



N



1 inch = 100 feet

Date: 8/10/2017

**309 N Ankeny Blvd**  
**Hintz Dental**





*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 22, 2017*

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**Agenda Item:** 309 N Ankeny Blvd – Hintz Dental Site Plan  
**Report Date:** August 16, 2017 *ESC*  
**Prepared by:** Derek Silverthorn  
Planner I

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 309 N Ankeny Blvd, Hintz Dental.

**Project Summary:**

The subject development is 1.03 acres (+/-) in size, and is located along N Ankeny Blvd on Lot 8, and part of Lot 7 and Lot 9, Ankeny Mall. The proposed development is an 8,514 square-foot (+/-) dental office with parking, landscaping, and other associated site improvements. The site is zoned C-2, General Retail and Highway-Oriented Commercial District. The surrounding properties to the north, west, and south are also zoned C-2. Properties to the east include single-family residential within the Henderson Park Plat 4 development. The height of the proposed building is 27'-1" to the uppermost point. Adjacent properties to the north and south are 27' and 17' to the uppermost points, respectively.

The proposed site plan includes 64 parking spaces, 57 of which are required. The existing initial access to this site from N Ankeny Blvd is followed by two existing means of ingress/egress into the parking lot. The landscaping shown on the proposed site plan complies with all applicable regulations. There is currently a five-foot sidewalk existing along N Ankeny Blvd. A proposed trash enclosure near the northeast corner of the building will be reflective of the building in materials and design. There is one existing monument sign at this location, and several proposed building signs shown on the building elevations. Signage shown on the elevations is for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

**Site Plan Worksheet  
Hintz Dental**

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.**

Initial access to the site is provided via an existing access easement from N Ankeny Blvd, followed by two existing means of ingress/egress into the parking lot. The primary building facade is oriented to the west toward N Ankeny Blvd. The building meets all required setbacks required by code.

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

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

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

The site provides for adequate parking and circulation. The proposed site plan includes 64 parking spaces, 57 of which are required. There is currently a five-foot sidewalk existing along N Ankeny Blvd.

- 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 have initial access provided via an existing access easement from N Ankeny Blvd, followed by two existing means of ingress/egress into the parking lot.

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

Parking is located on the west, south, and east sides of the building, and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). Screening is required along the east property line, and is existing via a 20' tall evergreen hedge. Headlight screening is also required along N Ankeny Blvd, and will be satisfactorily provided.

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

There is one trash enclosure indicated on the site plan as being located near the northeast corner of the proposed building, which will be constructed of stone reflective of the primary building.



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

All services to the building will be underground.

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

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

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

Storm water detention for this site is provided by a 12" storm sewer intake along the west property line, which then flows into the 18" storm sewer along N Ankeny Blvd. Ultimately, all storm water will outlet into Four Mile Creek.

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

The applicant proposes to connect to the existing 8" water main along N Ankeny Blvd, and 8" sanitary sewer along the east property line. 8" water and 8" sanitary lines will be used to service the building within the site.

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

Open space is provided around the perimeter of the building and site along the west and east property lines.

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

The proposed landscaping generally conforms to the open space 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 is a single-story dental office building with additional lease space, and is 27'-1" to the uppermost point. Adjacent properties to the north and south are 27' and 17' to the uppermost points, respectively.

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

The proposed materials are a combination of brick, stone, and EIFS.

- 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 is no visible rooftop equipment on the building, and outdoor trash collection will be located near the northeast corner of the proposed building, screened by an enclosure that is reflective of the primary building in design and materials.

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

Only one building is proposed on this site.

#### **C. Signs**

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

There is one existing monument sign shown on the site plan, and several building signs shown on the building elevations. Final design and allowances will be determined with future sign permits.

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

There are several building signs shown on the elevations. Final design and allowances will be determined with future sign permits.

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

There is one existing monument sign shown on the site plan. Final design and allowances will be determined with future sign permits.

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

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

#### **D. Factors for Evaluation**

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

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

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

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

The site layout is compatible with setbacks.

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

The building location and circulation system for traffic are appropriate.

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

The proposed building is a single-story dental office building with additional lease space, and is 27'-1" to the uppermost point. Adjacent properties to the north and south are 27' and 17' to the uppermost points, respectively. The proposed building will be comprised of brick, stone, and EIFS. Adjacent buildings are also comprised of brick.

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

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



Civil Engineering Consultants, Inc.

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July 21, 2017

Planning and Zoning Commission  
City of Ankeny  
220 West First Street  
Ankeny, Iowa 50023-1751

Attn: Eric Carstens, AICP  
Planning Administrator

**RE: SITE PLAN – HINTZ DENTAL**

Dear Plan and Zoning Commission:

On behalf of the applicant, Downing Construction, with this letter we submit a request for a site plan review for a new facility for Hintz Dental. Attached please find the application form, fee, and the site plan showing the proposed building and parking.

We ask for staff review and the review by the Plan & Zoning Commission at their August 22, 2017 meeting and the City Council at their September 5, 2017 meeting. Please let us know if you have questions or need additional information.

Sincerely,

**CIVIL ENGINEERING CONSULTANTS, INC.**

Edward H. Arp, PLA, ASLA  
Landscape Architect  
President

Enclosure

Cc: Joe Butler, Downing Construction



# H I N T Z   D E N T A L

## SITE PLAN OF

HINTZ DENTAL 309 N. ANKENY BOULEVARD, ANKENY, IOWA 50021

### DRAWING INDEX FOR SITE PLAN

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	DEMOLITION PLAN
3	DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

### GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF ANKENY BUILDING DIVISION
  - HINTZ DENTAL
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - "ONE CALL" UTILITY LOCATE SERVICE
  - CITY OF ANKENY PUBLIC WORKS
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2017 STATE WIDE URBAN STANDARD SPECIFICATIONS.
- ALL DEBRIS SPILLED ON DOT R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- A SIGN PERMIT IS REQUIRED BEFORE SIGNS ARE INSTALLED.

