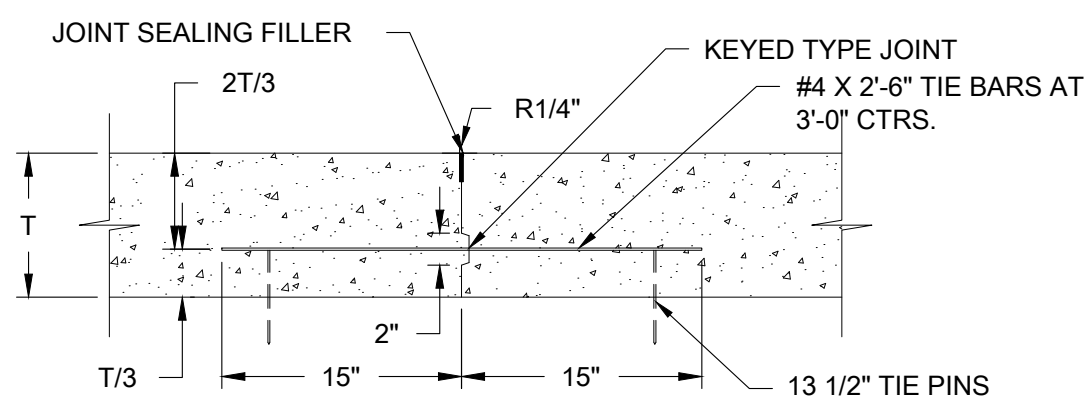
2 BARRIER 6" CURB & SIDEWALK
NOT TO SCALE



3 PROPOSED AND EXISTING PAVEMENT DETAIL FOR UNDER PINNING
NOT TO SCALE

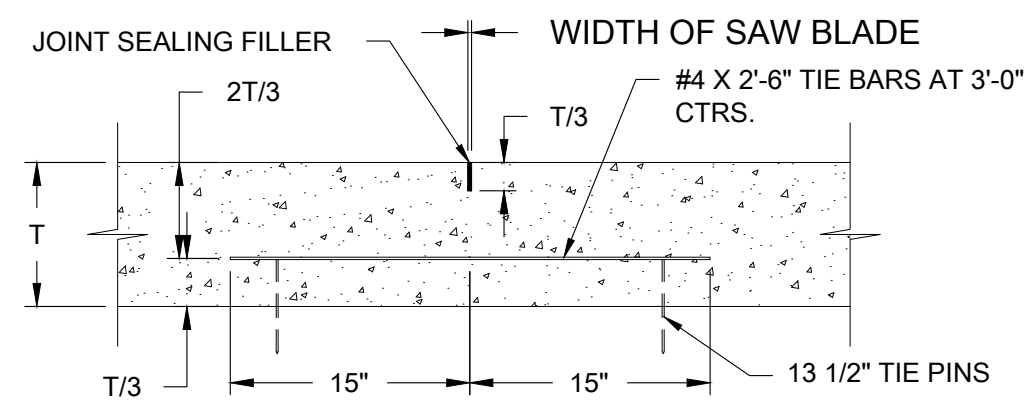


4 HDPE PIPE BEDDING
NOT TO SCALE



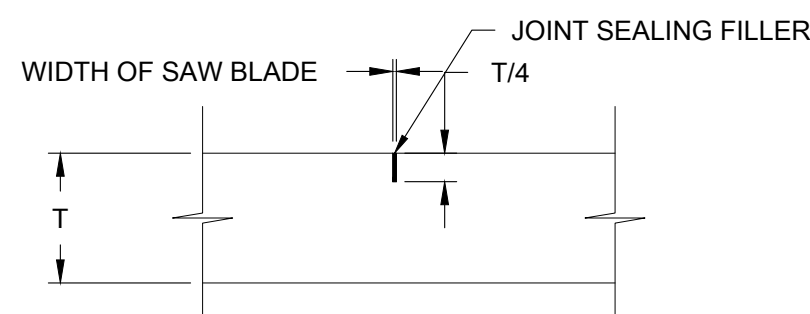
KEY TYPE JOINT SHALL BE USED ON ALL LONGITUDINAL CONSTRUCTION JOINTS WHEN THE ADJACENT LANE IS NOT POURED AT THE SAME TIME.

KEY TYPE



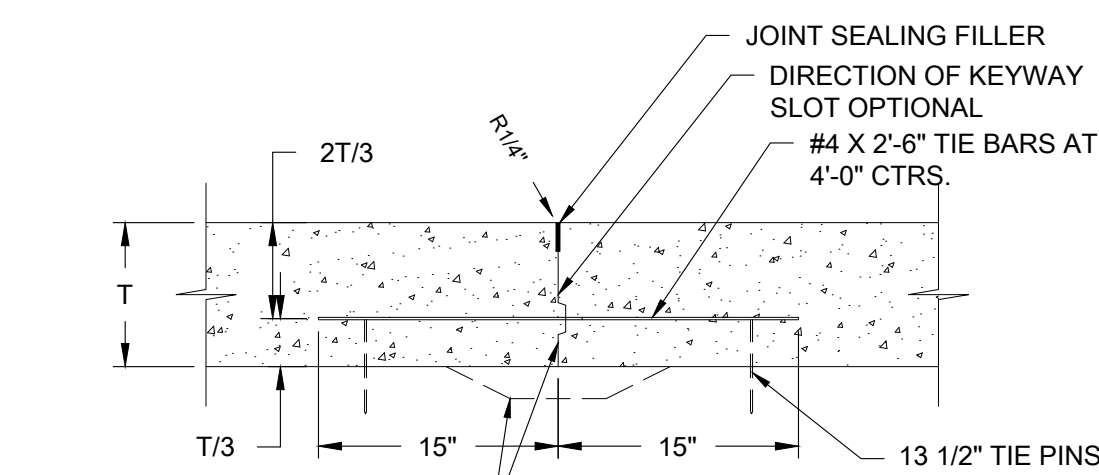
WHEN TWO ADJACENT LANES ARE POURED AT THE SAME TIME, THE LONGITUDINAL JOINT COMMON TO THE TWO LANES SHALL BE SAWED.

SAWED



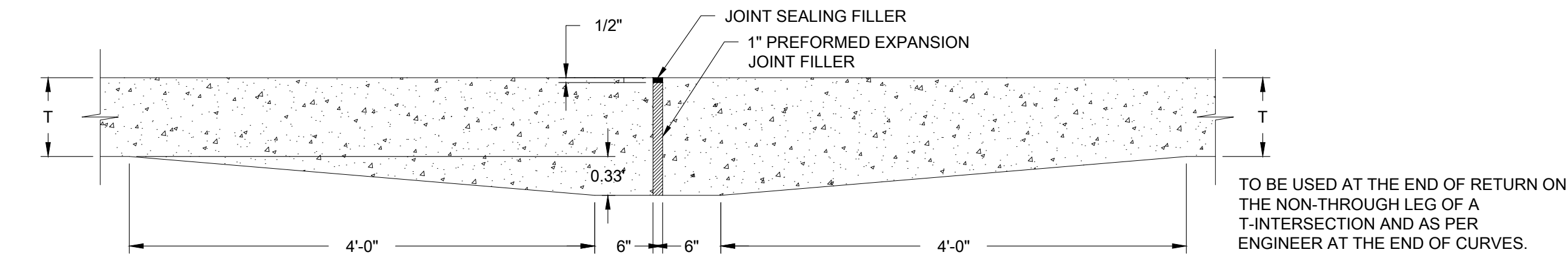
- NOTES:
- CONTRACTION JOINTS SHALL BE SAWED.
 - CONTRACTION JOINTS SHALL BE PLACED AT NO MORE THAN 15' INTERVALS.

CONTRACTION JOINT

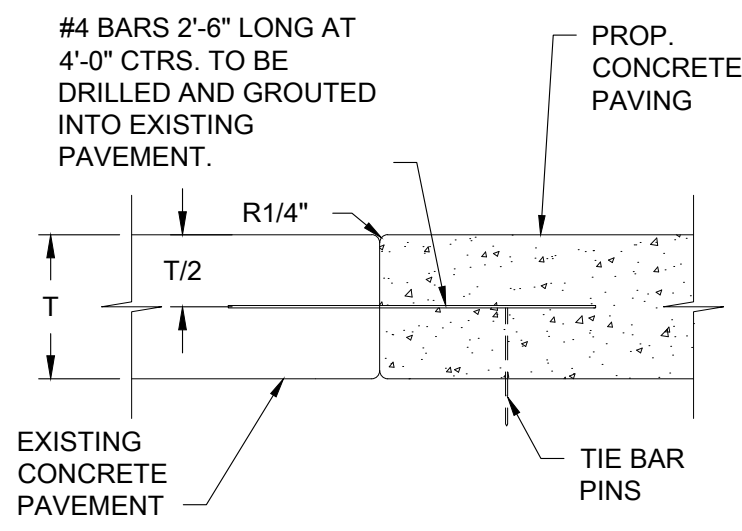


KEYWAY OR THICKENED SLAB AS DIRECTED BY ENGINEER.

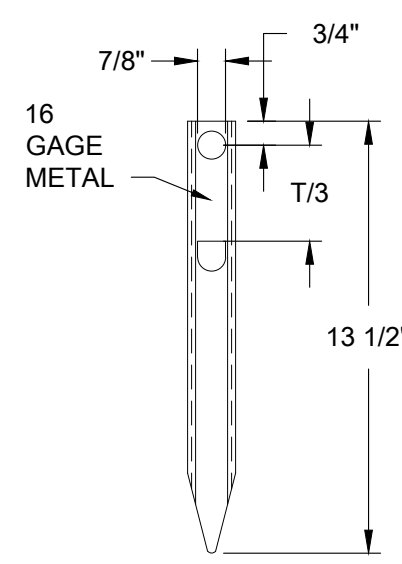
TRANSVERSE CONSTRUCTION JOINT



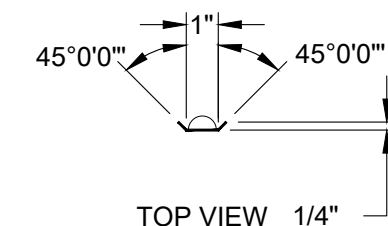
EXPANSION JOINT



PROPOSED TO EXISTING PAVEMENT



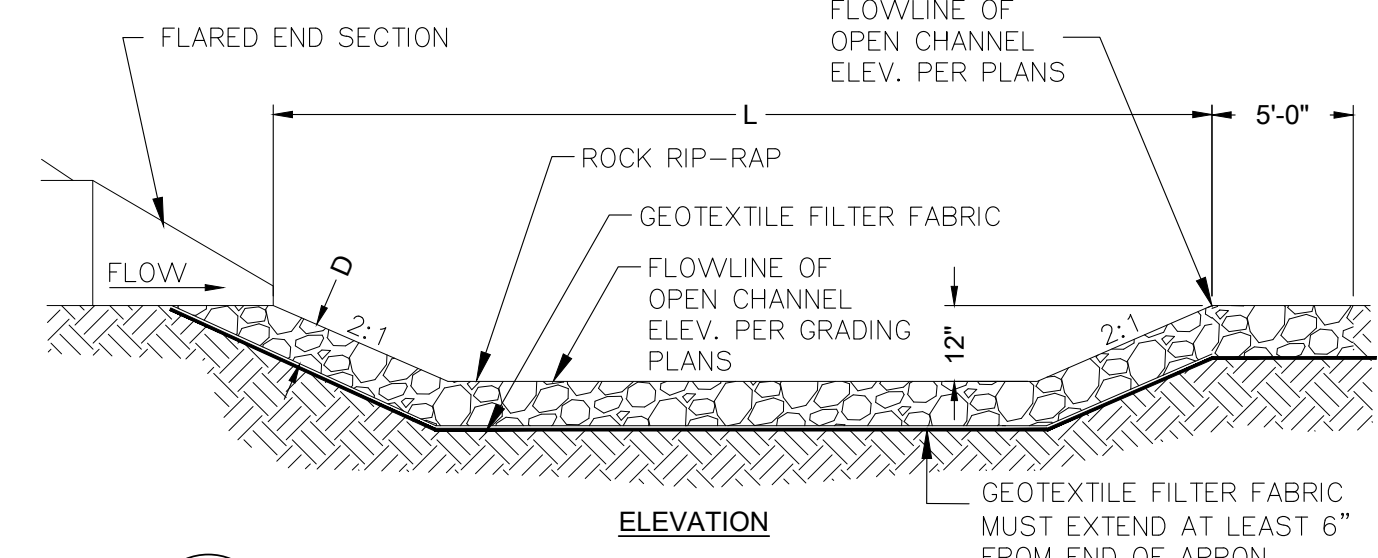
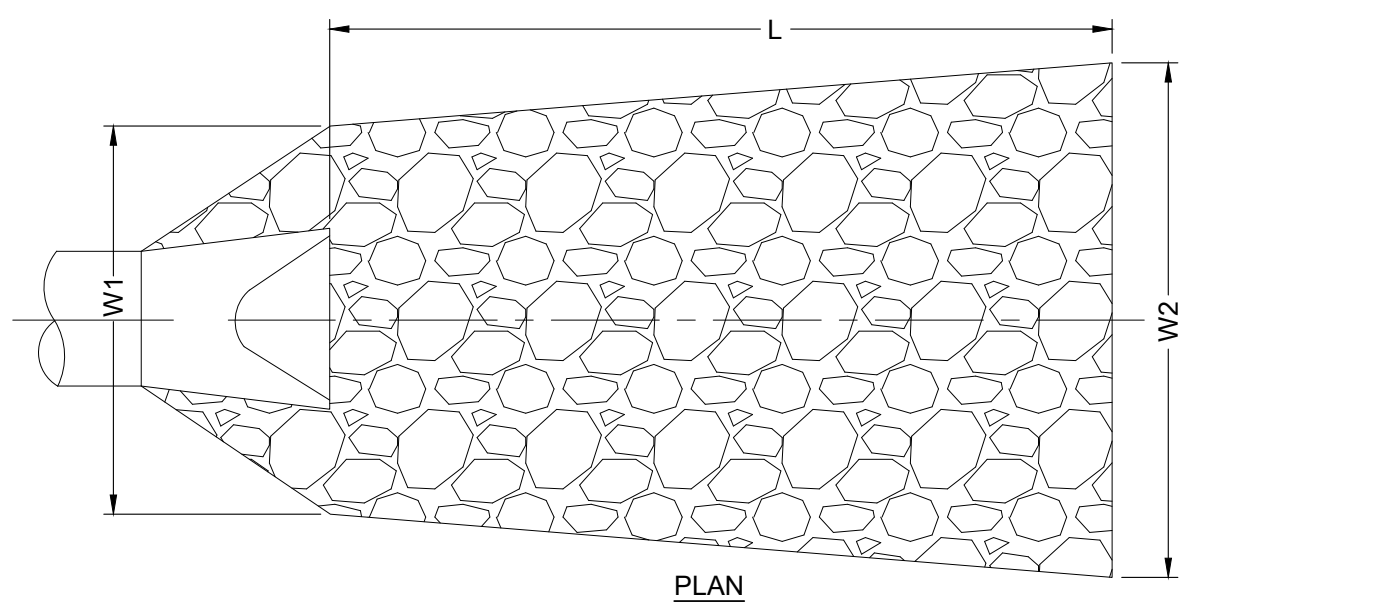
TIE BAR PIN DETAIL



TOP VIEW 1/4"

- NOTES
- THE CONTRACTOR MAY SUBSTITUTE OTHER DESIGNS FOR EXPANSION AND CONTRACTION JOINT SUPPORTS IN LIEU OF THE TYPE SHOWN WITH PRIOR WRITTEN APPROVAL BY THE ENGINEER.
 - DOWEL BARS SHALL BE EPOXY COATED AND A MINIMUM OF 18" IN LENGTH.
 - TIE BARS SHALL BE DEFORMED BARS AND ALL OTHERS SHALL BE SMOOTH.
 - FOR LOAD TRANSFER DEVICES IN LANES OTHER THAN THE 13' LANES SHOWN, MAINTAIN THE SPACING OF THE 18" DOWEL BARS AT 1' INTERVALS.
 - THE ENDS OF THE DOWEL BASKET WIRE SHALL NOT BE LESS THAN 3" FROM THE EDGES OF THE PAVEMENT OR THE LONGITUDINAL JOINT.
 - KEY TYPE LONGITUDINAL JOINTS AND TRANSVERSE CONSTRUCTION JOINTS SHALL BE EDGED WITH 1/4" RADIUS AT TIME OF CONCRETE PLACEMENT.
 - EXPANSION JOINTS SHALL NOT BE SKEWED.
 - T = PAVEMENT THICKNESS

