

SITE PLAN AMENDMENT GUADALAJARA MEXICAN RESTAURANT

202 SE Delaware Avenue, Ankeny

OWNER/APPLICANT

EL SAPOTE LLC
202 SE DELAWARE AVENUE
ANKENY, IOWA 50021

ZONING

C-2 GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT.

SETBACKS

FRONT - 35'
REAR - 40'
SIDE - NONE (UNLESS ADJACENT TO RESIDENTIAL DISTRICT, WHICH IS 25')

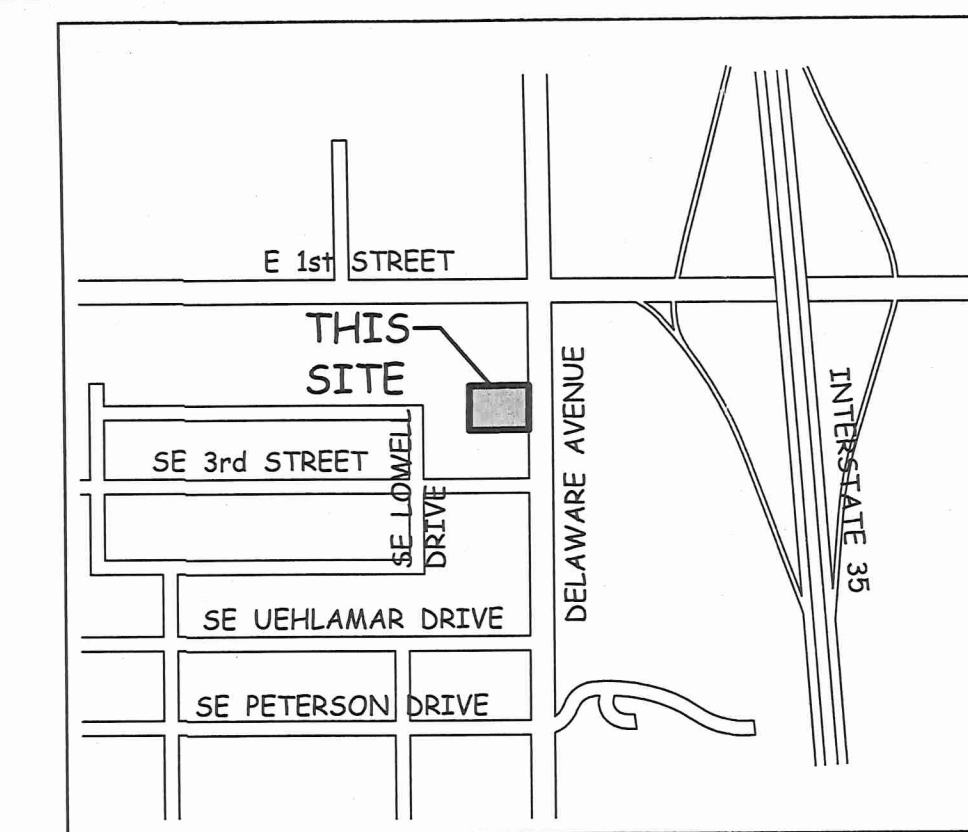
SITE AREAS

Area	Area (S.F.)	Percentage
EX. BUILDING	4,054 S.F.	8.8%
PROP. BUILDING	1,733 S.F.	3.8%
PROP. PATIO	1,436 S.F.	3.1%
PAVEMENT	28,971 S.F.	63.2%
OPEN SPACE	9,676 S.F.	21.1%
TOTAL	45,870 S.F.	100%