### GRADING NOTES

- STRIP A MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE THE ORGANICS AND SOFT SEDIMENTS.
- ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE THE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIAL.
- ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN THE SOILS REPORT.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL STOCKPILE TOP SOIL FOR SHOULDERING & SEED/SOD BEDS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS.
- BACKFILL TO THE TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO THE GUTTER GRADE UNLESS NOTED OTHERWISE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
- ALL DEBRIS SPILLED ON PUBLIC ROW, AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION.

### SEEDING NOTES

- FERTILIZER (16-16-16) SHALL BE APPLIED TO THE AREA TO BE SEEDDED AT A RATE OF 650 LBS./ACRE.
- THE AREA TO BE SEEDDED SHALL BE SMOOTH, AND ALL WASHED AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO A DEPTH OF 1 1/2 INCHES.
- THE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 3" WITH A MECHANICAL ROCK PICKER OR A SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, A DROP-TYPE SEEDER ATTACHED TO A LANDSCAPE ROLLER SHALL BE USED TO SOW THE GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY A CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
- THE MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE) HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF THREE A DAY FOR THE FIRST WEEK AFTER INSTALLATION, AND ONCE A DAY DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION.

### SODDING NOTES

- SOD SHALL BE A FOUR WAY BLEND WHICH SHALL CONTAIN 25% OF EACH OF THE FOLLOWING: KENTUCKY BLUE GRASS AND ONE OTHER BLUE GRASS, CREEPING RED FESCUE, AND TALL FESCUE. THE ABOVE CONTENT MAY VARY UP TO 5%.
- THE SOD SHALL BE CUT AT A UNIFORM THICKNESS OF APPROXIMATELY 1" PLUS OR MINUS 1/4".
- BEFORE STRIPPING, THE SOD SHALL BE MOVED TO A UNIFORM HEIGHT OF 2 1/2".
- SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
- SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
- SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT THE SURVIVAL OF THE SOD.
- SOD SHALL BE CUT, DELIVERED AND INSTALLED IN A TIME PERIOD OF 36 HOURS.
- SOD BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2" AT THE TIME OF SODDING.
- SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO THE DIRECTION OF THE SLOPE. IN DITCH BOTTOMS, THE SOD SHALL BE LAID AT RIGHT ANGLES TO THE DIRECTION OF THE FLOW OF WATER.
- SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR.
- IN THE ABSENCE OF ADEQUATE RAINFALL, THE SOD SHALL BE WATERED BY THE CONTRACTOR AFTER INSTALLATION TO A DEPTH OF AT LEAST 4". SUBSEQUENT WATERINGS SHALL MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES.
- THE SOD SHALL NOT BE MOVED UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED.

### UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2017 VERSION OF THE STATE WIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS).
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
  - CITY OF ANKENY BUILDING DIVISION
  - HINTZ DENTAL
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - "ONE CALL" UTILITY LOCATE SERVICE
  - CITY OF ANKENY PUBLIC WORKS
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
- RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- ALL WATER MAIN SERVICE WORK SHALL BE CONSTRUCTED ACCORDING TO STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS) VERSION 2017.
- ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THE NEW STORM SEWERS.
- SANITARY SEWER PROVIDED BY THE CITY OF ANKENY.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR R.O.P. WITH FLEXIBLE CH-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
- MANHOLE ADJUSTMENTS TO EXISTING MANHOLES SHALL INCLUDE NOT MORE THAN 18-INCH OF ADJUSTING RINGS. LARGER ADJUSTMENTS SHALL REQUIRE A NEW BARREL SECTION.

### UTILITY CONTACTS

ANKENY PUBLIC WORKS PH: 515-265-6404  
KEN FLAHERTY KFLAHERTY@ANKENY.IOWA.GOV  
MIDAMERICAN ELEC & GAS PH: 515-281-2260  
THERESA MCGUIRE TMMCGUIRE@MIDAMERICAN.COM  
MEDIACOM COMM. CORP. PH: 515-246-2232  
PAUL MAY PMAY@MEDIACOMCC.COM  
CENTURYLINK LOCAL NETWORKS PH: 866-263-1805  
RAY MONTROYA RAY.MONTROYA@CENTURYLINK.COM

### OWNER

WALNUT CREEK INVESTMENTS, LLC  
DES MOINES, IOWA 50314  
(515) 487-1306

### APPLICANT

HINTZ DENTAL  
309 N. ANKENY BOULEVARD  
ANKENY, IOWA 50021  
(515) 965-1653

### PROJECT MANAGER

ED ARP  
CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86th STREET, UNIT 12,  
DES MOINES, IOWA 50322  
CONTACT PH: 515-276-4884, EXT. 222  
EMAIL: ARP@CECLAC.COM

### LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT 7 AND LOT 8 AND  
THE SOUTH 20 FEET OF LOT 9, ANKENY MALL, AN  
OFFICIAL PLAT, CITY OF ANKENY, FOLK  
COUNTY, IOWA.