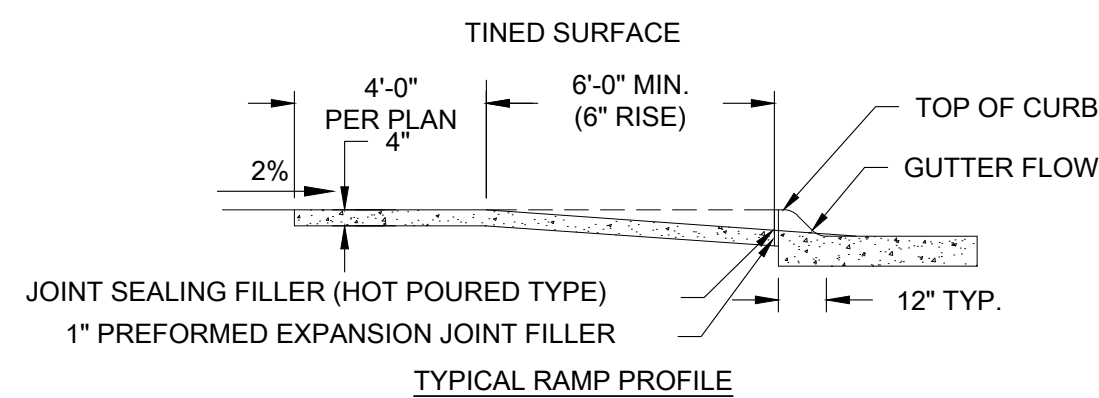
CONCRETE PAVING JOINT DETAILS
NOT TO SCALE



6 ROCK RIP-RAP FOR RCP/HDPE OUTLET CONDITIONS
NOT TO SCALE

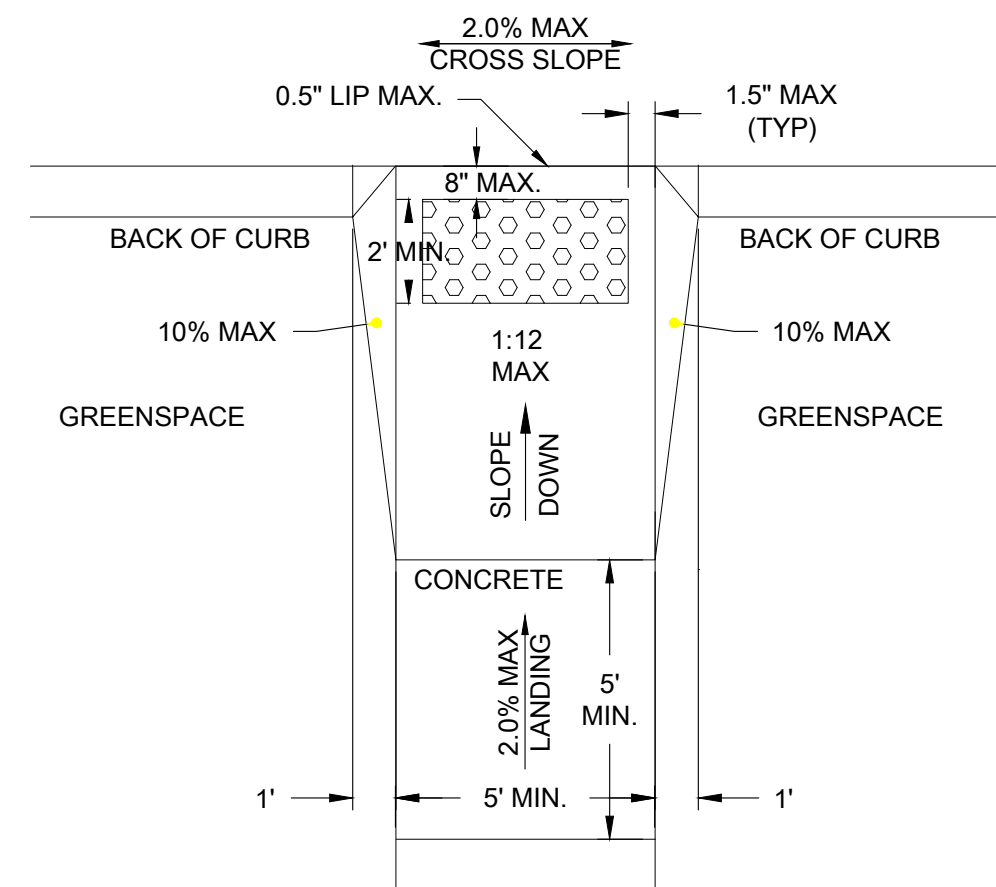
PIPE SIZE (DIA.)	W1	W2	LENGTH (L)	MEDIAN STONE SIZE	DEPTH OF APRON (D)
12"	3'	13'	12'	12"	18"
15"	3'-9"	16'	15'	12"	18"
18"	4'-6"	20'	18'	12"	18"
24"	6'	26'	24'	15"	24"
30"	7'-6"	32'	30'	18"	24"
36"	9'	39'	36'	24"	36"
42"	10'-6"	44'	40'	24"	36"
48"	12'-0"	50'	48'	24"	36"
66"	16'-6"	59'-6"	54'	24"	36"
72"	18'-0"	66'	60'	24"	36"

ROCK RIP-RAP FOR RCP/HDPE OUTLET CONDITIONS
NOT TO SCALE



NOTE:
ALL RAMP AREAS SHALL BE 6" THICK. THE WORK OF CONSTRUCTING THESE RAMPS SHALL BE MEASURED AND PAID FOR AS PART OF THE WORK FOR CONCRETE SIDEWALK. THE WORK OF MODIFICATION OF NEW OR EXISTING CURB WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE CONSIDERED SUBSIDIARY TO ITEMS THAT WORK IS BEING PAID.

7 TYPICAL CURB RAMPS
NOT TO SCALE



TYPICAL CURB RAMPS
NOT TO SCALE

olsson

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BY

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REV. NO.

CONSTRUCTION DETAILS

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1201 S ANKENY BLVD

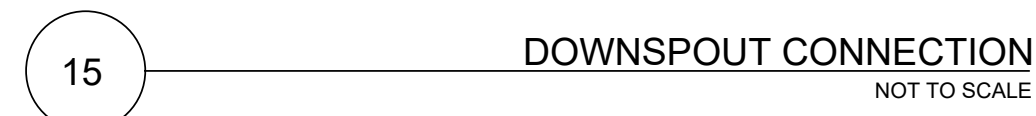
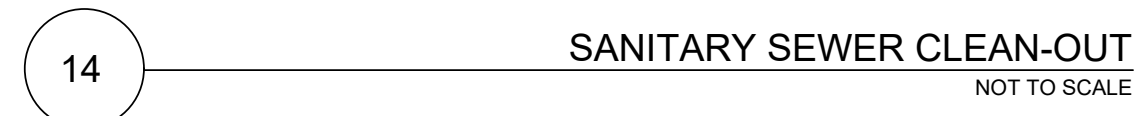
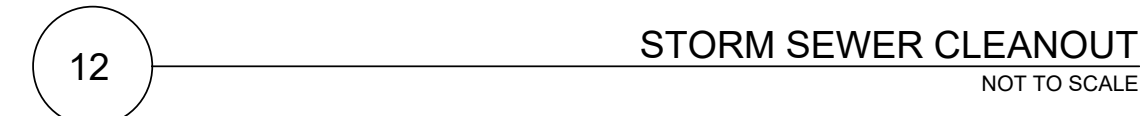
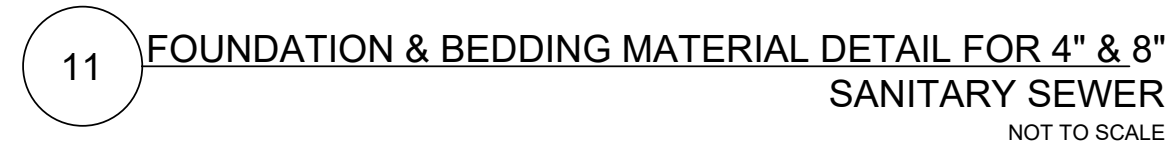
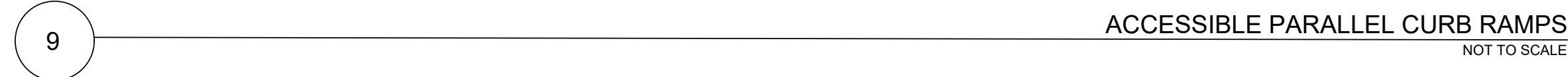
ANKENY, IA

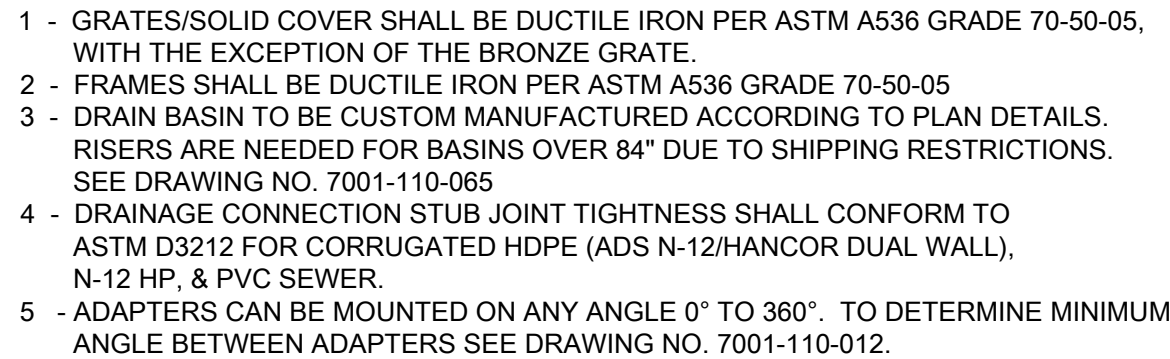
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designed by: _____ CSM
QA/QC by: _____ CSM
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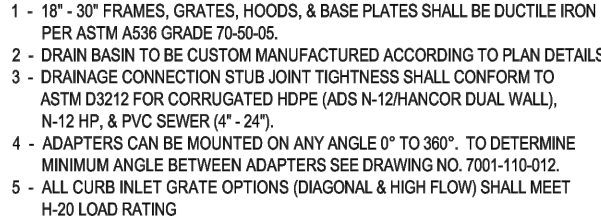
SHEET
C4.0



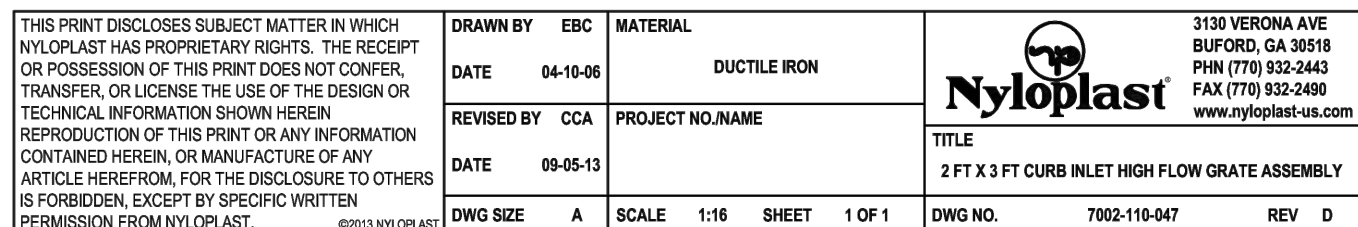
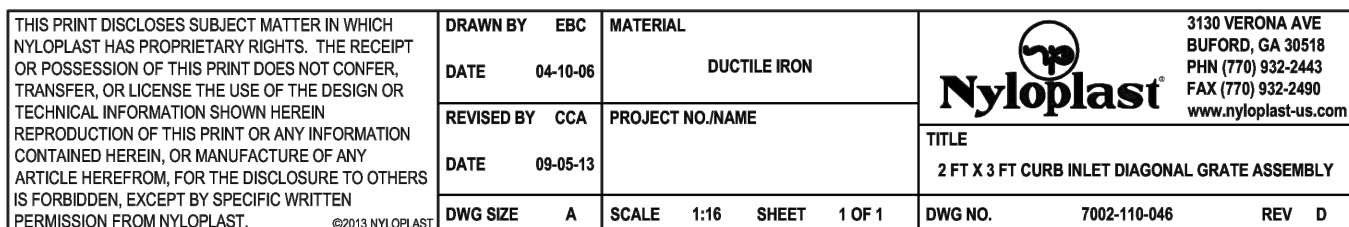