LEGEND

Symbol	Description
---	PLAT BOUNDARY
W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
UGE	UNDERGROUND ELECTRIC CABLE
UGT	UNDERGROUND TELEPHONE CABLE
CTV 4"	UNDERGROUND CABLE TV
G 4"	GAS MAIN & SIZE
○	MANHOLE
○	INTAKE
○	HYDRANT
○	POWER POLE/LIGHT POLE
○	UTILITY BOX/TELEPHONE RISER
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
✕	SILT FENCE OR APPROVED FILTRATION SOCK
○	EXISTING TREE
○	RELOCATED TREE
○	EXISTING SHRUB
▨	PROPOSED BUILDING
▨	PROPOSED PATIO

RECEIVED
00 11 2019
CITY OF ANKENY



VICINITY SKETCH

NORTH
SCALE: 1"=800'

SHEET INDEX

- 1 - EXISTING CONDITIONS
- 2 - SITE PLAN

PARKING REQUIREMENTS

REQUIRED:
GROSS FLOOR AREA = 5,787 S.F.
1 SPACE PER 100 S.F. GROSS FLOOR AREA = 58 SPACES

60 SOUTSIDE SEATS
1 SPACE PER 4 OUTSIDE SEATS = 15 SPACES

TOTAL REQUIRED = 73

EXISTING:
75 SPACES (INCLUDES 5 HANDICAP SPACES)

BENCHMARK

CUT 'X' AT SOUTHEAST EDGE LIGHT POLE BASE 70' SOUTHEAST
OF GUADALAJARA RESTAURANT.

ELEVATION-----925.511

CUT 'X' AT NORTHEAST TRAFFIC SIGNAL POLE BASE AT
SOUTHWEST CORNER OF E. 1st STREET AND DELAWARE AVENUE.