### ZONING

C2 - GENERAL RETAIL HIGHWAY ORIENTED  
AND CENTRAL BUSINESS COMMERCIAL DISTRICT

### AREAS

BUILDINGS = 0514 SF  
OPEN SPACE = 11015 SF  
PARKING = 25450 SF  
TOTAL = 44979 SF

IMPERVIOUS = 35847 SF

### ERU CALCULATION

IMPERVIOUS = 35847 SF

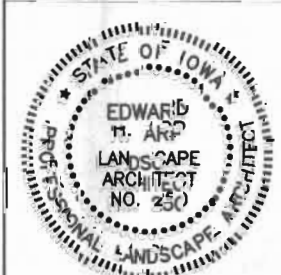
35847 SF / 4,000 SF = 9 ERU

### PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER 150 SF  
0514/150 SF = 34 SPACES

PARKING PROVIDED  
64 SPACES (INCL. 3 HG SPACES)

### CERTIFICATIONS

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SURVEYING RECORDSHIP BEING PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.  BY: EDWARD H. ARP, IOWA REG. NO. 239 MY LICENSE EXPIRES DATE 12-31-2018 PAID FOR ON SEPTEMBER 15, 2017 BY THIS SEAL.  SHEETS 1-6
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### LEGEND

EXISTING / PROPOSED	EXISTING / PROPOSED
PROPERTY BOUNDARY	STORM SEWER & SIZE
SECTION LINE	SANITARY SEWER & SIZE
LOT LINE	WATER MAIN & SIZE
SEWER LINE	MANHOLE
SEWER SECTION CORNER	STORM INTAKE
SEWER SECTION CORNER (BY I.R. YELLOW CAP #1044 UNLESS OTHERWISE NOTED)	FIRE HYDRANT
FOUND PROPERTY CORNER	VALVE
SET PROPERTY CORNER (BY I.R. YELLOW CAP #1044 UNLESS OTHERWISE NOTED)	F.E.S.
DECEASED DISTANCE	EXISTING CONTOURS
MEASURED DISTANCE	PROPOSED CONTOURS
PREVIOUSLY RECORDED DISTANCE	SILT FENCE
IRON ROD	SOIL BORING LOCATION
IRON PIPE	TRANSFORMER PAD
P.O.B.	STREET LIGHT POLE
ADDRESS	
BUILDING SETBACK LINE	
SANITARY SEWER SERVICE MTE LOCATION	



VICINITY MAP  
NO SCALE



## HINTZ DENTAL

N. 40' LOT 7, LOT 8, & S. 23' LOT 9  
ANKENY MALL  
309 N. ANKENY BOULEVARD, ANKENY, IOWA

Civil Engineering Consultants, Inc.