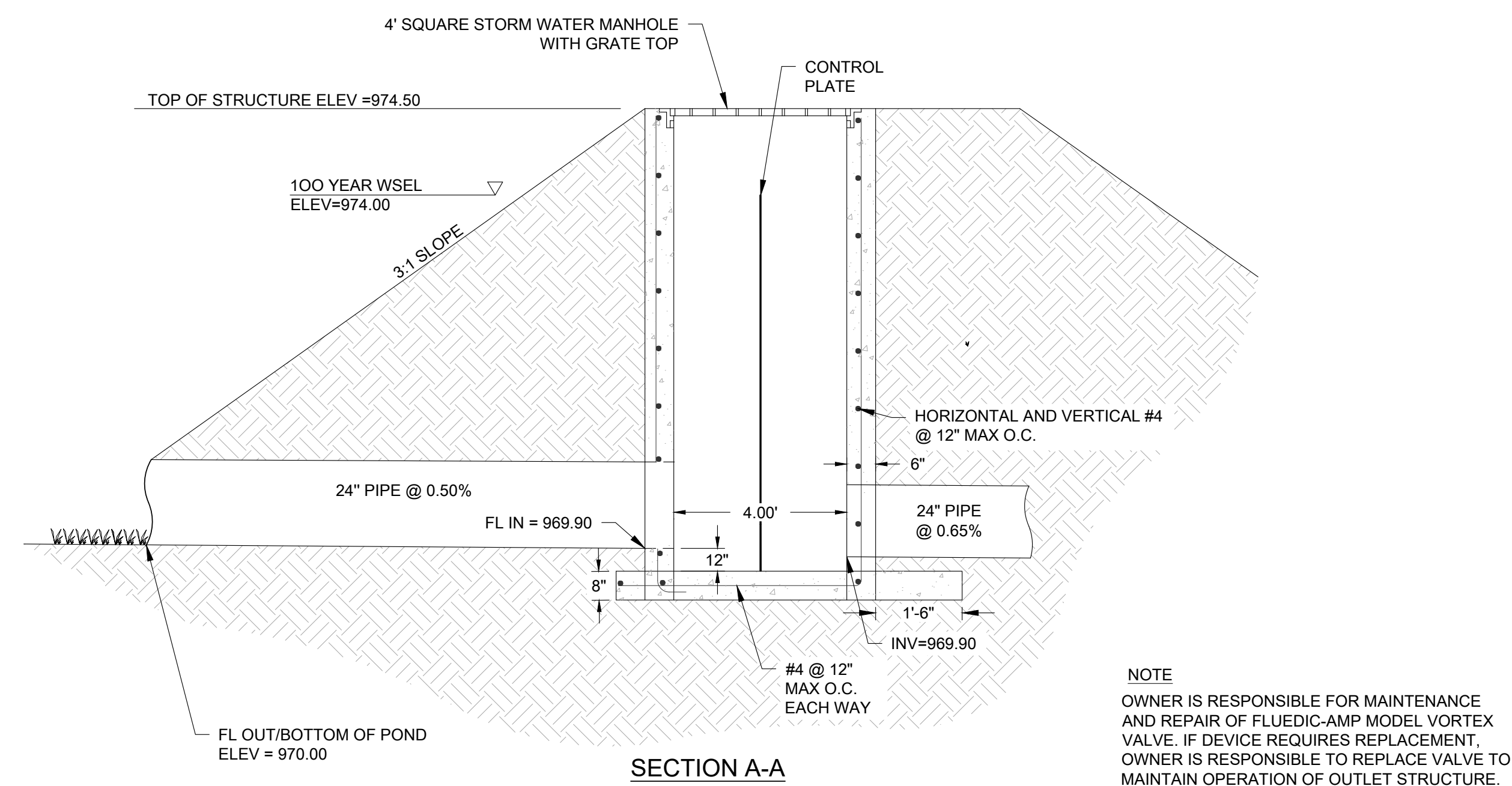
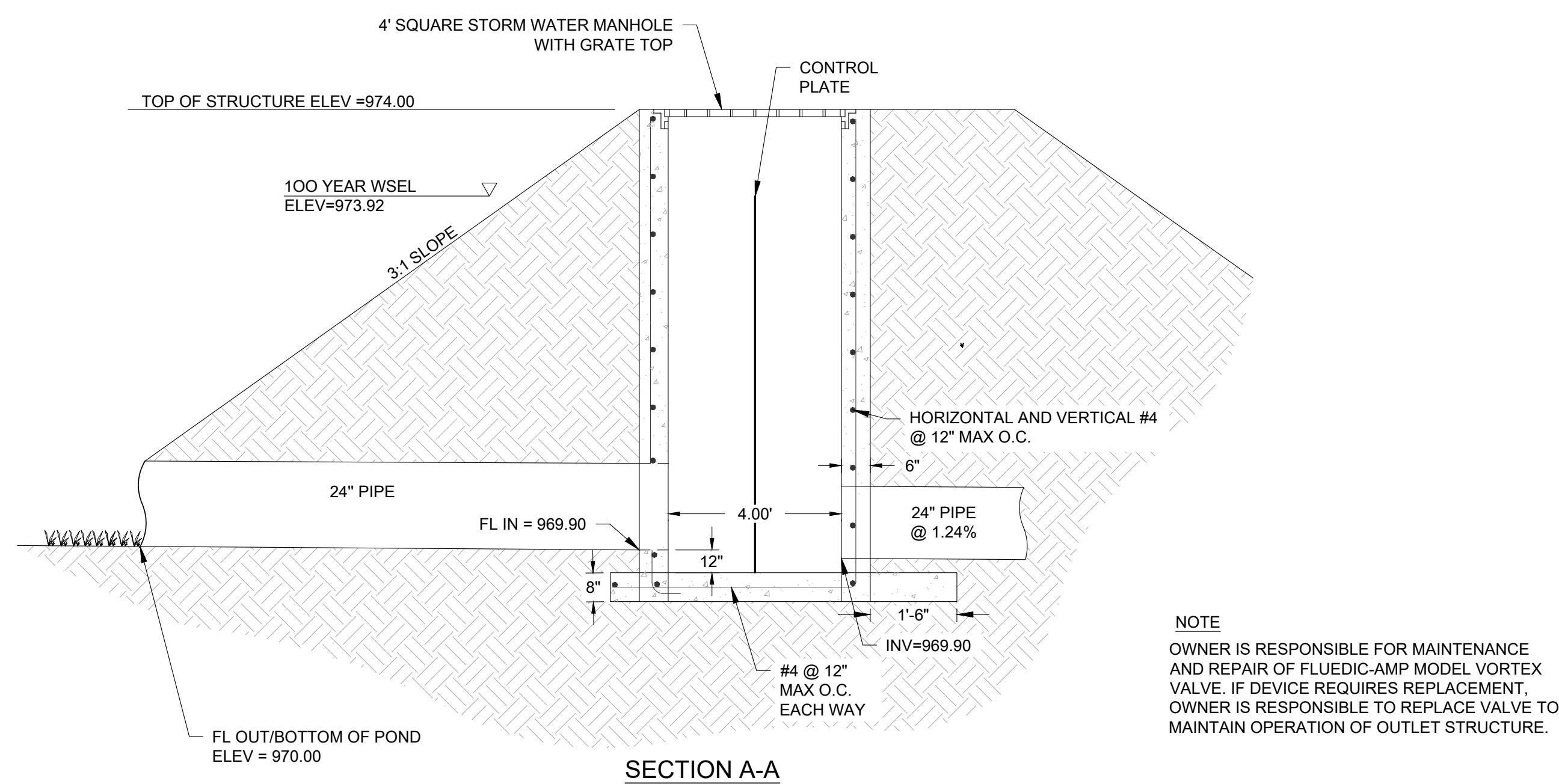
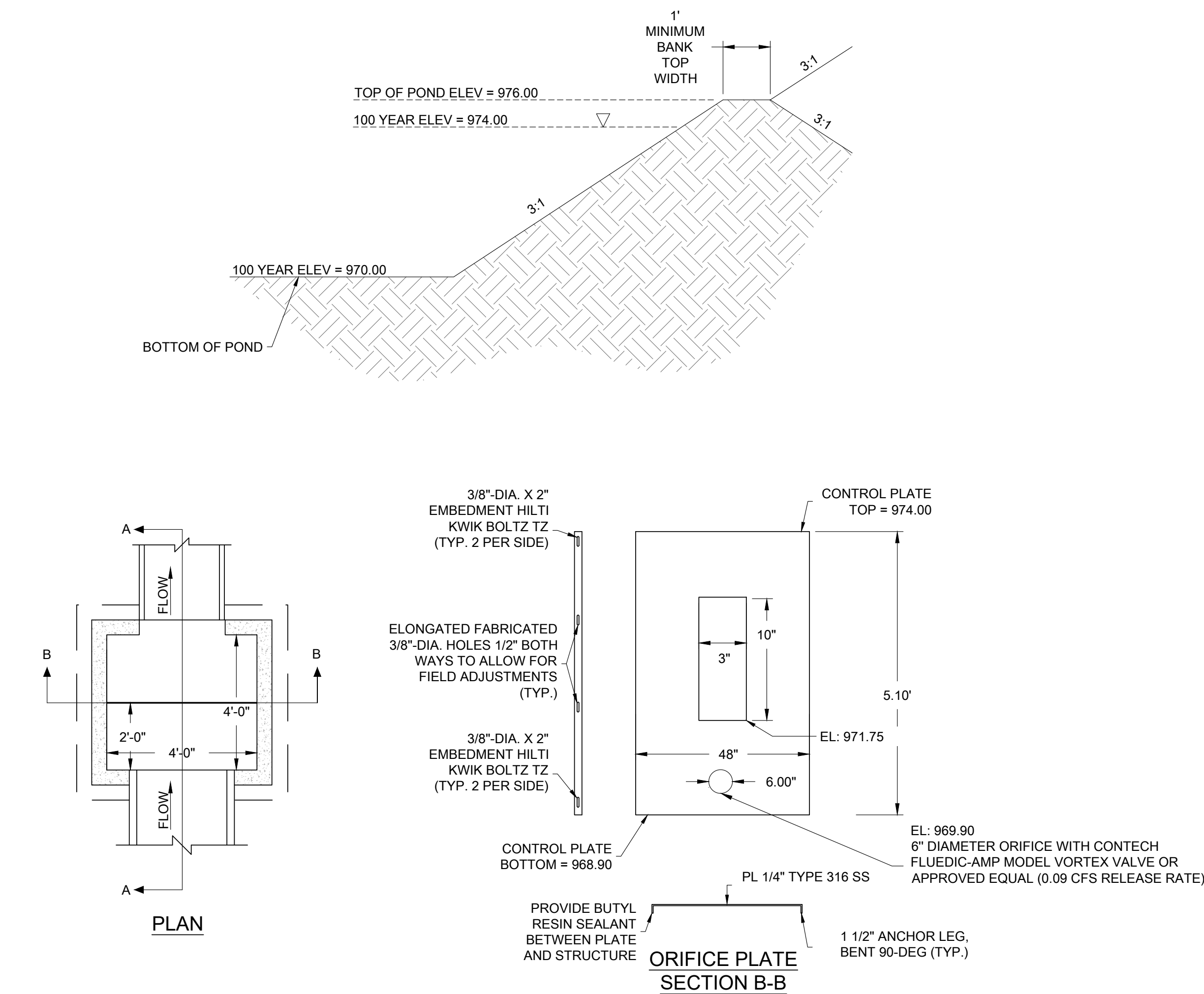
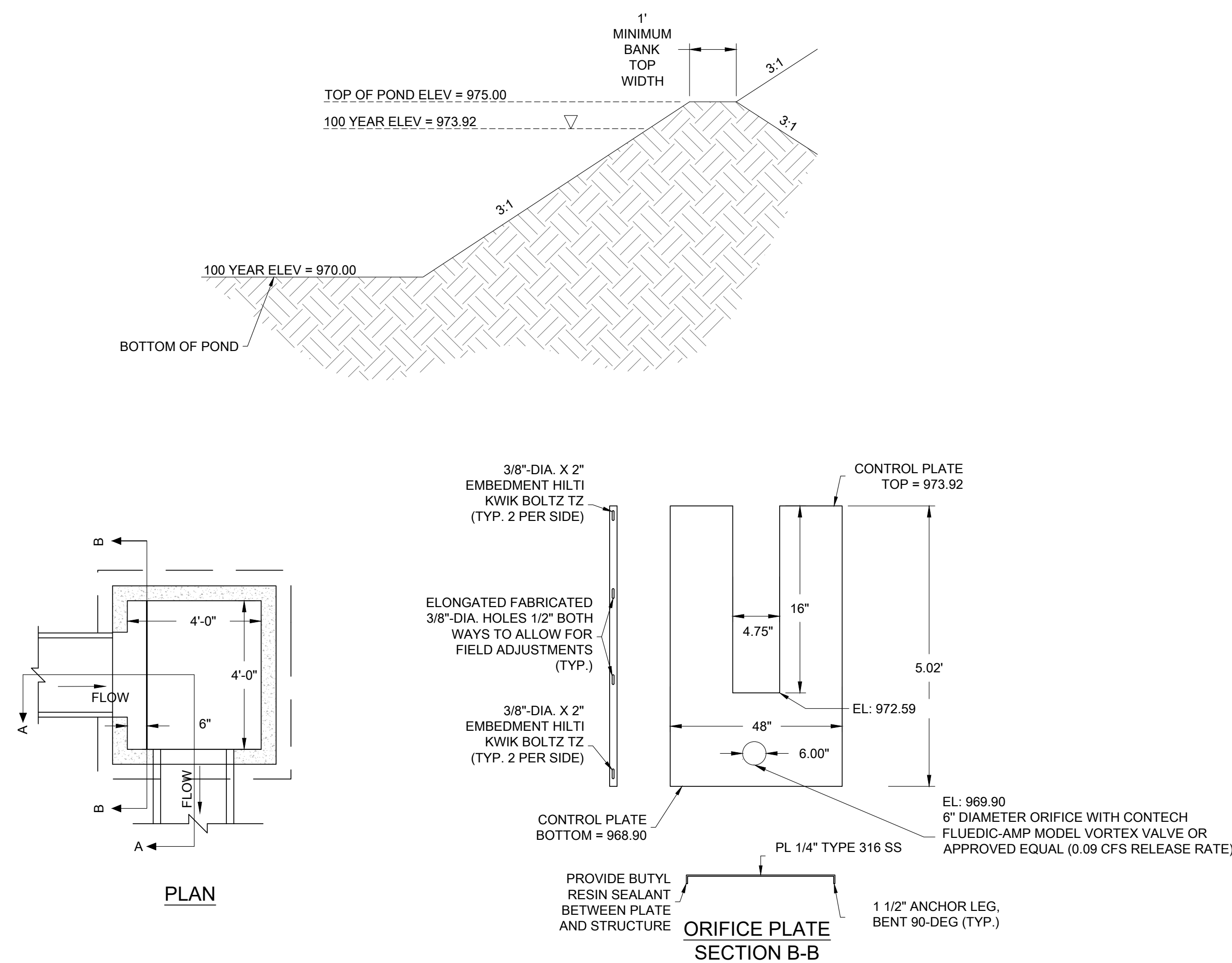
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

NOT TO SCALE



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DWG SIZE: A		SCALE: 1:40		SHEET: 1 OF 1		DWG NO.: 7002-10-018 REV: C	
DRAM BASIN WITH 2 FT X 3 FT CRUISE INLET QUICK STOP INSTALLATION DETAIL							





1. CONTRACTOR SHALL COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION CLASSES OF SOD MATERIALS.
2. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT SOD AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, AND QUALITY. THE LANDSCAPE ARCHITECT MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED MATERIALS MUST BE REMOVED FROM THE PROJECT SITE.
3. SOD SHALL BE A FIRST CLASS REPRESENTATION OF NORMAL CULTIVARS OF TURF-TYPE FESCUE FROM A LOCAL IOWA SOURCE. ALL SOD SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT, IF SPECIFIED MATERIALS ARE NOT OBTAINABLE.
4. IT IS RECOMMENDED PLANTING OF SOD AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASONS UNLESS OTHERWISE SPECIFIED.
5. SOD SHALL BE MOWED AND RAKED TO REMOVE STEMS, STICKS, AND GRASS CLIPPINGS PRIOR TO CUTTING. SOD SHALL NOT HAVE DRY EDGES.
6. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). SOD SHALL BE CUT AT A MINIMUM WIDTH OF 18" TO AVOID UNNECESSARY DAMAGE TO THE ROOT MASS.
7. EXTREME CARE SHALL BE TAKEN IN CUTTING, HANDLING, TRANSPORTING, AND LAYING SOD TO AVOID UNNECESSARY DAMAGE TO AND LOSS OF EARTH FROM ROOTS OF THE SOD. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN ONE WORK DAY.
8. LOOSEN SUBGRADE TO A DEPTH OF 4" AND GRADE TO SMOOTH, EVEN SURFACE WITH LOOSE UNIFORM SOIL TEXTURE. REMOVE STONES AND DEBRIS OVER 1" IN ANY DIMENSION. LIGHTLY COMPACT SOIL TO LIMIT SETTLING.
9. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD.
10. APPLY FERTILIZER, AND THEN HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
11. SOD SHALL BE LAID TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP BUTT ENDS OR EDGES. STAGGER JOINTS. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD EDGES AT PLANTING BEDS AND PAVED SURFACES ARE TO BE CUT WITH A KNIFE OR OTHER SHARP IMPLEMENT.
12. ALL SOD ON SLOPES GREATER THAN 3:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
13. TAMP AND ROLL SOD LIGHTLY TO ENSURE FULL CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS.
14. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
15. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF SUBSTANTIAL COMPLETION, OR BUILDING OCCUPANCY, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

(PERCENT OF MIX BASED ON BULK POUNDS)	
SIDEOATS GRAMA	15.00%
BLUE GRAMA	10.00%
HARD FINE FESCUE	20.00%
SHEEP FINE FESCUE	20.00%
BLUE FINE FESCUE	20.00%
LITTLE BLUESTEM	15.00%

(PERCENT OF MIX BASED ON BULK POUNDS)	
BIG BLUESTEM	15.00%
OATS	10.00%
FOX SEDGE	2.00%
CANADA WILDRYE	12.00%
VIRGINIA WILDRYE	25.00%
SWITCHGRASS	5.00%
WESTERN WHEATGRASS	30.00%
PRAIRIE CORDGRASS	1.00%

WARRANTY CHART			
SUBSTANTIAL COMPLETION DATE		DURATION	WARRANTY EXPIRATION
DECEMBER		19 MONTHS	JULY
JANUARY		18 MONTHS	JULY
FEBRUARY		17 MONTHS	JULY
MARCH		16 MONTHS	JULY
APRIL		15 MONTHS	JULY
MAY		14 MONTHS	JULY
JUNE		13 MONTHS	JULY
JULY		12 MONTHS	JULY
AUGUST		12 MONTHS	AUGUST
SEPTEMBER		12 MONTHS	SEPTEMBER
OCTOBER		12 MONTHS	OCTOBER
NOVEMBER		12 MONTHS	NOVEMBER

3. PLANTING SOIL: A UNIFORM SOIL MIX, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. PLANTING SOIL MIXTURE SHALL BE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
 - A. 15% BY VOLUME ORGANIC COMPOST
 - B. 15% BY VOLUME SAND
 - C. 70% BY VOLUME TOPSOIL
2. CONTRACTOR SHALL BE REQUIRED TO PERFORM pH TESTS ON EXISTING PLANTING BEDS TO DETERMINE THE NECESSARY AMOUNT OF COMPOST TO BE ADDED TO ADJUST pH TO BETWEEN SIX (6) AND SEVEN (7).
3. ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
 - A. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
 - B. PH OF 6.0 TO 8.5.
 - C. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
 - D. NO SUBSTANCES TOXIC TO PLANTS.
 - E. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
 - F. NO OBJECTIONABLE ODOR.
 - G. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT IS DERIVED.
4. TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
 - A. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
 - B. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
 - C. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
 - D. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.