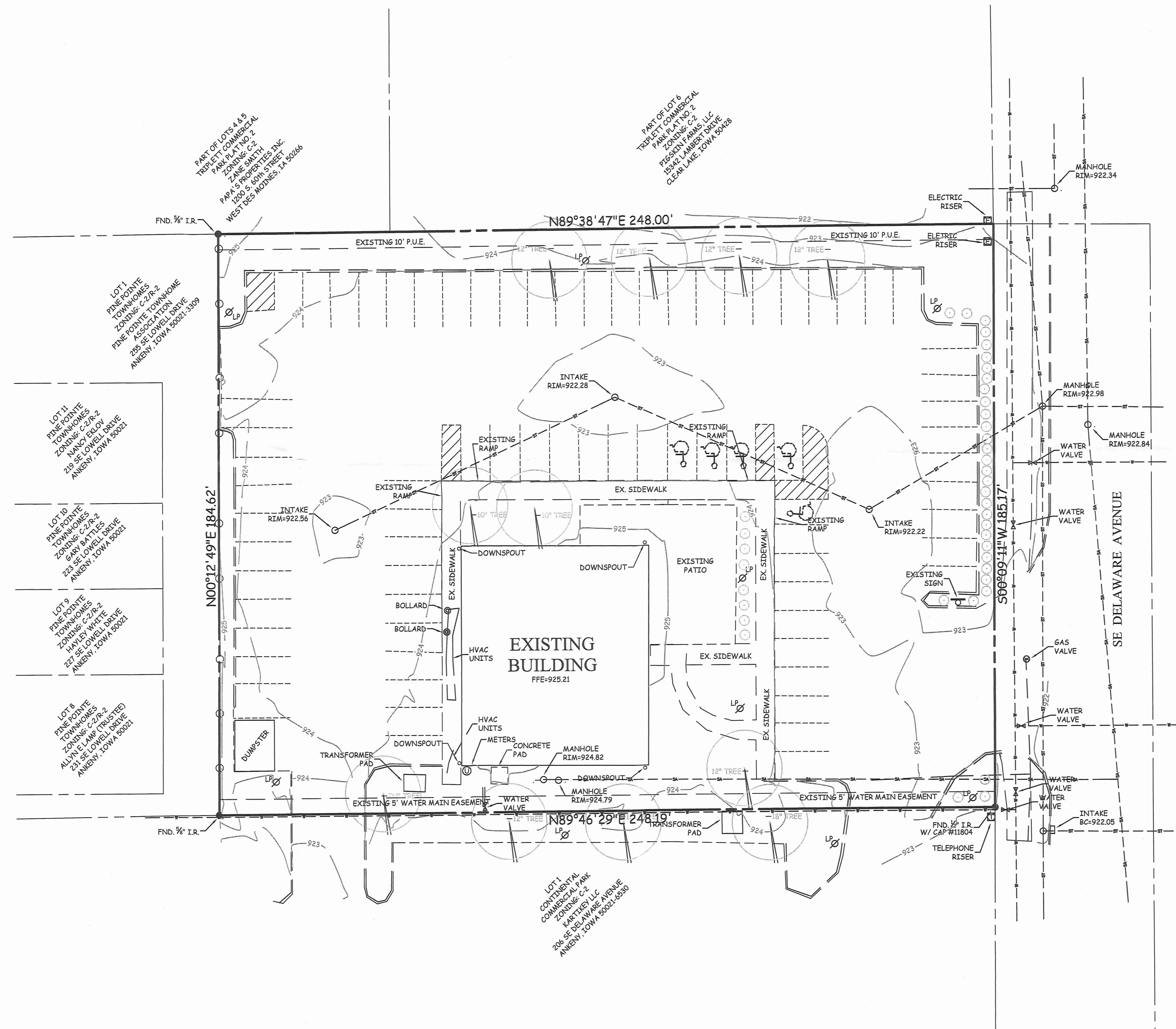
ELEVATION-----924.438

LEGAL DESCRIPTION

LOT 2 CONTINENTAL COMMERCIAL PARK, AN OFFICIAL PLAT, CITY OF ANKENY,
POLK COUNTY, IOWA, CONTAINING 1.13 ACRES MORE OR LESS.

ERU CALCULATION

36,194 S.F. (78.9% OF SITE)
ERU: 36,194 / 4,000 = 9.05
ERU: 9.05



PART OF LOTS 4 & 5
THREE CITY COMMERCIAL
TRACT, POLK COUNTY, IOWA
PLAT NO. 1110
ZONING C-2
PLAT 51, 2008 S. 60TH STREET, INC.
1200 S. 60TH STREET, INC.
WEST DES MOINES, IA 50348

PART OF LOT 6
THREE CITY COMMERCIAL
TRACT, POLK COUNTY, IOWA
PLAT NO. 1110
ZONING C-2
PLAT 51, 2008 S. 60TH STREET, INC.
1200 S. 60TH STREET, INC.
WEST DES MOINES, IA 50348

LOT 11
PINE POINTE
TOWNHOMES
ZONING C-2/A-2
230 SE LOWELL DRIVE
ANKENY, IOWA 50021

LOT 10
PINE POINTE
TOWNHOMES
ZONING C-2/A-2
230 SE LOWELL DRIVE
ANKENY, IOWA 50021

LOT 9
PINE POINTE
TOWNHOMES
ZONING C-2/A-2
227 SE LOWELL DRIVE
ANKENY, IOWA 50021

LOT 8
PINE POINTE
TOWNHOMES
ZONING C-2/A-2
231 SE LOWELL DRIVE
ANKENY, IOWA 50021

LOT 1
CONTINENTAL COMMERCIAL PARK
ZONING C-2
PLAT 51, 2008 S. 60TH STREET, INC.
1200 S. 60TH STREET, INC.
WEST DES MOINES, IA 50348

CERTIFICATION

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.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-20-2019
REVISIONS:
JOB NUMBER
**CC
2232**
SHEET
1 OF 2

APPROVED: --- INITIALED: --- AS-BUILT: ---
EXISTING CONDITIONS
Guadalajara Mexican Restaurant