2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com

CEC

COMMENTS

REVISIONS

DATE: 08-16-2017

DATE OF SURVEY: 02-04-2017

DESIGNED BY: EHA

DRAWN BY: CTM

HINTZ DENTAL  
ANKENY, IOWA

COVER

SHEET

OF 6

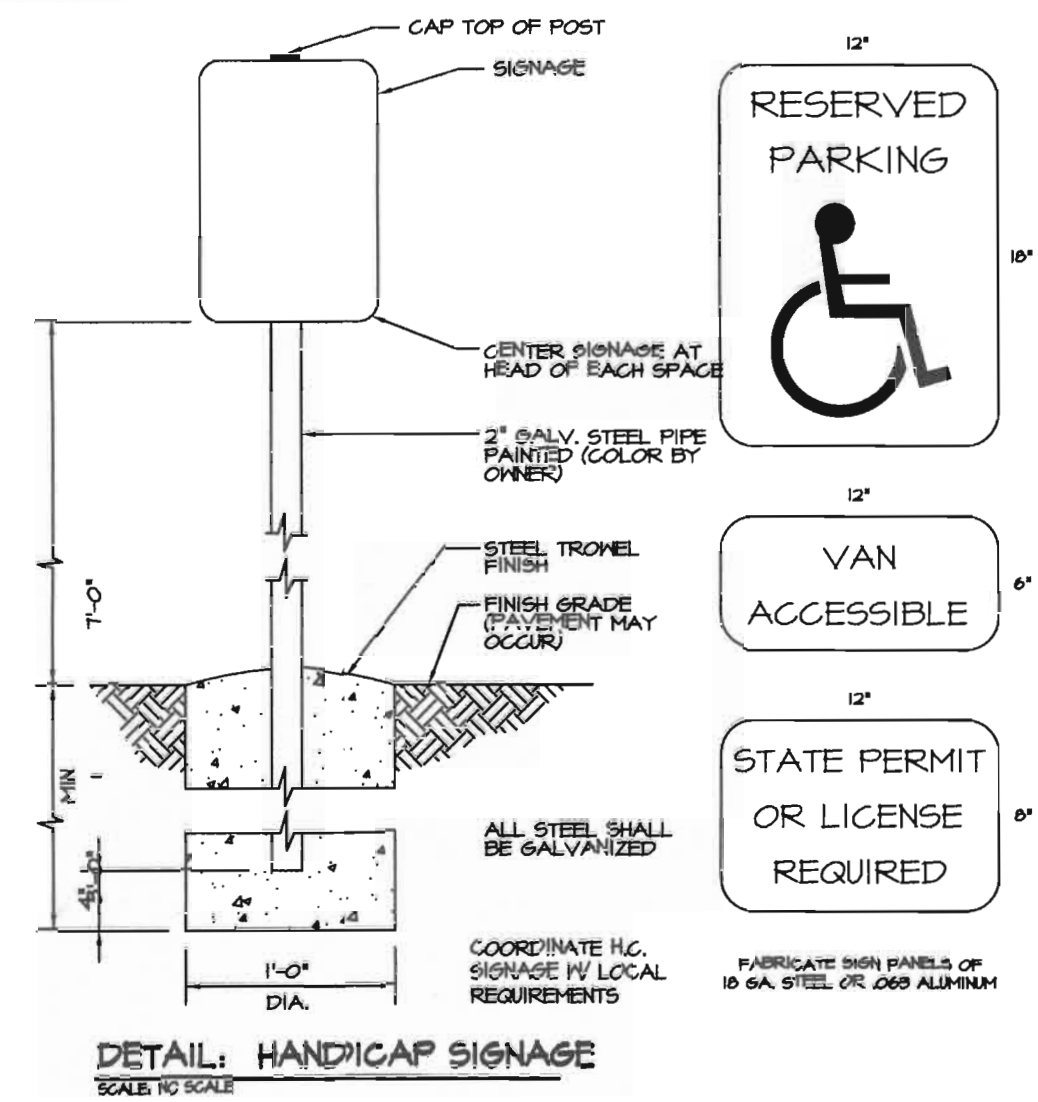
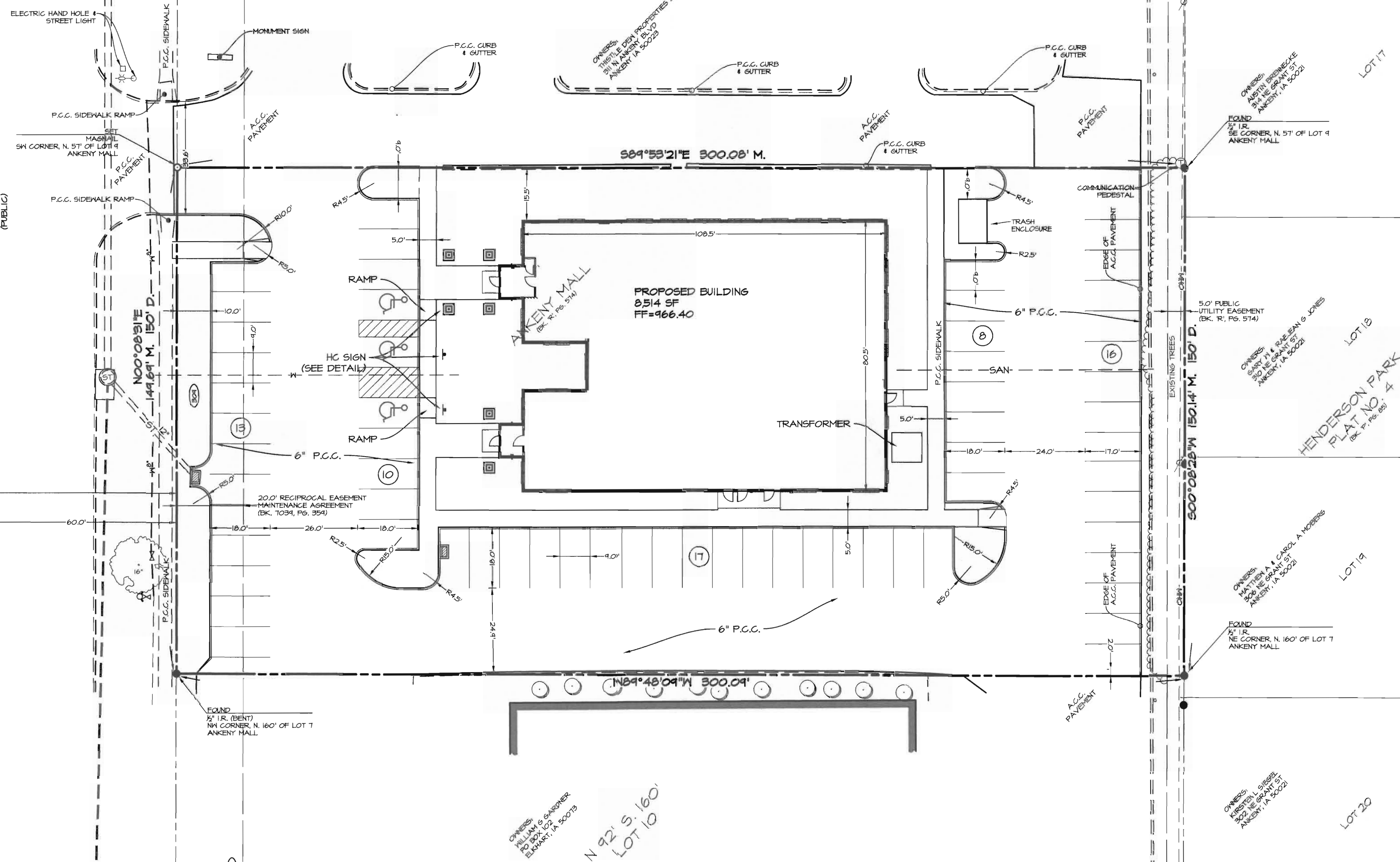
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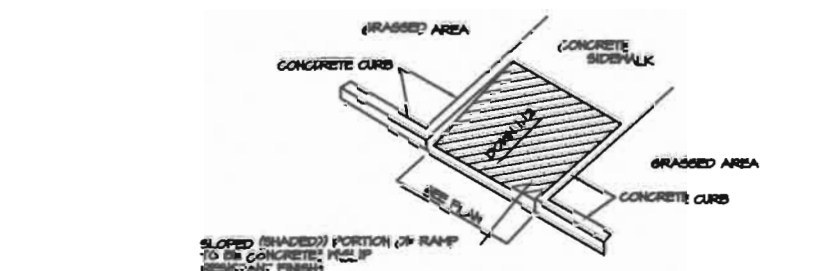