E. TEXTURAL ANALYSIS:

 - i. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
 - ii. MINIMUM 90% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
 - iii. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

1. IRRIGATION DESIGN TO BE PREPARED BY THE IRRIGATION CONTRACTOR AND PROVIDED TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION DESIGN SHALL BE PREPARED BY AN IRRIGATION DESIGNER WITH A MINIMUM OF FIVE (5) YEARS OF DESIGN EXPERIENCE AND MAY BE SUBJECT TO A WATER AUDIT.
2. FINISH GRADES ESTABLISHED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM SHALL BE MAINTAINED AND ANY EXCESS SOIL SHALL EITHER BE WASTED ON SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF-SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OF OFF-SITE.
3. TURF AREAS SHALL BE IRRIGATED USING TURF SPRAY HEADS. THE IRRIGATION DESIGN SHALL BE PREPARED TO PROVIDE A 50% SPACING OR HEAD TO HEAD LAYOUT.
4. IRRIGATION TAP(S) LOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, CITY, AND LANDSCAPE ARCHITECT. INSTALL IRRIGATION TAP(S), METER(S) AND BACKFLOW PREVENTION DEVICE(S) AS REQUIRED BY THE CITY, PERFORMED BY A LICENSED PLUMBER. IRRIGATION TAP(S), METER(S) AND BACKFLOW PREVENTER(S) SIZE TO BE DETERMINED BY IRRIGATION CONTRACTOR AND SHALL BE LISTED ON THE IRRIGATION SHOP DRAWING SUBMITTED FOR REVIEW AND THE AS-BUILT PLANS SUBMITTED UPON COMPLETION.
5. IRRIGATION CONTRACTOR TO DETERMINE AVAILABLE WATER PRESSURE AND FLOW AT TAP LOCATION(S). IRRIGATION CONTRACTOR TO DESIGN IRRIGATION SYSTEM BASED ON AVAILABLE WATER PRESSURE. IRRIGATION CONTRACTOR TO PROVIDE ALL DESIGN CALCULATIONS FOR REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE INCLUDING FLOW RATES AND PRESSURE LOSSES CALCULATIONS OF THE SYSTEM.
6. THE IRRIGATION EQUIPMENT SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, RAIN BIRD CORPORATION, OR TORO OR APPROVED EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IRRIGATION EQUIPMENT SHALL HAVE A MANUFACTURER'S FIVE (5) YEAR WARRANTY.
7. IRRIGATION CONTROLLER SHALL BE A MODULAR SYSTEM EXPANDABLE IN EITHER 4 OR 8 STATION MODULES OR AN EXPANDABLE DECODER SYSTEM. THE IRRIGATION CONTROLLER SHALL HAVE THE CAPACITY TO OPERATE A MASTER VALVE DURING SYSTEM RUN TIME. THE IRRIGATION CONTROLLER SHALL HAVE 4 PROGRAMS WITH INDEPENDENT STARTS, 365 DAY CALENDAR, EVEN, ODD, ODD 31, CYCLICAL, CUSTOM AND MANUAL WATER DAY SCHEDULES. THE CONTROLLER SHALL HAVE A MINIMUM SEASONAL ADJUST CAPABILITY OF 10% - 150%. THE IRRIGATION CONTROLLER TO BE INSTALLED IN A LOCKABLE, METAL PEDESTAL IN A LOCATION APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
8. THE IRRIGATION SYSTEM DESIGN SHALL INCLUDE A WIRELESS RAIN SENSOR. INSTALL RAIN SENSOR IN LOCATION APPROVED BY THE OWNER AND PER THE MANUFACTURER'S SPECIFICATIONS.
9. IRRIGATION CONTROL VALVES ARE TO BE A PLASTIC GLOBE VALVE CONFIGURATION WITH PRESSURE RATING OF 15 - 150 PSI AND FLOW RANGE FROM 2 - 150 GPM. THE SOLENOID SHALL BE HEAVY DUTY ONE PIECE CONSTRUCTION. THE CONTROL VALVES SHALL HAVE THE ABILITY TO ADJUST AND REGULATE PRESSURE FROM 20 -100 PSI. THE CONTROL VALVE SIZE SHALL BE 1", 1.5" AND 2" CONFIGURATIONS. THE CONTROL VALVES SHALL HAVE A MANUFACTURER'S THREE (5) YEAR WARRANTY.
10. THE IRRIGATION SPRAY BODY SHALL BE UV-RESISTANT PLASTIC WITH A CO-MOLDED OR RUBBER SEALS AND HEAVY DUTY SPRING. THE SPRAY BODY SHALL HAVE BOTH A BOTTOM AND SIDE IN-LET FEATURE. SPRAY NOZZLES SHALL BE VARIABLE ARC SPRAY NOZZLES.
11. ALL IRRIGATION MAINLINE PIPES SHALL BE PVC CLASS 200 IPS PLASTIC PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND
11. ALL IRRIGATION LATERAL PIPES SHALL BE POLYETHYLENE PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND.
12. ALL IRRIGATION PIPE OR WIRE SHALL BE INSTALLED IN SLEEVES BELOW ANY PAVEMENT OR HARD SURFACE. ALL IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40. ALL SLEEVES ARE TO EXTEND 24" BEYOND AND SIZED A MINIMUM OF TWO (2) TIMES THE DIAMETER OF THE MAINLINE OR LATERAL. COORDINATE INSTALLATION OF ALL SLEEVES WITH THE GENERAL CONTRACTOR AND THE CONCRETE CONTRACTOR PRIOR TO GRADING AND PLACEMENT OF CONCRETE.
13. IRRIGATION CONTRACTOR SHALL SUPPLY MAINTENANCE AND OPERATION MANUALS AND A SCALED AS-BUILT DRAWING OF THE SYSTEM TO THE OWNER. IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE PROGRAMMING OF THE CONTROLLER FOR THE OWNER.
14. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE FIRST WINTERIZATION AND SPRING STARTUP UNLESS THE OWNER AGREES TO USE THEIR OWN CONTRACTOR.

1. PRIOR TO ANY PLANNING OR BREAKING OF GROUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL/LOCATE ALL UTILITY LINES WITHIN THE VICINITY.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION OPERATIONS TO NOT DISTURB EXISTING UTILITY LINES. DAMAGE TO ANY EXISTING UTILITY LINES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. FINISH GRADES ESTABLISHED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM SHALL BE MAINTAINED AND ANY EXCESS SOIL SHALL EITHER BE WASTED ON SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF-SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OF OFF-SITE.
4. ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.
5. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN WILL TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.
6. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
 - A. PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.
 - B. GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION.
 - C. PLANT MATERIALS ARE SIZED ACCORDING CONTAINER/BALLSIZE AND PHYSICAL SIZE OF TRUNK OR CANOPY. CROWN/CALIPER SIZES MUST BE MET OR EXCEEDED.
7. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.
8. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. IT IS RECOMMENDED THAT PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK. REFER TO #24 AND WARRANTY CHART BELOW.
10. ALL PLANTING OPERATIONS AND LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL BE REQUIRED TO PERFORM pH TESTS ON EXISTING PLANTING BEDS TO DETERMINE THE NECESSARY AMOUNT OF COMPOST TO BE ADDED TO ADJUST pH TO BETWEEN SIX (6) AND SEVEN (7).
12. ALL TREE/SHRUB PLANTING AREAS SHALL BE AMENDED WITH BIOSOL NATURAL ORGANIC FERTILIZER AND SOIL AMENDMENT AT A RATE OF 24# PER 1,000 S.F. (1,500# PER ACRE) AND LIGHTLY TILLED INTO THE SOIL BED. RAKE AREA SMOOTH.
BIOSOL AVAILABLE THROUGH:
ASP ENTERPRISES
(402)861-8579 BRIAN WILLIAMS
(877)678-8027
13. ALL TREES IN SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 8 HOURS, THAT PLANT MATERIAL SHALL BE HEELED-IN ON SITE TO MAINTAIN THE MATERIAL'S HEALTH AND VITALITY. PLANTS SHALL BE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. WHILE ON-SITE, ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
16. ONE PLANT TAG OUT OF GROUPING OF A CULTIVAR OR PLANT MATERIAL MUST REMAIN UNTIL THE LANDSCAPE ARCHITECT REVIEWS THE LAYOUT, AND APPROVES QUANTITIES AND SPECIES.
17. ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 4".
20. STEEL EDGING TO BE 1/8" X 4" X 16" PER SECTION, UNFINISHED WITH 5 STAKES PER SECTION AND 2 ANTI-FROST STAKE PER SECTION MINIMUM. EDGING TO BE INSTALLED IN A TRENCH PER PLAN WITH STRAIGHT LINES AND SMOOTH CURVES. INSTALL PER MANUFACTURER INSTRUCTION.
21. LANDSCAPE FABRIC TO BE A UV STABILIZED, 3 OZ./YD, POLYPROPYLENE, WOVEN, NEEDLE-PUNCHED FABRIC WITH A 20 YEAR WARRANTY.
22. LIMIT OF SEEDING/SODDING SHOWN IS BASED ON THE ESTIMATED GRADING LIMIT. REFER TO EROSION CONTROL PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING/SEEDING ALL AREAS THAT ARE DISTURBED BEYOND GRADING LIMITS DURING THE CONSTRUCTION PROCESS.
23. ALL TURF AREAS ARE TO BE IRRIGATED. REFER TO TURF AND GRASSLANDS SEEDING NOTES FOR IRRIGATION OF SEEDED AREAS. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND SUBSTANTIAL COMPLETION OF THE PROJECT HAS BEEN GRANTED. ANY MATERIAL WHICH DIES, OR DEFOLIATES PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK WILL BE PROMPTLY REMOVED AND REPLACED.
25. PRIOR TO GRANTING SUBSTANTIAL COMPLETION, THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL COMPILE A FINAL PUNCHLIST OF UNSATISFACTORY OR INCOMPLETE ITEMS. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF SUBSTANTIAL COMPLETION WHEN THE FINAL PUNCHLIST HAS BEEN COMPLETED.
26. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW.

drawn by: _____ CSM checked by: _____ CSM designed by: _____ CSM QA/QC by: _____ CSM project no.: _____ 023-08130 date: _____ 08.30.2022	
LANDSCAPE NOTES	
VERIDIAN CREDIT UNION 1201 S ANKENY BLVD	
ANKENY, IA	2024

SEEDING NOTES

1.

THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT SEED AT THE SITE BEFORE SEEDING OPERATIONS COMMENCE. THE LANDSCAPE ARCHITECT MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED MATERIALS MUST BE REMOVED FROM THE PROJECT SITE.
2.

REFER TO SEEDING SPECIFICATION(S) FOR SEED MIXTURE(S).
3.

ALL 'NON-TURF' SEED SHALL BE A COMMERCIALY AVAILABLE MIX, EITHER PRE-CATEGORIZED OR CUSTOMIZED. ANY SEEDING SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4.

ALL MATERIALS USED SHALL MEET OR EXCEED APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS AND REGULATIONS.
5.

ALL SEED SHALL BE FREE FROM INSECTS AND DISEASE. SPECIES SHALL BE TRUE TO THEIR SCIENTIFIC NAME AS SPECIFIED.
6.

ALL GRASS SPECIES SHALL BE SUPPLIED AS PURE LIVE SEED.
7.

SEED OF ALL SPECIES NATIVE TO IOWA SHALL BE FROM WITHIN A 150 MILE RADIUS OF THE PROJECT SITE. SEED NOT AVAILABLE WITHIN A 150 MILE RADIUS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
8.

SEEDS SHALL HAVE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEED DORMANCY FOR SPRING PLANTING.
9.

PLANTING OF SEED AREAS SHALL BE COMMENCED DURING THE SPRING (APRIL 15-MAY 30) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASONS UNLESS SPECIFICALLY SPECIFIED. AFTER OCTOBER, DORMANT SEEDING MAY BE DONE AT CONTRACTOR'S DESCRETION WITH GUARANTEE THAT RE-SEEDING WILL BE DONE AT NO ADDITIONAL COST TO ACHIEVE ACCEPTABLE COVERAGE. GRADE TO SMOOTH, EVEN SURFACE WITH LOOSE UNIFORM SOIL TEXTURE. REMOVE STONES AND DEBRIS OVER 1" IN ANY DIMENSION.
10.

ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY MULCH, EROSION CONTROL BLANKET OR HYDROMULCH.
11.

EROSION CONTROL BLANKET SHALL BE A SHORT TERM, SINGLE NET, MACHINE-PRODUCED MAT OF 100% AGRICULTURAL STRAW WITH A FUNCTION LONGEVITY OF 12 MONTHS. EROSION CONTROL BLANKET SHALL MEET TYPE 2.C SPECIFICATION ESTABLISHED BY EROSION CONTROL TECHNOLOGY COUNCIL, NORTH AMERICAN GREEN S75 OR EQUAL.
12.

STRAW MULCH SHALL BE OAT, WHEAT, OR RICE STRAW MULCH. HAY MULCH SHALL BE PRAIRIE GRASS OR OTHER HAY AS APPROVED BY THE OWNER. THE MULCH SHALL BE FREE OF JOHNSON GRASS OR OTHER NOXIOUS WEEDS AND FOREIGN MATERIALS. IT SHALL BE KEPT IN A DRY CONDITION AND SHALL NOT BE MOLDED OR ROTTED. STRAW OR HAY FOR EROSION CONTROL SHALL BE CLEAN, SEED-FREE HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.
13.

STRAW MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE AREA THAT IS SEEDED. MULCH SHALL BE PLACED LOOSE AND OPEN ENOUGH TO ALLOW SOME SUNLIGHT TO PENETRATE AND AIR TO CIRCULATE BUT STILL COVER A MINIMUM OF 70% OF THE SOIL SURFACE.
14.

STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1½ TO 2 TONS PER ACRE FOR SITES THAT ARE SEEDED. THIS APPLICATION SHOULD RESULT IN A LAYER OF ½ TO 1½ INCHES THICK FOR SEEDED SITES.
15.

IMMEDIATELY AFTER SPREADING, THE MULCH SHALL BE ANCHORED BY A MULCH CRIMPER AND/OR TACKIFIER.
16.

THE CRIMPER SHALL CONSIST OF A SERIES OF DULL FLAT DISCS WITH NOTCHED EDGES SPACED APPROXIMATELY 8 INCHES APART. THE MULCH SHALL BE IMPRESSED IN THE SOIL TO A DEPTH OF 1 TO 3 INCHES.
17.

IF TACKIFIER IS USED, TACKIFIER SHALL BE SPRAYED IN CONJUNCTION WITH MULCH OR IMMEDIATELY AFTER THE MULCH HAS BEEN PLACED. TACKIFIERS SHALL BE MIXED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
18.

SEEDING SHALL BE COMPLETED WHEN A MINIMUM OF 1/4 INCH OF NATURAL RAINFALL IS EXPECTED OR WHEN A MINIMUM OF 1/4 INCH OF IRRIGATION WILL BE RECEIVED WITHIN 10 DAYS AFTER SEEDING. IF SUFFICIENT NATURAL RAINFALL IS NOT RECEIVED WITHIN 10 DAYS, THE NEW SEEDING SHALL BE IRRIGATED WITH A MINIMUM OF 1/4 INCH OF WATER, OR SO THAT WATER PENETRATES THE SOIL TO A UNIFORM MINIMUM DEPTH OF 4.0 INCHES.
19.

A TEMPORARY ABOVE-GROUND IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR UPON COMPLETION OF FINISH GRADING FOR ALL NON-IRRIGATED SEED AREAS AND FOR ALL IRRIGATED AREAS OF SEED AND SOD, PRIOR TO INSTALLATION OF PLANTINGS, UNLESS OR UNTIL THE PERMANENT SYTEM IS FUNCTIONAL. ALL GRADED AREAS SHALL RECEIVE HEAD-TO-HEAD IRRIGATION COVERAGE, EXCEPT FOR PERMANENTLY PONDED AREAS.
20.

PROVIDE WRITTEN VERIFICATION TO THE OWNER THAT BACKFLOW PREVENTION PER CODE EXISTS ON THE LINE TO BE USED AS A POINT OF CONNECTION FOR THE IRRIGATION SYSTEM. IF VERIFICATION CANNOT BE MADE, PROVIDE BACKFLOW PREVENTION PER CODE AS A PART OF THE INSTALLATION.
21.

CONTRACTOR SHALL PROVIDE WATER AND ELECTRICITY FOR THE SYSTEM IN THE EVENT THAT NEITHER IS AVAILABLE FOR IMMEDIATE USE. CONTRACTOR SHALL PROVIDE ISOLATION VALVE AND CONNECTION TO WATER AND CONTROLLER.
22.

THE IRRIGATION SYSTEM SHALL BE SET BY CONTRACTOR TO PROVIDE PRECIPITATION 2 TIMES PER WEEK BETWEEN JUNE 15TH AND OCTOBER 31ST OF THE FIRST YEAR AFTER PLANTING. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FUNCTION AND CONNECTION OF THE IRRIGATION SYSTEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE IRRIGATION SYSTEM FOR THE DURATION OF FIRST FULL GROWING SEASON. AT THE END OF THE IRRIGATION PERIOD, AND IF PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY THE SEEDING WARRANTY CRITERIA, THE CONTRACTOR SHALL PERMANENTLY CAP PIPE DOWNSTREAM OF ISOLATION VALVE, AND THEN DISASSEMBLE AND REMOVE THE IRRIGATION SYSTEM.
23.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL TEMPORARY SIGNS, FLAGGING, ETC. AT THE PERIMETER OF ALL SEEDING SITES IMMEDIATELY AFTER THEIR COMPLETION, WHICH SHALL SERVE TO NOTIFY FOOT AND VEHICULAR TRAFFIC THAT A SENSITIVE AREA MAY BE DAMAGED BY THEIR ENTRY.
24.

THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AFTER SEED INSTALLATION IS COMPLETE, CLEAN UP ANY REMAINING MATERIALS, DEBRIS, TRASH, ETC. AVOID DRIVING OVER SEEDED AREAS TO MINIMIZE DISTURBANCE. GRADING STAKES, STONES, TRASH, AND OTHER DEBRIS WHICH MAY DETRACT FROM THE APPEARANCE OR HINDER MAINTENANCE OF THE SEEDING SITE SHALL BE REMOVED FROM THE SITE WHEN SEEDING OPERATIONS ARE COMPLETED. SOIL, STRAW, HAY, HYDRAULIC FIBER MULCH, FERTILIZER, COMPOST, LIMESTONE, ELEMENTAL SULFUR, GYPSUM, AND OTHER DEBRIS SHALL BE REMOVED FROM PAVED AREAS SOON AS POSSIBLE AFTER SPREADING AND SEEDING OPERATIONS ARE COMPLETED. CLEAN UP OPERATIONS SHALL BE COMPLETED BEFORE ACCEPTANCE IS GIVEN.
25.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY EFFECTIVE SEEDING AND EROSION CONTROL MULCH MATERIALS, AND TO ENSURE THAT SUCH MATERIALS ARE SECURED TO THE SOIL SO THAT THEY ARE NOT BLOWN, WASHED, OR OTHERWISE REMOVED FROM THE SEEDING SITE, AND SO THAT NEARBY STREAMS AND OTHER AREAS SHALL BE PROTECTED FROM SOIL, FERTILIZER, COMPOST, AND THE INCURSION OF UNWANTED GRASS SEED.
26.

THE FOLLOWING GENERAL NATIVE GRASS MAINTENANCE RECOMMENDATIONS ARE TO BE FOLLOWED UNLESS AN ALTERNATIVE IS APPROVED BY THE OWNER:

1ST YEAR - MOW FREQUENTLY TO PREVENT WEED GROWTH AND THATCH BUILD-UP. MOWING HEIGHT SHOULD BE APPROXIMATELY 4-6 INCHES IN HEIGHT AND COMPLETED BETWEEN THE MONTHS OF MARCH - JULY 15. NO MOWING SHOULD BE COMPLETED AFTER THE JULY 15 DATE. ADDITIONAL WEED PREVENTION IS RECOMMENDED WITH THE USE OF AN APPROVED HERBICIDE FOR NATIVE GRASSES. A GOOD APPROACH IS TO COMPLETE HERBICIDE APPLICATIONS AS SPOT TREATMENTS ON WEEDY AREAS FOLLOWING THE SEASONAL MOWING REGIME IN AUGUST AND SEPTEMBER. HAND WEED AS NECESSARY.

2ND YEAR - MOWING SHOULD BE LIMITED TO 2-3 TIMES BEFORE JULY 15TH. MOWING HEIGHT SHOULD BE INCREASED TO 8" IN HEIGHT. CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.

3RD YEAR - MOW ONCE BEFORE JULY 15TH AFTER VEGETATION REACHES A HEIGHT OF 16". MOW TO A HEIGHT OF 8". CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.

27.

A.

GUARANTEE SEEDED/SOODED LAWN/ROUGH OR NATIVE SEEDED AREAS FOR THE FOLLOWING:

PROVIDE A RELATIVELY UNIFORM, ACCEPTABLE STAND OF GRASS NO BARE SPOTS OVER 3-INCH SQUARE FOR SEEDED/SOODED LAWN, AND NO BARE SPOTS OVER 12-INCH SQUARE FOR ROUGH/NATIVE SEEDED AREAS

C. RE-INSTALL ANY AREA(S) WHICH FAIL TO ESTABLISH A UNIFORM STAND FOR ANY REASON

olsson®

1717 Ingersoll Avenue
Suite 111
Des Moines, IA 50309
olsson.com
TEL 515.331.6517
FAX 515.331.6518

LANDSCAPE NOTES

VERIDIAN CREDIT UNION
1201 S ANKENY BLVD

ANKENY, IA

drawn by: _____ CSM
checked by: _____ CSM
designed by: _____ CSM
QA/QC by: _____ CSM
project no.: _____ 023-08130
date: _____ 08.30.2024

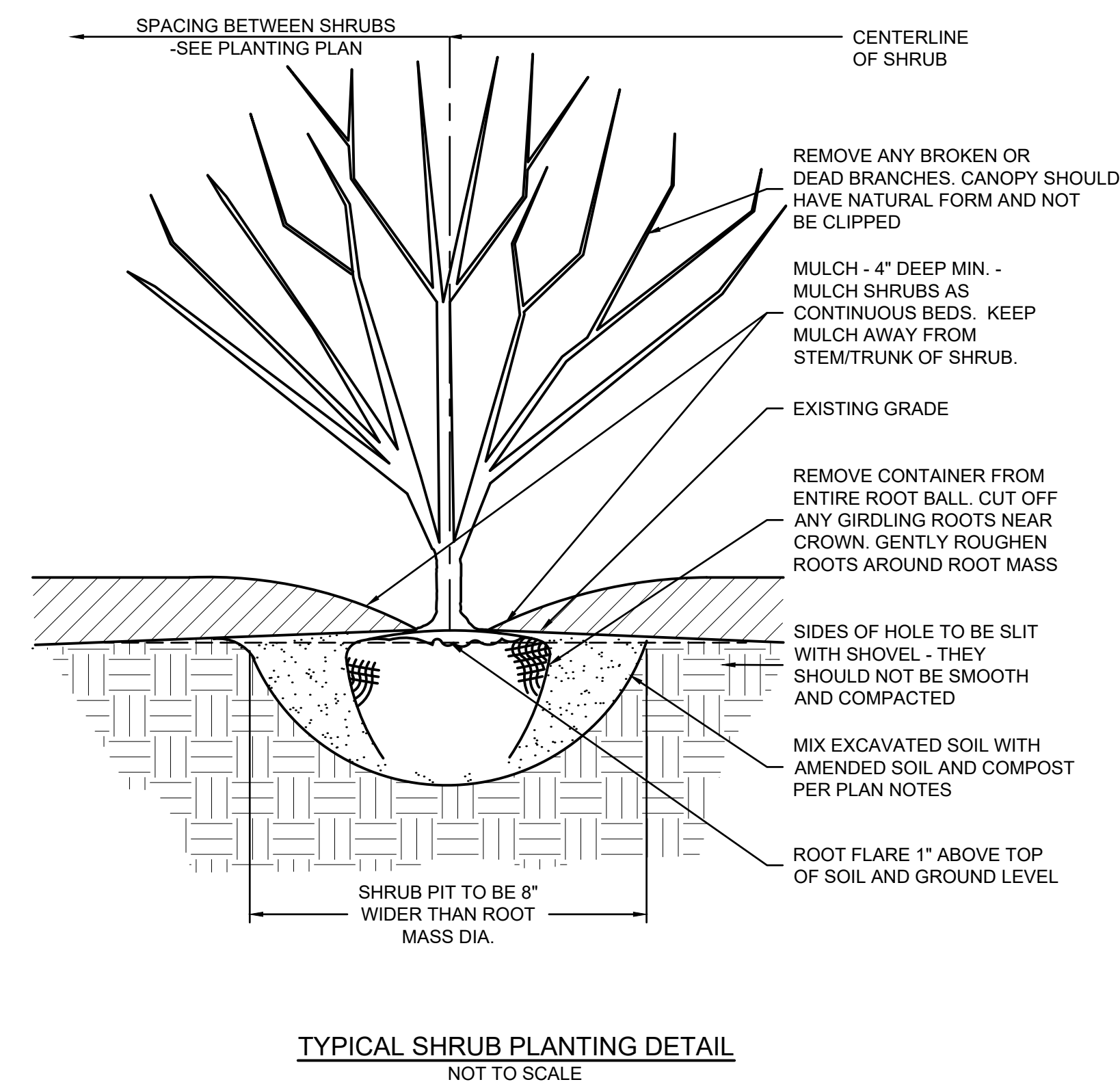
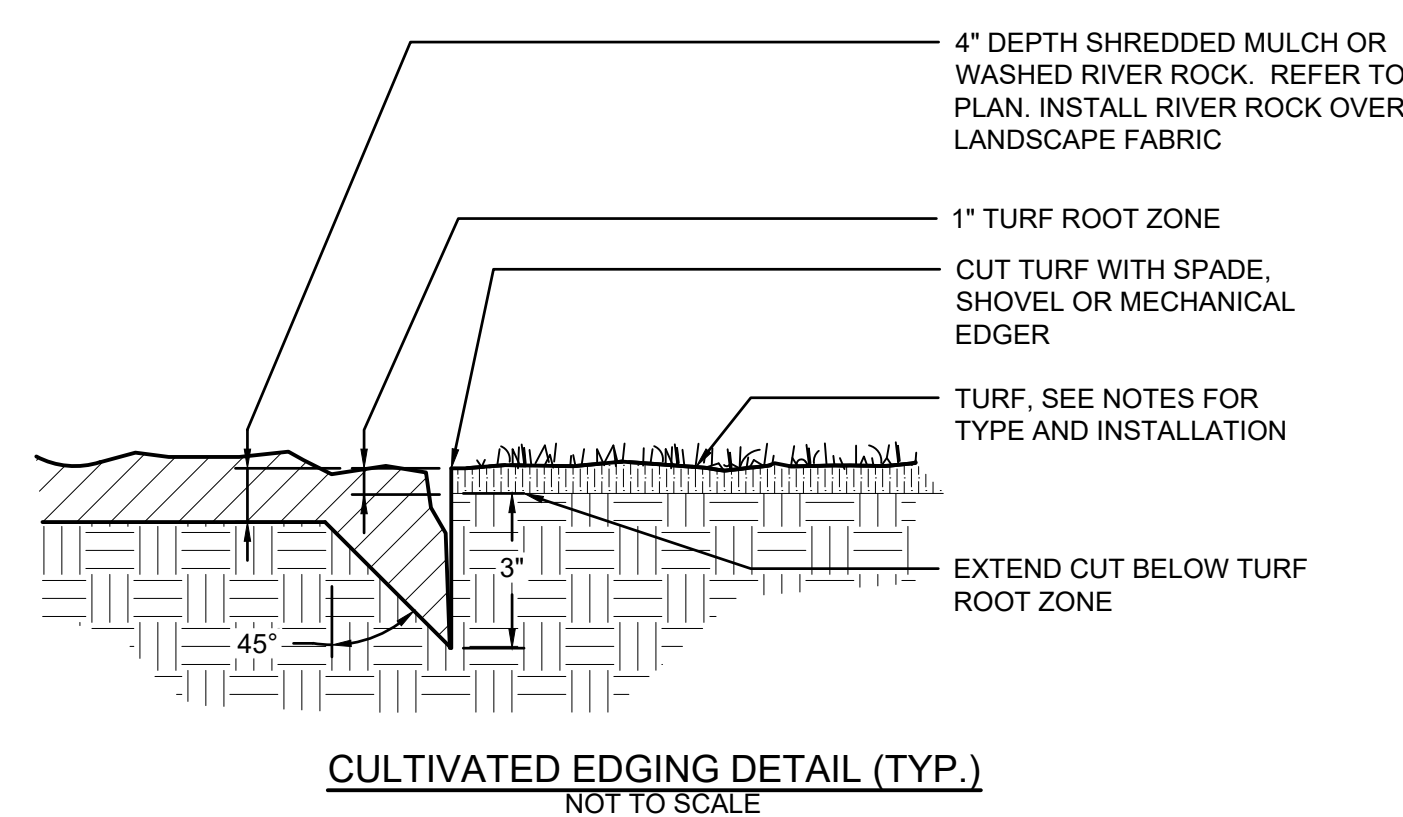
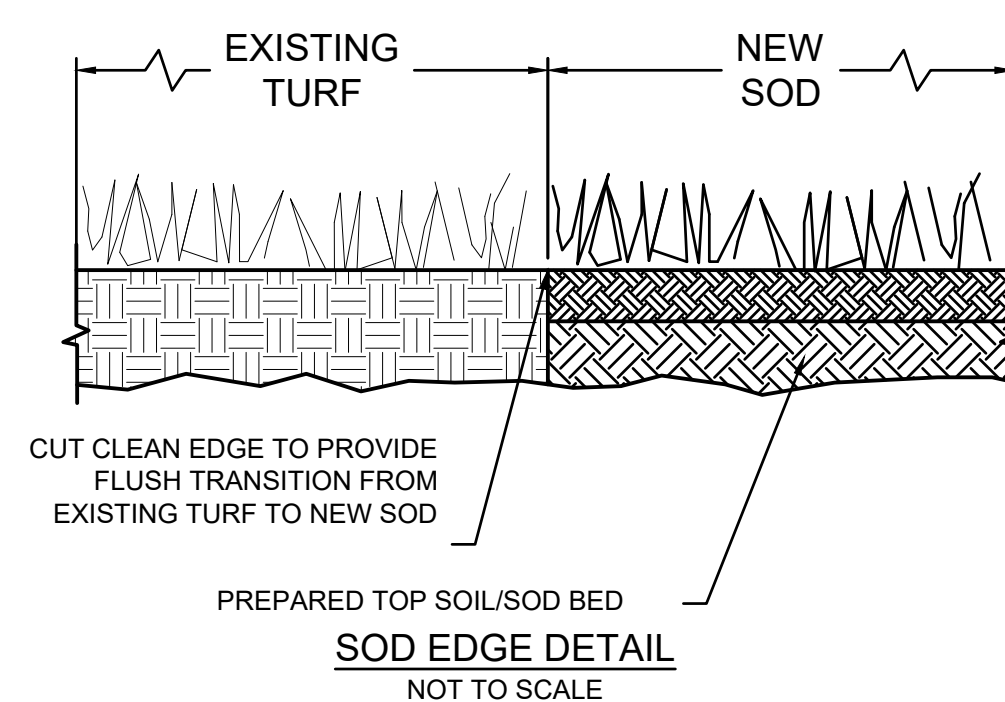
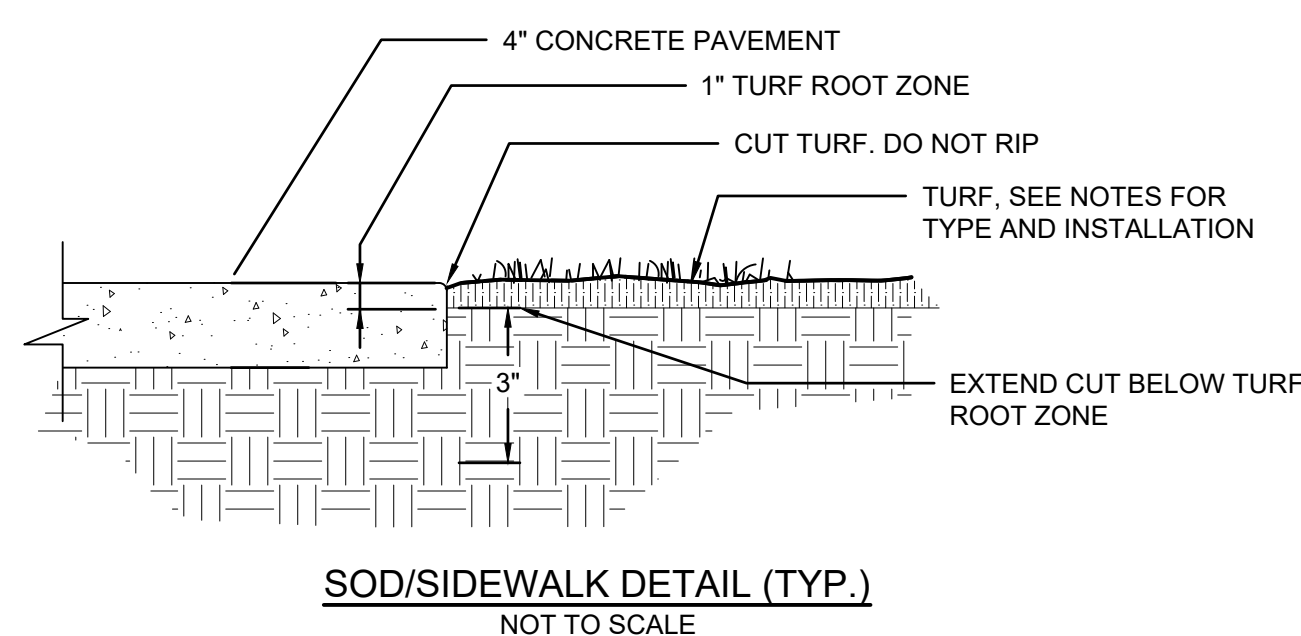
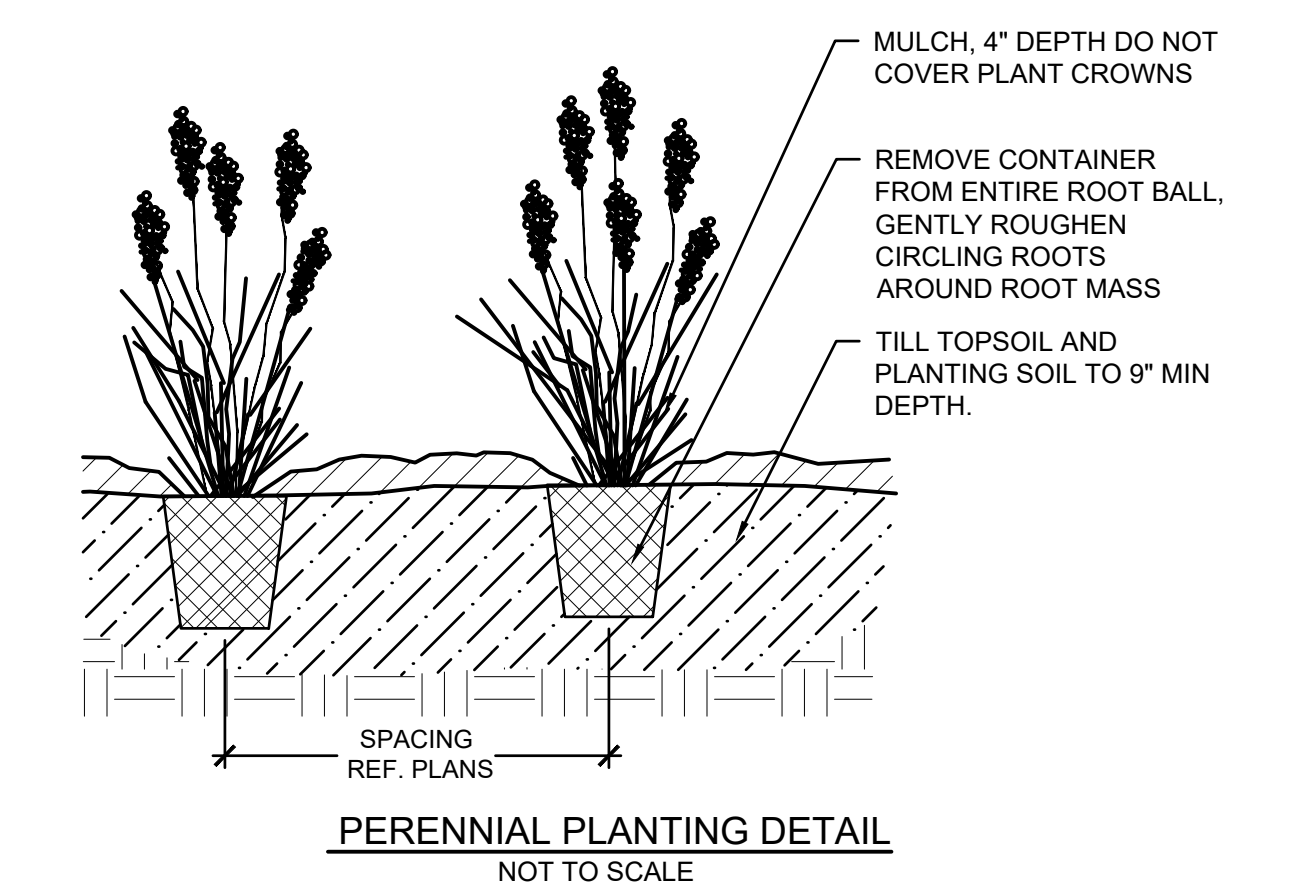
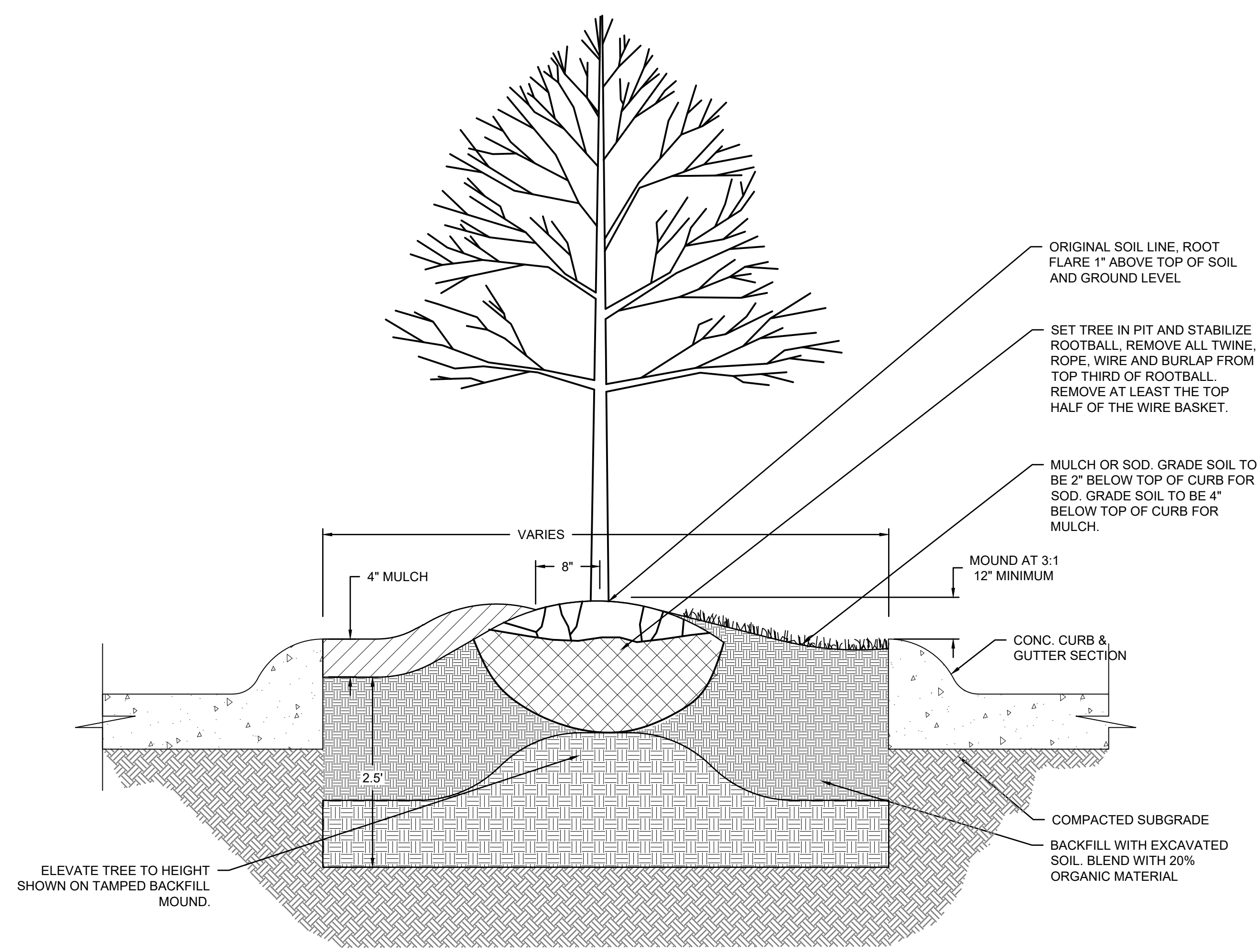
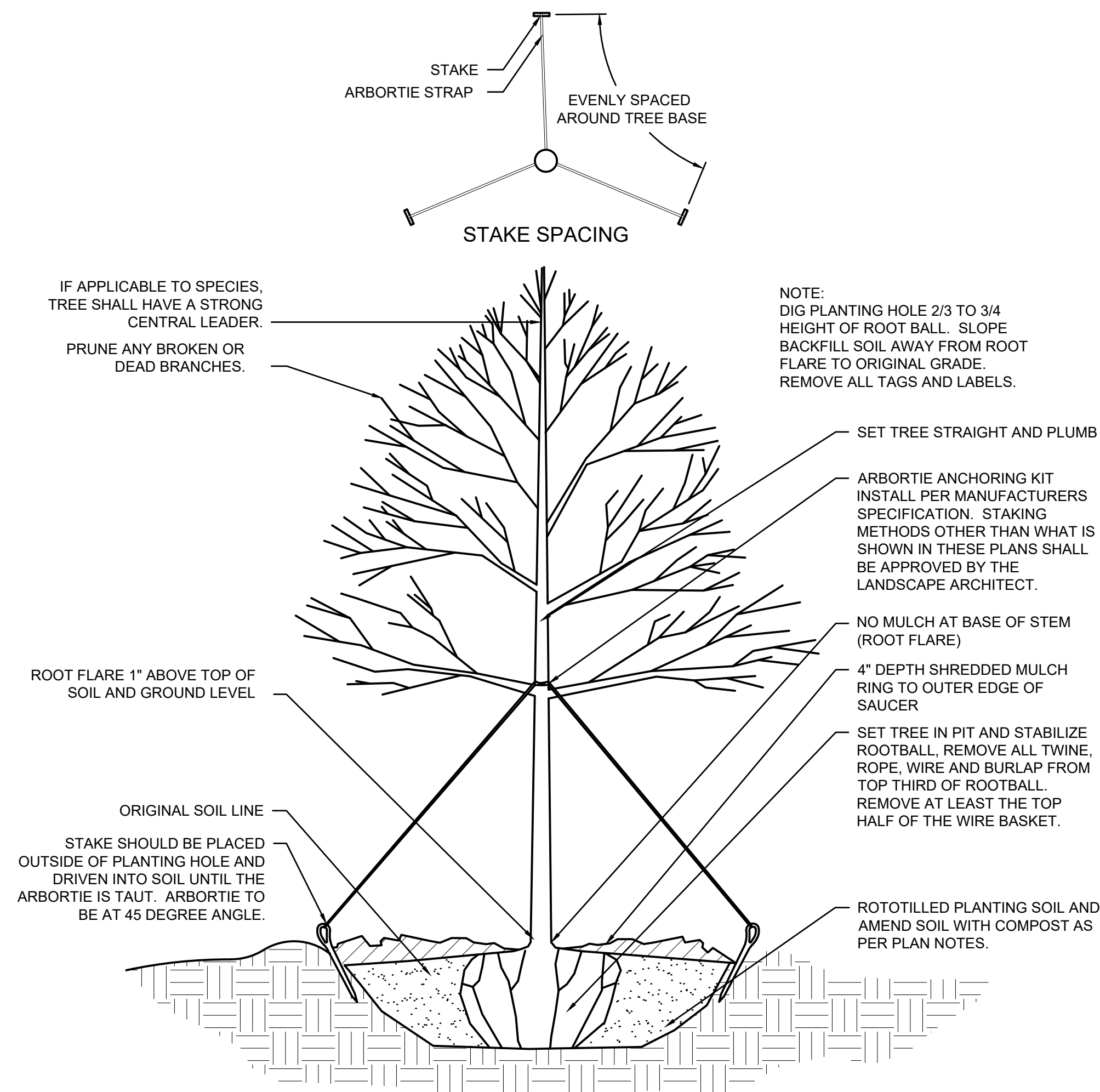
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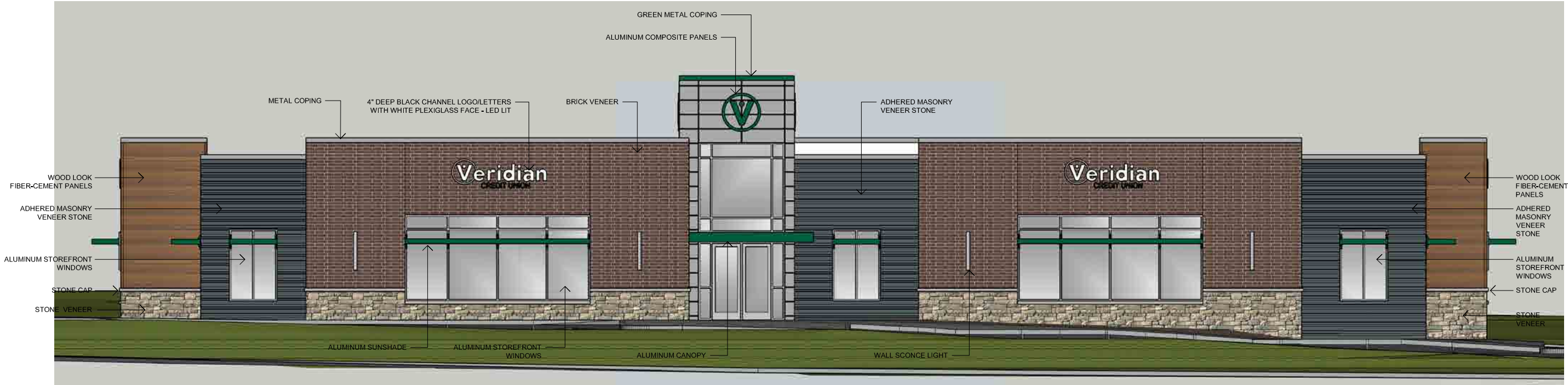
SHEET
L1.2