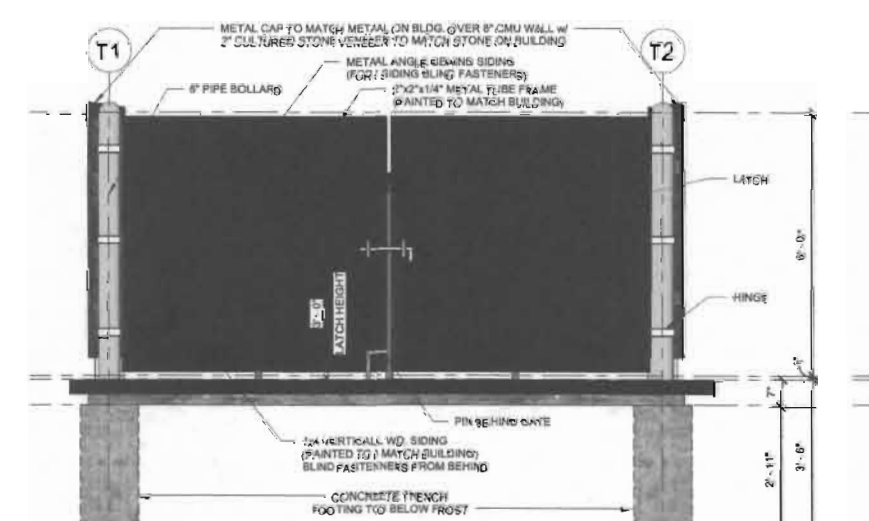
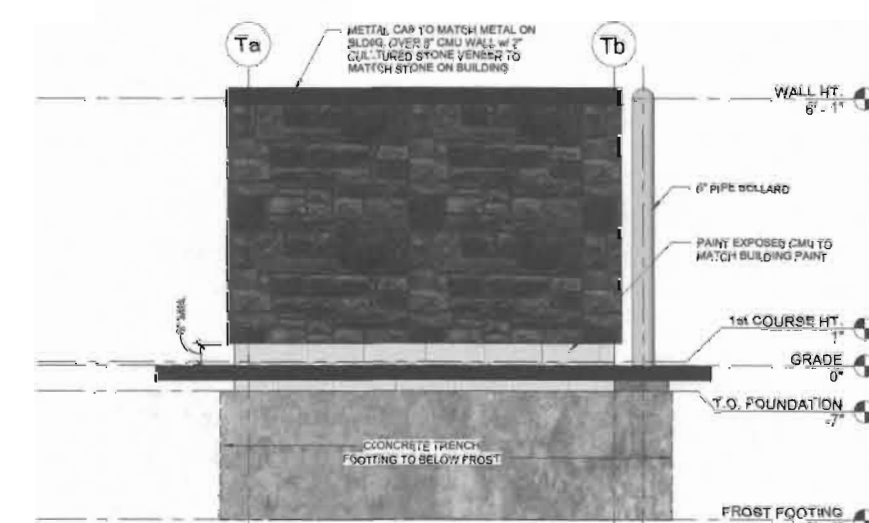
N. ANKENY BOULEVARD  
(US HIGHWAY #69)  
(PUBLIC)



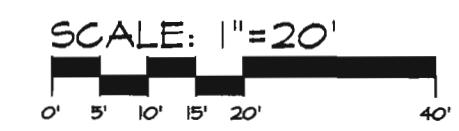
NOTE: ADA CURB CUT @ NO SIDEWALK PERPENDICULAR TO RAMP.  
CURB RAMP  
NO SCALE



NOTE: ADA CURB CUT @ SIDEWALK PERPENDICULAR TO RAMP.  
CURB RAMP  
NO SCALE



TRASH ENCLOSURE DETAIL  
NO SCALE



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

CEC

DATE	REVISIONS	COMMENTS
09-16-2011	1	
02-09-2011	2	
02-09-2011	3	
02-09-2011	4	
02-09-2011	5	
02-09-2011	6	

DATE OF SURVEY: 02-09-2011  
DESIGNED BY: EHA  
DRAWN BY: CEM

HINTZ DENTAL  
ANKENY, IOWA

DIMENSION PLAN

SHEET  
3  
OF 6

11/23/11





N. ANKENY BOULEVARD  
(US HIGHWAY #69)

EXISTING  
STORM INTAKE  
GUTTER E = 955.07  
RIM = 955.96  
SE E = 957.64  
NE E = 957.64  
S E = 957.64

EXISTING 24"x36"  
AREA INTAKE  
GRATE=964.36  
N H E = 957.46  
IN E = 959.16  
(REMOVE EXISTING GRATE &  
REPLACE W/TYPE 'R' CASTING)  
ADJUST GRATE ELEV=964.00  
120.00' R.O.W.

TAPPING SLEEVE &  
VALVE

EXISTING HYDRANT

144.64' M. 150' D.  
100'0831'E

FOUND  
2" I.R. (BENT)  
NW CORNER N. 160' OF LOT 7  
ANKENY MALL

20.00' RECIPROCAL EASEMENT  
MAINTENANCE AGREEMENT  
(BK. 1034, PG. 354)

PROPOSED 4"  
WATER SERVICE  
(VERIFY W/ MECH.  
DWGS)

77 LF 12-INCH RCP  
CLASS III @ 4.00%

TYPE 'SW-501' SINGLE  
GRATE INTAKE #1  
GRATE=964.65  
OUT=961.24  
W/ 4.8-INCH ORIFICE

OWNER:  
HILLARY GARDNER  
ELKHART, IA 50023

N 92° S. 160'  
LOT 10

N 51° LOT 9  
&  
S. 118' LOT 10

OWNER:  
TRIS LE GRAY PROPERTIES LLC  
314 A CENTER ST  
ANKENY, IA 50023

PROPOSED BUILDING  
8,514 SF  
FF=966.40

989°53'21"E 300.08' M.

TRANSFORMER

EXISTING ELECTRIC  
SERVICE

EXISTING SANITARY  
SERVICE

ACC.  
PAVEMENT

300' RAD

900°08'28"W 150.14' M. 150' D.

OWNER:  
JAMES L. SHERB  
310 W. CENTER ST  
ANKENY, IA 50021

LOT 20

LOT 19

LOT 18

HENDERSON PARK  
PLAT NO. 4  
(BK. 7, PG. 88)

OWNER:  
DAVID BRUNSWICK  
310 W. CENTER ST  
ANKENY, IA 50021

LOT 17

SCALE: 1"=20'



HINTZ DENTAL  
ANKENY, IOWA

SHEET  
OF 6

UTILITY PLAN

DATE:	08-16-2017	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	

DATE OF SURVEY: 02-04-2017  
DESIGNED BY: EHA  
DRAWN BY: CTH



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cecinc.com



PLANTING SCHEDULE

GT	7	Gleditsia triacanthos	2 1/2" Cal.	B&B/Cont.	See Plan
AR	8	Honey Locust	2 1/2" Cal.	B&B/Cont.	See Plan
PC	6	Acer platanoides	2 1/2" Cal.	B&B/Cont.	See Plan
PC	6	Pyrus calleryana 'Cleveland Select'	1 1/2" Cal.	Cont.	See Plan
CA	12	Calamagrostis x acutiflora	#2	Cont.	See Plan
RR	12	Rosa x 'Radiko'	#2	Cont.	See Plan
JC	10	Juniperus chinensis	#2	Cont.	See Plan
JC	10	Sea Green Juniper	#2	Cont.	See Plan