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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2 WEST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SELECTIONS:

STONE VENEER:	ANAMOSA LIMESTONE
STONE BANDS/ SILLS:	ROCKFACE - RANDOM BROKEN COURSED ASHLAR
BRICK VENEER:	CUT STONE TO MATCH VENEER - SMOOTH FINISH (CAST STONE TO MATCH VENEER AS ALTERNATE BID)
ADHERED MASONRY VENEER STONE:	GLEN GERY - BRANDYWINE - UTILITY
WOOD-LOOK FIBER CEMENT PANELS:	NORSTONE - PLANC - GREY BASALT
ALUMINUM COMPOSITE PANELS:	NICHIHA - VINTAGE WOOD SERIES AWP3030 - CEDAR
WINDOW FRAMING / GLASS:	METAL DESIGN SYSTEMS - CLEAR ANODIZED ALUMINUM
MEMBRANE ROOF :	KAWNEER - CLEAR ANODIZED ALUMINUM, CLEAR, LOW-E INSULATED GLAZING,
METAL COPING:	WHITE PVC OR TPO
SCUPPERS / COLLECTOR BOXES / DOWNSPOUTS:	GREEN AT ENTRANCE TOWER, COLOR TO MATCH CLEAR ANODIZED ALUMINUM ELSEWHERE.
ALUMINUM SUNSHADES:	COLOR TO MATCH CLEAR ANODIZED ALUMINUM.
ALUMINUM ENTRANCE CANOPY:	COLOR TO MATCH GREEN COPING AT ENTRANCE TOWER.
BOLLARDS / HOLLOW METAL DOOR AND FRAME:	COLOR TO MATCH GREEN COPING AT ENTRANCE TOWER.
	SHERWIN-WILLIAMS - SW7027 WELL-BRED BROWN.



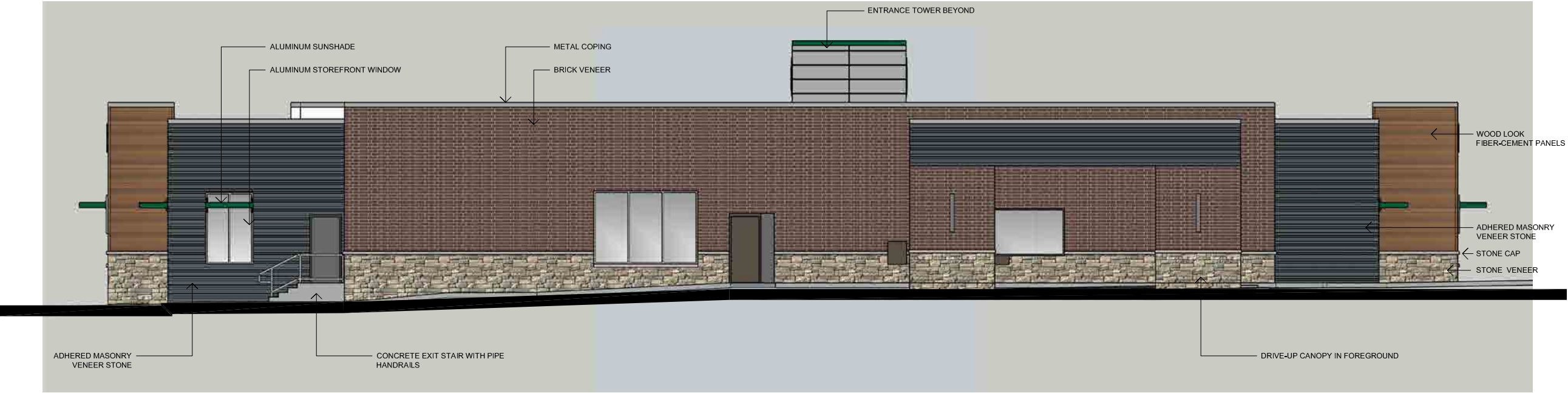
1 SOUTH ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SELECTIONS:

- STONE VENEER: ANAMOSA LIMESTONE
- ROCKFACE - RANDOM BROKEN COURSED ASHLAR
- STONE BANDS/ SILLS: CUT STONE TO MATCH VENEER - SMOOTH FINISH (CAST STONE TO MATCH VENEER AS ALTERNATE BID)
- BRICK VENEER: GLEN GERY - BRANDYWINE - UTILITY
- ADHERED MASONRY VENEER STONE: NORSTONE - PLANC - GREY BASALT
- WOOD-LOOK FIBER CEMENT PANELS: NICHHA - VINTAGE WOOD SERIES AWP3030 - CEDAR
- ALUMINUM COMPOSITE PANELS: METAL DESIGN SYSTEMS - CLEAR ANODIZED ALUMINUM
- WINDOW FRAMING / GLASS: KAWNEER - CLEAR ANODIZED ALUMINUM, CLEAR, LOW-E INSULATED GLAZING.
- MEMBRANE ROOF : WHITE PVC OR TPO
- METAL COPING: GREEN AT ENTRANCE TOWER, COLOR TO MATCH CLEAR ANODIZED ALUMINUM ELSEWHERE.
- SCUPPERS / COLLECTOR BOXES / DOWNSPOUTS: COLOR TO MATCH CLEAR ANODIZED ALUMINUM.
- ALUMINUM SUNSHADES: COLOR TO MATCH GREEN COPING AT ENTRANCE TOWER.
- ALUMINUM ENTRANCE CANOPY: COLOR TO MATCH GREEN COPING AT ENTRANCE TOWER.
- BOLLARDS / HOLLOW METAL DOOR AND FRAME: SHERWIN-WILLIAMS - SW7027 WELL-BRED BROWN.