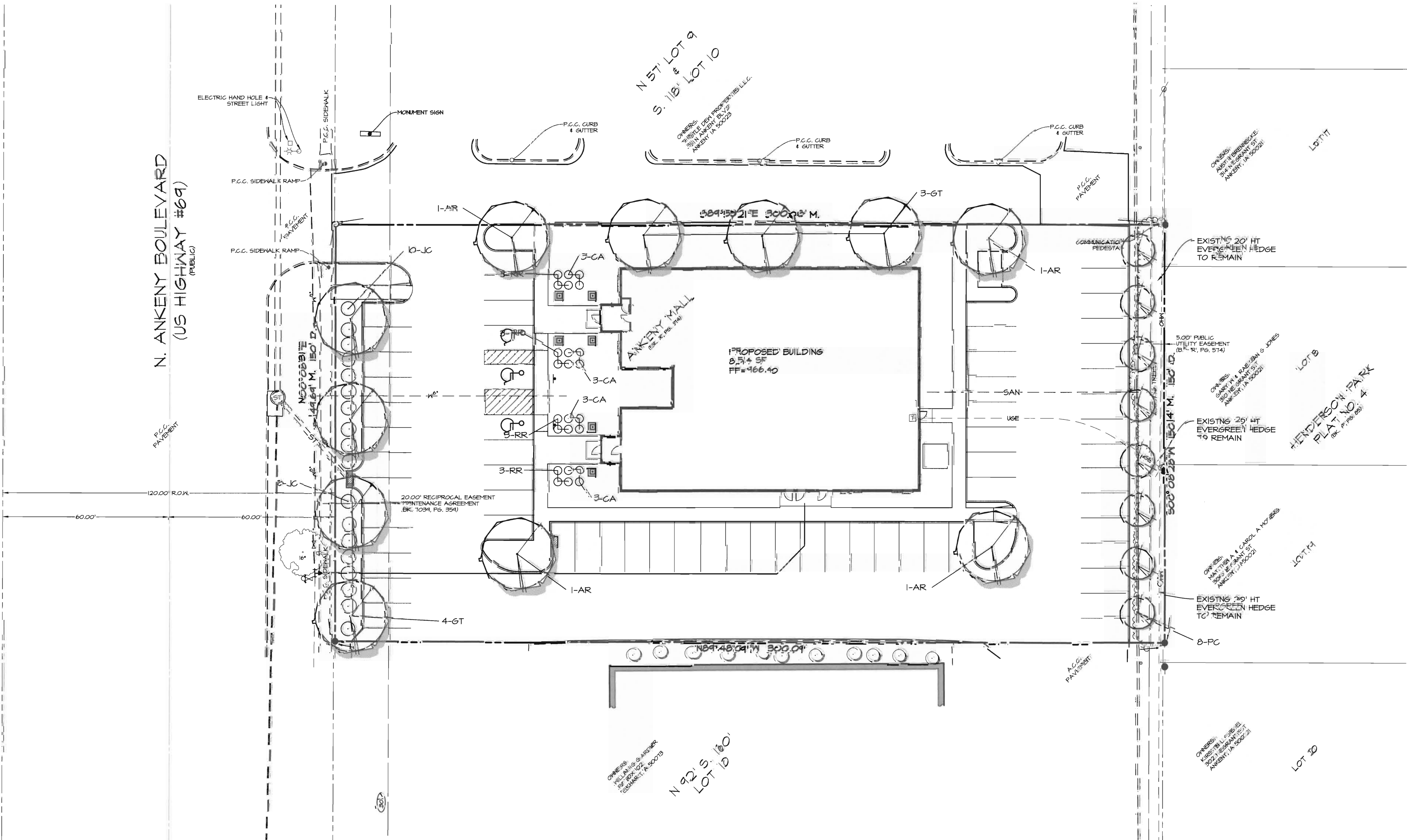
PARKING LOT SHADING

Requirement: Shade 20% of the paved area with overstory deciduous trees (106 sf).  
25,456 sf (paved area) x 0.20 = 5,091  
5,091/106 = 47 trees.

Trees within islands (full): 4 proposed.  
Trees around perimeter (partial): 6 proposed.

OPEN SPACE LANDSCAPING

Requirement: 1 plant unit per 3,000 sf of required open space.  
8,941 sf (20% open space) / 3,000 = 3 units.  
Use 3 trees and 3 shrubs per unit.  
(3/3) = 9 trees and 9 shrubs required.