2 EAST ELEVATION
3/32" = 1'-0"

ALUMINUM CABINET WITH SEAMLESS ALUMINUM FACE
 LOGO 4" DEEP BLACK ALUMINUM WITH WHITE PLEXIGLASS FACE
 LED LIT
 TEXT: 3/8" THICK ALUMINUM
 ON ALUMINUM CABINET - UNLIT



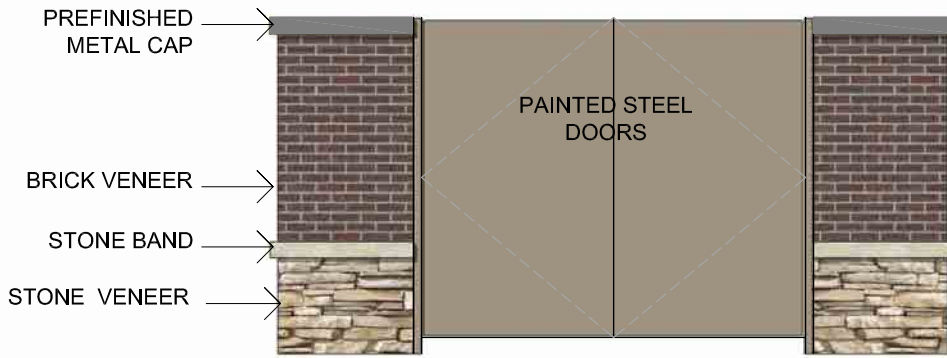
MONUMENT SIGN FACES

1/4"=1'-0"



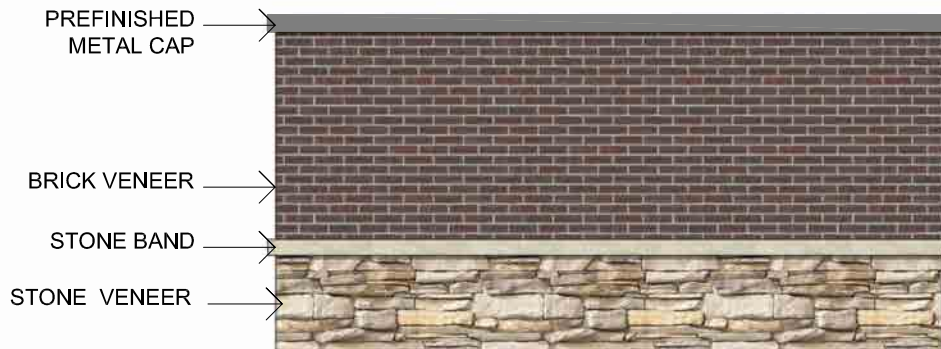
MONUMENT SIGN ENDS

1/4"=1'-0"



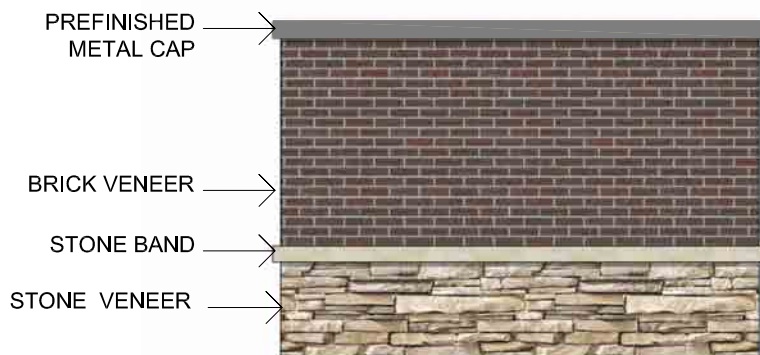
DUMPSTER ENCLOSURE - FRONT

1/4"=1'-0"



DUMPSTER ENCLOSURE - BACK

1/4"=1'-0"



DUMPSTER ENCLOSURE - SIDES

1/4"=1'-0"



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 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. November 4, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, November 19, 2024
3. October 2024 Building Permits Report
4. Public Hearing(s): Set Public Hearing for November 19, 2024 at 6:30 p.m.
Request by Denny Elwell Family, LC to rezone property from R-1 to C-2.

5. Commissioner's Reports.

ATTACHMENTS

1. October 2024 Building Permits Report

**City of Ankeny
Building Permit Report**

Month of October 2024

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	October-24		October-23		1/1/2024-10/31/2024		1/1/2023-10/31/2023		7/1/2024-10/31/2024	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	30	\$12,814,008	22	\$7,864,696	353	\$135,643,757	360	\$121,699,519	104	\$41,256,469
New Single Family Attached/Duplex	58	\$16,346,205	0	\$0	180	\$47,039,012	183	\$47,054,655	104	\$27,401,209
New Multi - Family	0	\$0	0	\$0	8	\$17,372,346	1	\$7,270,821	5	\$15,757,580
Total New Residential Permits	88	\$29,160,213	22	\$7,864,696	541	\$200,055,115	544	\$176,024,995	213	\$84,415,258
Additions/Alterations/Other (1)	80	\$909,591	63	\$673,453	684	\$7,832,818	690	\$8,956,984	318	\$3,520,821
Total New Dwelling Units	88		22		617		594		292	
NON-RESIDENTIAL										
New Commercial	2	\$5,976,970	2	\$1,069,710	11	\$29,786,511	23	\$52,808,992	6	\$19,121,431
COM Additions/Alterations/Other	8	\$4,333,169	8	\$1,102,084	93	\$46,647,705	74	\$42,761,745	39	\$14,886,224
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	2	\$58,200	0	\$0	5	\$317,908	1	\$17,000	3	\$236,160
New School	0	\$0	1	\$744,500	0	\$0	3	\$7,000,500	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	3	\$3,612,000	5	\$325,913	0	\$0
Total Non Residential Permits	12	\$10,368,339	11	\$2,916,294	112	\$80,364,124	106	\$102,914,150	48	\$34,243,815
MISC PERMITS (2)	84	\$119,613	77	\$126,905	722	\$1,071,469	808	\$972,276	293	\$320,884
TOTALS	264	\$40,557,756	173	\$11,581,348	2059	\$289,323,526	2148	\$288,868,405	872	\$122,500,778

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from October 2024

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	10/1/2024	\$369,124	24-4604-NEW	401 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	10/1/2024	\$519,330	24-4781-NEW	2112 SW Cascade Falls Dr	Freedom Construction	Freedom Construction
Single Family Detached	New Building	10/7/2024	\$623,855	24-4272-NEW	509 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	10/7/2024	\$310,164	24-4768-NEW	4206 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	10/7/2024	\$352,027	24-4769-NEW	4203 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	10/7/2024	\$321,719	24-4770-NEW	4207 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	10/7/2024	\$336,494	24-4771-NEW	4211 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	10/7/2024	\$291,085	24-4772-NEW	4210 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	10/9/2024	\$490,935	24-5139-NEW	1510 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	10/9/2024	\$425,423	24-5266-NEW	4720 NW 13th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	10/11/2024	\$427,069	24-5297-NEW	3511 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	10/11/2024	\$399,005	24-5298-NEW	3523 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	10/11/2024	\$443,478	24-5338-NEW	3512 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	10/15/2024	\$342,126	24-5306-NEW	1606 NW Benjamin Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	10/17/2024	\$407,819	24-5475-NEW	5424 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	10/17/2024	\$407,819	24-5533-NEW	5504 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	10/18/2024	\$1,026,136	24-4985-NEW	5825 N Ankeny Blvd	Mainbuilt	Mainbuilt
Single Family Detached	New Building	10/18/2024	\$449,544	24-5016-NEW	411 SW 18th St	Apex Homes, LLC	Apex Homes, LLC
Single Family Detached	New Building	10/21/2024	\$448,161	24-5489-NEW	3520 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	10/21/2024	\$457,217	24-5498-NEW	3519 NE 12th St	Willowstone Development LLC	Willowstone Development LLC
Single Family Detached	New Building	10/22/2024	\$414,394	24-5204-NEW	3614 NE 12th St	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	New Building	10/22/2024	\$489,939	24-5377-NEW	1115 NE Hillside Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	10/28/2024	\$407,705	24-4965-NEW	2611 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	10/28/2024	\$348,990	24-5438-NEW	2614 NW Boulder Point Pl	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	10/28/2024	\$275,014	24-5439-NEW	4416 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	10/28/2024	\$417,146	24-5512-NEW	3515 NE 12th St	Willowstone Development LLC	Willowstone Development LLC
Single Family Detached	New Building	10/28/2024	\$503,183	24-5669-NEW	2907 NW Beechwood Ct	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	10/30/2024	\$357,850	24-5590-NEW	4202 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	10/30/2024	\$366,366	24-5756-NEW	5508 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	10/30/2024	\$384,891	24-5758-NEW	5512 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/4/2024	\$300,408	24-4311-NEW	1440 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/4/2024	\$274,029	24-4312-NEW	1444 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$300,408	24-4314-NEW	5611 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$274,029	24-4315-NEW	5607 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$300,408	24-4345-NEW	5561 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$300,408	24-4346-NEW	1456 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$274,029	24-4350-NEW	5603 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$274,029	24-4352-NEW	5565 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$274,029	24-4353-NEW	1448 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$274,029	24-4354-NEW	1452 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$300,408	24-4395-NEW	1424 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	10/7/2024	\$300,408	24-4396-NEW	1436 NE 56th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

[illegible]

Single Family Detached	Building Alteration	10/1/2024	\$4,500	24-5178-ALT	3505 SW Timber Green Rd	BAM Basements	BAM Basements
Single Family Detached	Pergola	10/2/2024	\$6,728	24-5149-PERG	3218 NW Trestle Point Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Building Alteration	10/2/2024	\$11,150	24-5221-ALT	909 NE Canterbury Dr	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Porch	10/3/2024	\$5,472	24-4522-PRCH	2115 NW Reinhart Dr	Logan Construction Co Inc	Logan Construction Co Inc
Single Family Detached	Building Alteration	10/3/2024	\$34,808	24-5214-ALT	813 NE Meadow Landing Dr	Brad Forth	Brad Forth
Single Family Detached	Building Alteration	10/4/2024	\$5,040	24-5273-ALT	5238 NE Sienna Ct	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	Building Addition	10/10/2024	\$14,067	24-4905-ADD	858 NW Orchard Dr	Schaal Plumbing	Schaal Plumbing
Single Family Detached	Building Alteration	10/10/2024	\$750	24-5391-ALT	2213 NW Greenwood St	Charles D Moore	Charles D Moore
Single Family Detached	Building Alteration	10/11/2024	\$20,664	24-5382-ALT	807 NE Deerfield Dr	Michael Husar	Steven Edwards
Single Family Detached	Building Alteration	10/11/2024	\$4,900	24-5405-ALT	2414 NW 9th St	BAM Basements	BAM Basements
Single Family Detached	Solar	10/11/2024	\$17,220	24-5419-SOL	3121 SW Prairie View Rd	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	10/15/2024	\$10,395	24-5088-ALT	2411 NW Greenwood St	Sean Fitzsimmons	Sean Fitzsimmons
Single Family Detached	Gazebo	10/15/2024	\$1,920	24-5465-GAZ	2215 NW Beechwood St	Shane Lynch	Shane Lynch
Multi-Family	Building Alteration	10/16/2024	\$50,000	24-4636-ALT	410 SW Cherry St	Ken Crider	Ken Crider
Single Family Detached	Building Addition	10/16/2024	\$23,194	24-5272-ADD	1209 NE 45th St	Tom Monson	Home State Builders
Single Family Detached	Building Alteration	10/17/2024	\$15,844	24-5534-ALT	4416 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	10/18/2024	\$51,093	24-5594-ALT	2104 SW Westwinds Dr	Brock Christian	Brock Christian
Single Family Detached	Solar	10/18/2024	\$38,000	24-5604-SOL	1413 SE Rio Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	10/18/2024	\$25,000	24-5607-SOL	725 SE 9th St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	10/21/2024	\$25,200	24-5367-ALT	4412 SW 5th St	Kleen Construction	Kleen Construction
Single Family Detached	Pergola	10/21/2024	\$38,000	24-5592-PERG	815 SW Cohasset Dr	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Solar	10/21/2024	\$18,000	24-5611-SOL	1006 SE Rene St	Purelight Power	Purelight Power
Single Family Attached	Solar	10/22/2024	\$34,000	24-5642-SOL	4216 NW 8th Ct	Purelight Power	Purelight Power
Single Family Attached	Building Alteration	10/24/2024	\$24,476	24-5061-ALT	715 NE Pearl Dr	DK3J Handyman Services	DK3J Handyman Services
Single Family Detached	Building Alteration	10/24/2024	\$3,000	24-5603-ALT	910 SE Peterson Dr	David Portillo	David Portillo
Single Family Detached	Building Addition	10/25/2024	\$39,510	24-5425-ADD	610 NE Georgetown Blvd	Chris Wiemann	Chris Wiemann
Single Family Detached	Building Alteration	10/25/2024	\$32,130	24-5741-ALT	1004 NW Jackson Dr	Cornerstone Construction Services	Cornerstone Construction Services
Single Family Detached	Building Alteration	10/29/2024	\$17,000	24-5449-ALT	1015 NW 31st St	Primetime Remodels	Primetime Remodels
Single Family Attached	Building Addition	10/29/2024	\$15,904	24-5593-ADD	407 NE 51st Ct	The HQ Handyman	The HQ Handyman
Single Family Detached	Building Alteration	10/29/2024	\$5,300	24-5794-ALT	504 NE 47th St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Building Alteration	10/30/2024	\$18,270	24-5499-ALT	3115 SW Logan St	Kirk McBee	Kirk McBee
Single Family Detached	Solar	10/30/2024	\$43,000	24-5802-SOL	2004 NW Reinhart Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	10/30/2024	\$18,050	24-5836-ALT	1308 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Garage	10/8/2024	\$33,379	24-5284-GAR	806 SE Peterson Dr	Mechelle Sparks	Mechelle Sparks
Single Family Detached	Shed	10/1/2024	\$2,000	24-5144-SHD	4214 NE 15th St	Gerardo Camacho Luis	Gerardo Camacho Luis
Single Family Detached	Shed	10/1/2024	\$1,520	24-5196-SHD	5602 NE Verona Dr	Rusmir Mahalbasic	Rusmir Mahalbasic
Single Family Attached	Shed	10/2/2024	\$1,600	24-5182-SHD	2109 NW 43rd St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	10/3/2024	\$2,880	24-5242-SHD	410 NE Grant St	Tracey F Gardner	Tuff Shed
Single Family Detached	Shed	10/8/2024	\$1,600	24-5283-SHD	2801 NW 29th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	10/8/2024	\$2,400	24-5339-SHD	610 NW 17th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	10/14/2024	\$2,800	24-5450-SHD	1203 NW 27th St	Denise Dekeyrel-Moore	Premier Portable Buildings
Single Family Detached	Shed	10/15/2024	\$3,200	24-5468-SHD	518 SE Wanda Dr	Brad Koehler	Tuff Shed
Single Family Detached	Shed	10/17/2024	\$3,200	24-5231-SHD	217 SW Westlawn Dr	Robert Sheeks	Robert Sheeks
Single Family Detached	Shed	10/17/2024	\$3,200	24-5495-SHD	1610 NW Maple Pl	Zachary Stoos	Premier Portable Buildings
Single Family Detached	Shed	10/18/2024	\$5,760	24-5588-SHD	2709 NW 5th St	Gregory A Tarr	Gregory A Tarr
Single Family Detached	Shed	10/19/2024	\$720	24-5536-SHD	3114 NW 14th Ct	Catherine Agbor	Catherine Agbor