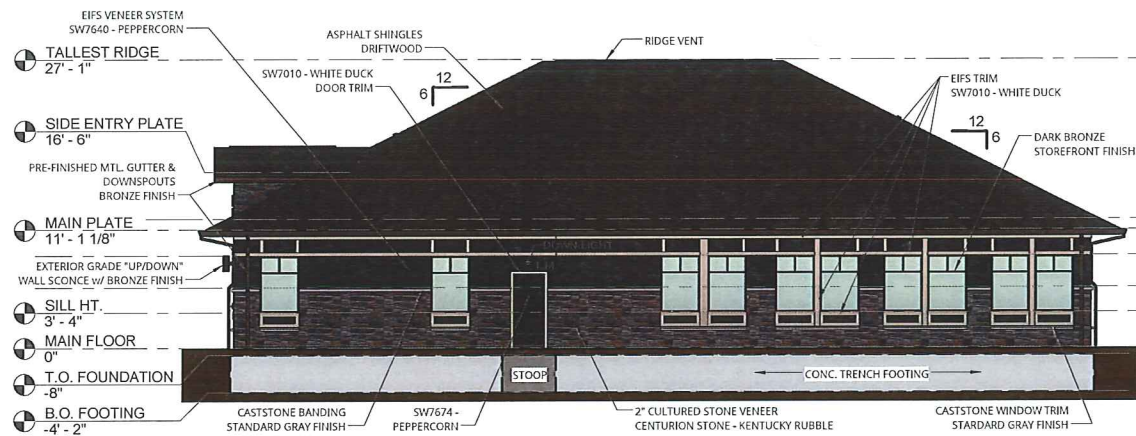
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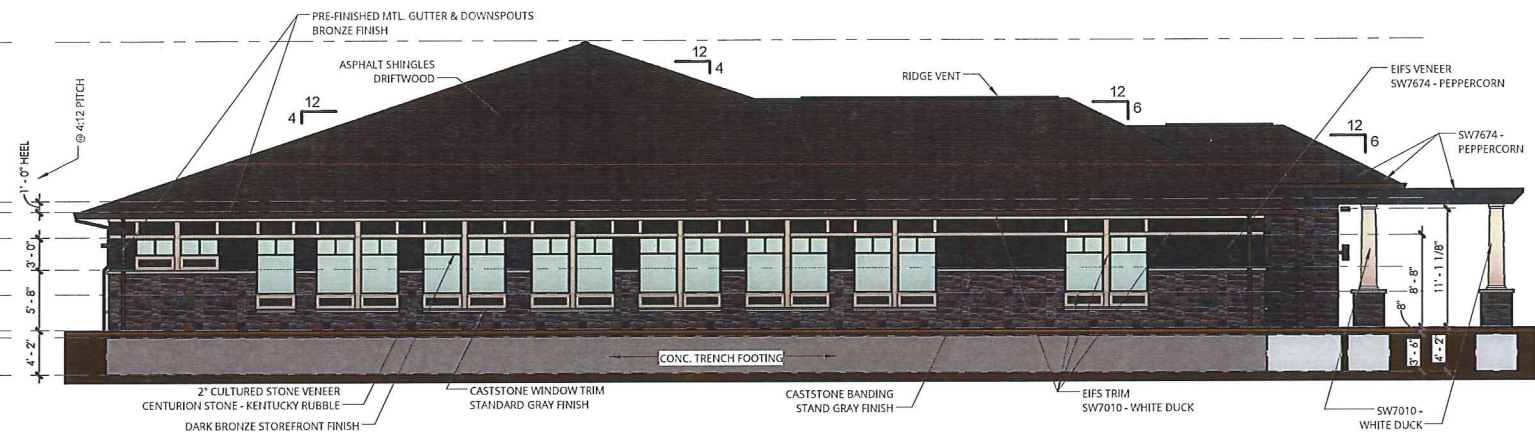




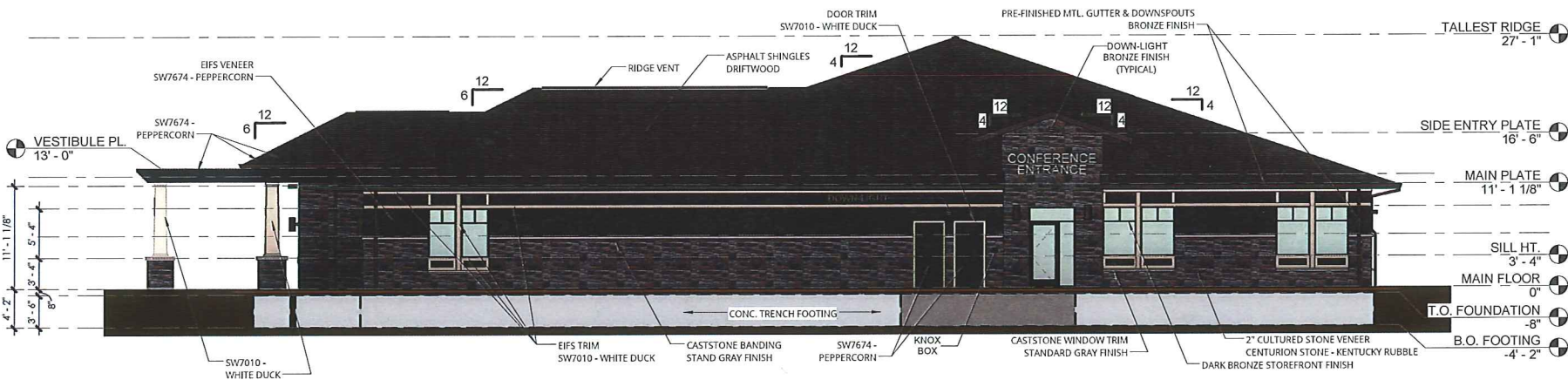
1 FRONT ELEVATION - COLOR  
SCALE: 1/4" = 1'-0"



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



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



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

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**DOWNING**  
Driven to deliver.

2500 West 2nd Ave.  
Indianola, Iowa 50125  
p: 515.961.5386  
f: 515.961.0468  
www.downingconstruct.com  
www.downingplanroom.com

HINTZ FAMILY DENTISTRY AND LEASE SPACE

309 N. Ankeny Blvd.  
Ankeny, Iowa 50023

CONSTRUCTION DOCUMENT SET - PLANS FOR CONSTRUCTION

DRAWN BY: CGL  
PROJECT HEAD: Alex G.

ORIGINAL  
CONSTRUCTION DOCUMENT  
01/04/2017

#### REVISIONS

02/14/2017 - DD Elevs.  
03/14/2017 - DD Mods.  
03/28/2017 - DD Mods.  
04/04/2017 - Bid Set  
07/17/2017 - CD Set  
08/15/2017 - Color Elevs.