Single Family Detached	Shed	10/21/2024	\$1,600	24-5613-SHD	2931 SW Snyder Blvd	Tuff Shed	Tuff Shed
Single Family Detached	Shed	10/22/2024	\$4,800	24-5532-SHD	402 NE 57th Ct	Handymand & Construction BC	Handymand & Construction BC
Single Family Detached	Shed	10/22/2024	\$55,000	24-5659-SHD	4412 SW 5th St	Kleen Construction	Kleen Construction
Single Family Detached	Shed	10/23/2024	\$3,200	24-4972-SHD	3211 NW Greenwood St	Jeff Thede	Jeff Thede
Single Family Detached	Shed	10/23/2024	\$1,920	24-5644-SHD	1217 NE 49th St	Kyle Lange	Kyle Lange
Single Family Detached	Shed	10/30/2024	\$2,880	24-5605-SHD	4908 NE Rio Dr	Madsen Renovation	Madsen Renovation
Single Family Detached	Shed	10/30/2024	\$2,400	24-5844-SHD	218 NW Jackson Dr	Tyler E Howe	Tyler E Howe
Single Family Detached	Shed	10/31/2024	\$2,400	24-5855-SHD	2701 NE Delaware Ave	Tuff Shed	Tuff Shed
Single Family Detached	Deck	10/2/2024	\$5,760	24-5145-DECK	2504 NE Innsbruck Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Attached	Deck	10/3/2024	\$2,184	24-5211-DECK	738 NE 5th St	Screenbuilders	Screenbuilders
Single Family Detached	Deck	10/4/2024	\$1,464	24-5219-DECK	1402 SE Rio Dr	Curtis E Craig	Curtis E Craig
Single Family Detached	Deck	10/8/2024	\$2,304	24-5288-DECK	524 SW 48th St	Better Builders	Better Builders
Single Family Detached	Deck	10/8/2024	\$3,312	24-5320-DECK	2314 NW Beechwood St	Better Builders	Better Builders
Single Family Detached	Deck	10/9/2024	\$4,944	24-5286-DECK	3303 SW Cherry Ct	Loveless Construction	Loveless Construction
Single Family Detached	Deck	10/11/2024	\$1,728	24-5313-DECK	4913 NW 4th St	Hasbrouck Home Repair	Hasbrouck Home Repair
Single Family Detached	Deck	10/11/2024	\$2,760	24-5387-DECK	3223 NW Reinhart Dr	Grace Fox	Grace Fox
Single Family Detached	Deck	10/16/2024	\$2,688	24-5323-DECK	1209 NE 45th St	Home State Builders	Home State Builders
Single Family Detached	Deck	10/16/2024	\$2,304	24-5464-DECK	4203 NE 15th St	Scott Martin	Scott Martin
Single Family Detached	Deck	10/24/2024	\$3,420	24-5685-DECK	3003 SE 17th St	Signature Built LLC	Signature Built LLC
Single Family Detached	Deck	10/25/2024	\$5,616	24-5587-DECK	426 NW Bramble Rd	Humberto Islas	Humberto Islas
Single Family Attached	Deck	10/25/2024	\$192	24-5732-DECK	346 NW Georgetown Blvd	Scott McCabe	Scott McCabe
Single Family Detached	Deck	10/29/2024	\$4,608	24-5329-DECK	3901 NW Seasons Ct	Better Builders	Better Builders
Single Family Detached	Deck	10/29/2024	\$2,496	24-5675-DECK	308 NW Driftwood Dr	Better Builders	Better Builders
Single Family Detached	Deck	10/31/2024	\$28,722	24-5608-DECK	805 SE Richland Cir	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	10/31/2024	\$2,304	24-5874-DECK	313 NW Seasons Dr	Ray Svoboda	Del Rio Construction LLC
Single Family Detached	Swimming Pool	10/14/2024	\$0	24-5423-POOL	1922 SW Franklin Dr	Nilles John	Steven J Long
Single Family Detached	Swimming Pool	10/14/2024	\$0	24-5443-POOL	1806 SW Precedence Rd	Toy Box Construction	Chad Moede
Single Family Detached	Swimming Pool	10/18/2024	\$0	24-5432-POOL	1005 NW Horizon Dr	Swimming Pool Supply	Swimming Pool Supply
Single Family Detached	Spa/Hot Tub	10/11/2024	\$0	24-5371-SPA	202 NW Benjamin Dr	Alex Kalitzki	Alex Kalitzki
Single Family Detached	Spa/Hot Tub	10/11/2024	\$0	24-5404-SPA	2718 NE Briarwood Ct	Joe Merrill	WCI Pools & Spas
Single Family Detached	Spa/Hot Tub	10/15/2024	\$0	24-5019-SPA	410 SE 30th St	Raymond Shields	Raymond Shields
Single Family Detached	Slab	10/3/2024	\$0	24-4933-SLAB	518 SE Wanda Dr	Simple Concrete Creations	Simple Concrete Creations
Single Family Detached	Slab	10/10/2024	\$0	24-5393-SLAB	2718 NE Briarwood Ct	Valente Garcia	Valente Garcia
Office	New Building	10/14/2024	\$4,000,000	24-3741-NEW	2506 SW Vintage Pkwy	Dr Horton-Iowa LLC	Dr Horton-Iowa LLC
Storage	New Building	10/17/2024	\$1,976,970	24-4706-NEW	3760 SE Convenience Blvd	Jensen Builders Ltd	Jensen Builders LTD
Retail	Building Alteration	10/7/2024	\$80,000	24-3490-ALT	2135 SE Delaware Ave	RSP Architects	Conlon Construction Co
Industrial	Fuel Tanks	10/9/2024	\$5,000	24-4864-FUEL	1701 SE Hulsizer Rd	Turner Construction Company	Turner Construction Company
Industrial	Building Alteration	10/15/2024	\$3,904,489	24-3520-ALT	825 SW Irvinedale Dr Bldg 12	Shive-Hattery Inc	Ryan Companies US, Inc
Retail	Building Alteration	10/22/2024	\$58,680	24-4975-ALT	1450 SW Vintage Pkwy Ste 125	DRA Properties	DRA Properties LLC
Office	Building Alteration	10/24/2024	\$50,000	24-5601-ALT	2701 SE Convenience Blvd Ste 11	Matt McGee	Des Moines Stucco
Office	Building Alteration	10/29/2024	\$10,000	24-5729-ALT	1450 SW Vintage Pkwy Ste 230	DRA Properties	DRA Properties LLC

Restaurant	Building Alteration	10/30/2024	\$200,000	24-5446-ALT	1510 N Ankeny Blvd Ste 102	Vishal Patel	A-1 Basement Finishing
Other	Building Alteration	10/30/2024	\$25,000	24-5801-ALT	3301 N Ankeny Blvd	SMJ International	HM Cragg Co
Church	Solar	10/7/2024	\$55,800	24-5026-SOL	317 SE Trilein Dr	Eagle Point Solar	Eagle Point Solar
Church	Building Alteration	10/18/2024	\$2,400	24-5569-ALT	118 NW Linden St	Moeckly Fabrications	Moeckly Fabrications
Single Family Detached	Fence/Wall	10/1/2024	\$0	24-5028-FNCE	1606 SW Walnut St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	10/2/2024	\$0	24-5213-FNCE	4203 NE 15th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	10/2/2024	\$0	24-5220-FNCE	404 SW Logan St	Robert L Bucklin	Robert L Bucklin
Single Family Detached	Fence/Wall	10/2/2024	\$0	24-5230-FNCE	1108 NW 25th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	10/3/2024	\$0	24-4481-FNCE	4206 NE 15th St	Taylor Lux	Taylor Lux
Single Family Detached	Fence/Wall	10/4/2024	\$0	24-5264-FNCE	2518 NW Greenwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	10/7/2024	\$0	24-4964-FNCE	701 W 1st St	Bill Ogier	Bill Ogier
Single Family Detached	Fence/Wall	10/9/2024	\$0	24-5365-FNCE	3016 NW Cedarwood Ln	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	10/10/2024	\$0	24-4910-FNCE	426 SE Wanda Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	10/10/2024	\$0	24-5376-FNCE	2011 NW Applewood St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	10/11/2024	\$0	24-4973-FNCE	3004 NW Beechwood Ct	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	10/11/2024	\$0	24-5103-FNCE	302 NE Country Meadow Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	10/11/2024	\$0	24-5403-FNCE	415 NE 58th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Duplex	Fence/Wall	10/13/2024	\$0	24-5414-FNCE	1414 SE Waywin Dr	Elevate Propoerties LLC	Elevate Propoerties LLC
Single Family Detached	Fence/Wall	10/14/2024	\$0	24-5421-FNCE	1922 SW Franklin Dr	Nilles John	Nilles John
Single Family Detached	Fence/Wall	10/14/2024	\$0	24-5440-FNCE	3712 SW Court Ave	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	10/14/2024	\$0	24-5444-FNCE	422 SE 2nd St	Mr. Handyman Of Des Moines	Mr. Handyman Of Des Moines
Single Family Detached	Fence/Wall	10/15/2024	\$0	24-5411-FNCE	4702 NW 17th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	10/15/2024	\$0	24-5442-FNCE	3226 NW 27th Cir	Kaylee Eichenberger	Kaylee Eichenberger
Single Family Detached	Fence/Wall	10/17/2024	\$0	24-5471-FNCE	2549 NW 17th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	10/18/2024	\$0	24-5591-FNCE	1010 NW Linden St	Shannon Cox	Shannon Cox
Single Family Detached	Fence/Wall	10/22/2024	\$0	24-5528-FNCE	402 NE 57th Ct	Handymand & Construction BC	Handymand & Construction BC
Single Family Detached	Fence/Wall	10/22/2024	\$0	24-5637-FNCE	1309 NE 29th St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	10/23/2024	\$0	24-4795-FNCE	3710 NW Applewood Ct	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	10/23/2024	\$0	24-5687-FNCE	2407 NW Greenwood St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	10/24/2024	\$0	24-5676-FNCE	2805 NW 28th St	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	10/24/2024	\$0	24-5694-FNCE	3710 SW Beechwood St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	10/25/2024	\$0	24-5715-FNCE	2508 NW Reinhart Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	10/28/2024	\$0	24-5737-FNCE	1005 NW Benjamin Dr	Halcyon Fencing	Halcyon Fencing
Single Family Attached	Fence/Wall	10/29/2024	\$0	24-5744-FNCE	1105 NE 56th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-4411-FNCE	4601 NW 13th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-5792-FNCE	3509 NW Singing Hill Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-5793-FNCE	503 NW Orchard Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-5832-FNCE	2401 NW Pleasant St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-5833-FNCE	518 NW Benjamin Ct	Dayle Frye	Marko Fence Co
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-5834-FNCE	1218 NE 49th St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	10/30/2024	\$0	24-5840-FNCE	4708 NE Trilein Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	10/31/2024	\$0	24-5239-FNCE	2708 NW Beechwood St	Ripperger Joe	Ripperger Joe
Single Family Detached	Fence/Wall	10/31/2024	\$0	24-5240-FNCE	2712 NW Beechwood St	Ripperger Joe	Ripperger Joe
Single Family Detached	Fence/Wall	10/31/2024	\$0	24-5847-FNCE	1113 NE 56th St	American Fence Company	American Fence Co
Retail	Sign	10/3/2024	\$40,000	24-0197-SIGNP	965 SE Corporate Woods Dr	Nagle Signs	Nagle Signs Inc

Retail	Sign	10/3/2024	\$9,000 24-3891-SIGNP	965 SE Corporate Woods Dr	Nagle Signs	Nagle Signs Inc
Retail	Sign	10/3/2024	\$3,000 24-4061-SIGNP	965 SE Corporate Woods Dr	Nagle Signs	Nagle Signs
Retail	Sign	10/3/2024	\$6,265 24-4063-SIGNP	965 SE Corporate Woods Dr	Nagle Signs	Nagle Signs
Retail	Sign	10/10/2024	\$1,000 24-4908-SIGNP	2785 N Ankeny Blvd Ste 13	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Restaurant	Sign	10/10/2024	\$9,137 24-5137-SIGNP	106 SW State St STE 100	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	10/10/2024	\$1,024 24-5262-SIGNP	2425 N Ankeny Blvd Unit 105	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Industrial	Sign	10/15/2024	\$11,800 24-4904-SIGNP	2402 SE Hulsizer Rd	MediaQuest Sign Company, LLC	MediaQuest Signs
Industrial	Sign	10/15/2024	\$9,455 24-5038-SIGNP	700 SE Oralabor Rd	MediaQuest Sign Company, LLC	MediaQuest Signs
Industrial	Sign	10/15/2024	\$2,870 24-5039-SIGNP	700 SE Oralabor Rd	MediaQuest Sign Company, LLC	MediaQuest Signs
Retail	Sign	10/15/2024	\$630 24-5344-SIGNP	1605 SE Delaware Ave Ste C	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	10/21/2024	\$470 24-5571-SIGNP	7305 SE Crosswinds Dr Unit 100	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Sign	10/23/2024	\$2,037 24-5650-SIGNP	2945 S Ankeny Blvd	Image 360	Image 360
Retail	Sign	10/25/2024	\$3,520 24-5408-SIGNP	3606 NE Otterview Cir UNIT 102	Chesnut Signs	Chesnut Signs
Retail	Sign	10/28/2024	\$1,533 24-5645-SIGNP	1450 SW Vintage Pkwy Ste 110	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	10/29/2024	\$6,672 24-5787-SIGNP	305 SE Oralabor Rd Ste A	Iowa Sign Company	Iowa Sign Company
Restaurant	Sign	10/31/2024	\$5,600 24-5280-SIGNP	2305 SE Delaware Ave	Springfield Sign & Graphics	Springfield Sign & Graphics
Restaurant	Sign	10/31/2024	\$5,600 24-5870-SIGNP	2305 SE Delaware Ave	Springfield Sign & Graphics	Springfield Sign & Graphics
Restaurant	Temporary Sign	10/28/2024	\$0 24-5702-SIGNT	1806 SE Delaware Ave	Tim Ruhnke	Tim Ruhnke
Other	Temporary Sign	10/30/2024	\$0 24-5830-SIGNT	116 SE Lorenz Dr	Elite Edge	Elite Edge
Government	Demolition	10/9/2024	\$0 24-5292-DEMO	120 NW Ash Dr	Ankeny Fire Department	Ankeny Fire Department
Retail	Demolition	10/9/2024	\$0 24-5364-DEMO	1450 SW Vintage Pkwy Ste 110	Bryan Flooring	Bryan Flooring
Other	Demolition	10/11/2024	\$0 24-5401-DEMO	201 SW Cherry St	Bob Coffey	Bob The Builder LLC
Single Family Detached	Drive Approach	10/4/2024	\$0 24-5268-RSTRM	121 NW Coral Ln	Gonzalez Concrete Inc	Gonzalez Concrete Inc
Single Family Detached	Drive Approach	10/7/2024	\$0 24-5285-RSTRM	2102 NE Garland Ct	TRW Concrete	TRW Concrete
Single Family Detached	Drive Approach	10/7/2024	\$0 24-5287-RSTRM	202 SW School St	MR Concrete Solutions LLC	MR Concrete Solutions
Single Family Detached	Drive Approach	10/16/2024	\$0 24-5474-RSTRM	522 SW Westview Dr	Klinkefus Scott	Silver Fox Construction LLC
Single Family Detached	Drive Approach	10/16/2024	\$0 24-5492-RSTRM	806 SE Peterson Dr	MR Concrete Solutions	MR Concrete Solutions
Single Family Detached	Drive Approach	10/23/2024	\$0 24-5599-RSTRM	1213 NE 28th St	I-80 CONCRETE	I-80 CONCRETE
Single Family Detached	Drive Approach	10/25/2024	\$0 24-5703-RSTRM	1302 NW 4th St	Jose Colin	Colin Concrete Enterprise
Single Family Detached	Drive Approach	10/29/2024	\$0 24-5772-RSTRM	110 NW Abilene Rd	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	10/31/2024	\$0 24-5877-RSTRM	510 NW Pleasant St	EBN Construction LLC	EBN Construction LLC
Single Family Attached	Sidewalk	10/21/2024	\$0 24-5621-RSWRP	919 SW Springfield Dr	Royal Contractors	Royal Contractors
Single Family Detached	Sidewalk	10/1/2024	\$0 24-5085-RSWRP	3601 SE 17th St	Roman Construction	Roman Construction
Single Family Detached	Sidewalk	10/2/2024	\$0 24-5069-RSWRP	3002 SW Court Ave	Prime concrete LLC	Prime concrete LLC
Single Family Detached	Sidewalk	10/2/2024	\$0 24-5070-RSWRP	3004 SW Court Ave	Prime concrete LLC	Prime concrete LLC
Single Family Detached	Sidewalk	10/2/2024	\$0 24-5071-RSWRP	3707 SW Court Ave	Prime concrete LLC	Prime concrete LLC
Single Family Detached	Sidewalk	10/2/2024	\$0 24-5072-RSWRP	3104 SW Court Ave	Prime concrete LLC	Prime concrete LLC
Single Family Detached	Sidewalk	10/3/2024	\$0 24-5251-RSWRP	414 SE Lowell Dr	Lee R Mc Carty	Jim Hill
Single Family Detached	Sidewalk	10/9/2024	\$0 24-5366-RSWRP	1413 SE Waywin Dr	Brian Burr	DYC Concrete
Single Family Detached	Sidewalk	10/10/2024	\$0 24-5396-RSWRP	201 SE Peterson Dr	O'Mara Construction	O'Mara Construction
Single Family Detached	Sidewalk	10/15/2024	\$0 24-5467-RSWRP	930 NW Maple St	Lowell E Schellhase Jr	Lowell E Schellhase Jr
Single Family Detached	Sidewalk	10/16/2024	\$0 24-5497-RSWRP	806 SE Peterson Dr	MR Concrete Solutions	MR Concrete Solutions
Single Family Detached	Sidewalk	10/23/2024	\$0 24-5610-RSWRP	1213 NE 28th St	I-80 CONCRETE	I-80 CONCRETE



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 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 18, 2024 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 5, 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