PLAN NO. = 15-023

**DWG. LIST**  
COLORED EXTERIOR  
ELEVATIONS

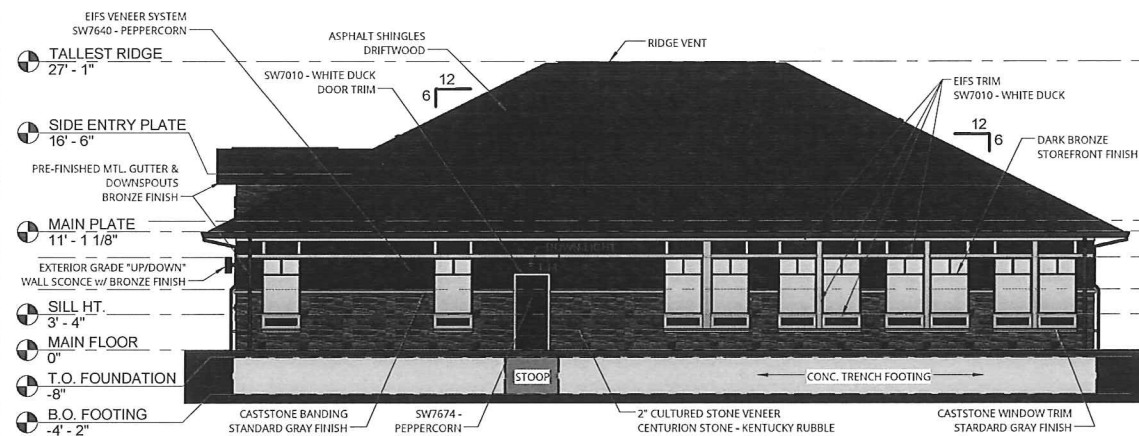
SHEET NO.  
**A-200c**





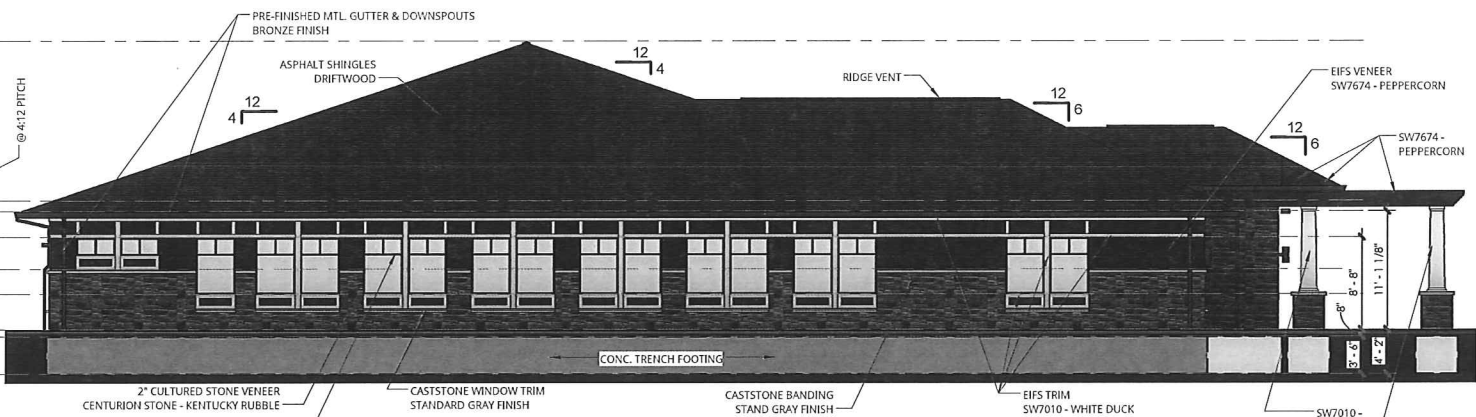
1 FRONT ELEVATION - COLOR

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



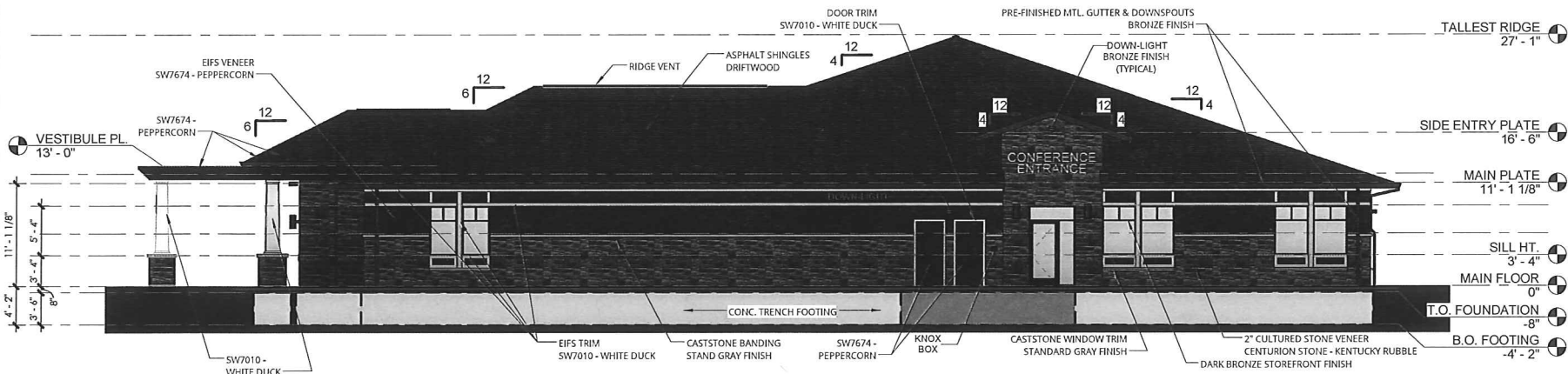
2 REAR ELEVATION - COLOR

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



3 RIGHT ELEVATION - COLOR

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



4 LEFT ELEVATION - COLOR

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

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