SITE PLAN AMENDMENT GUADALAJARA MEXICAN RESTAURANT

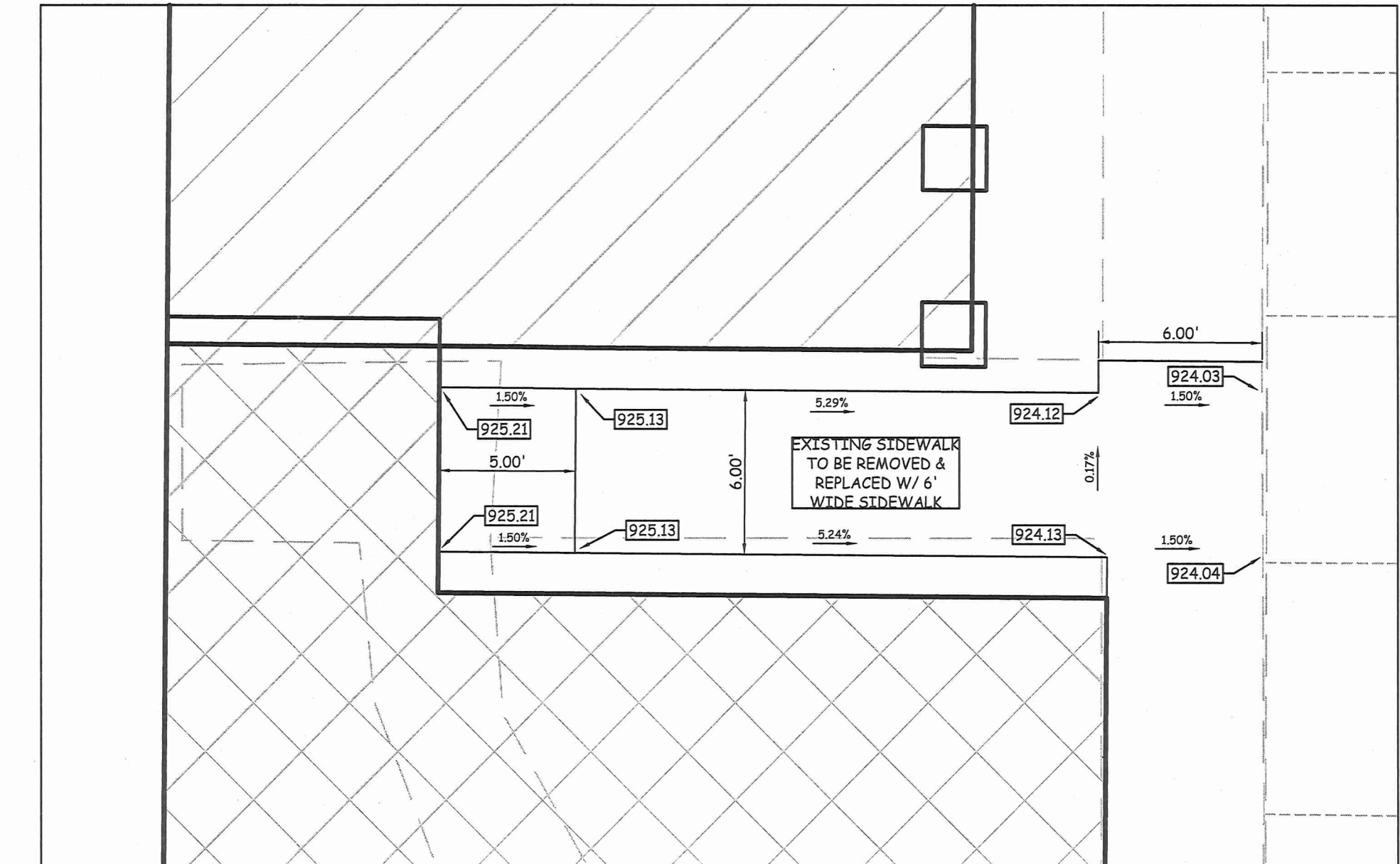
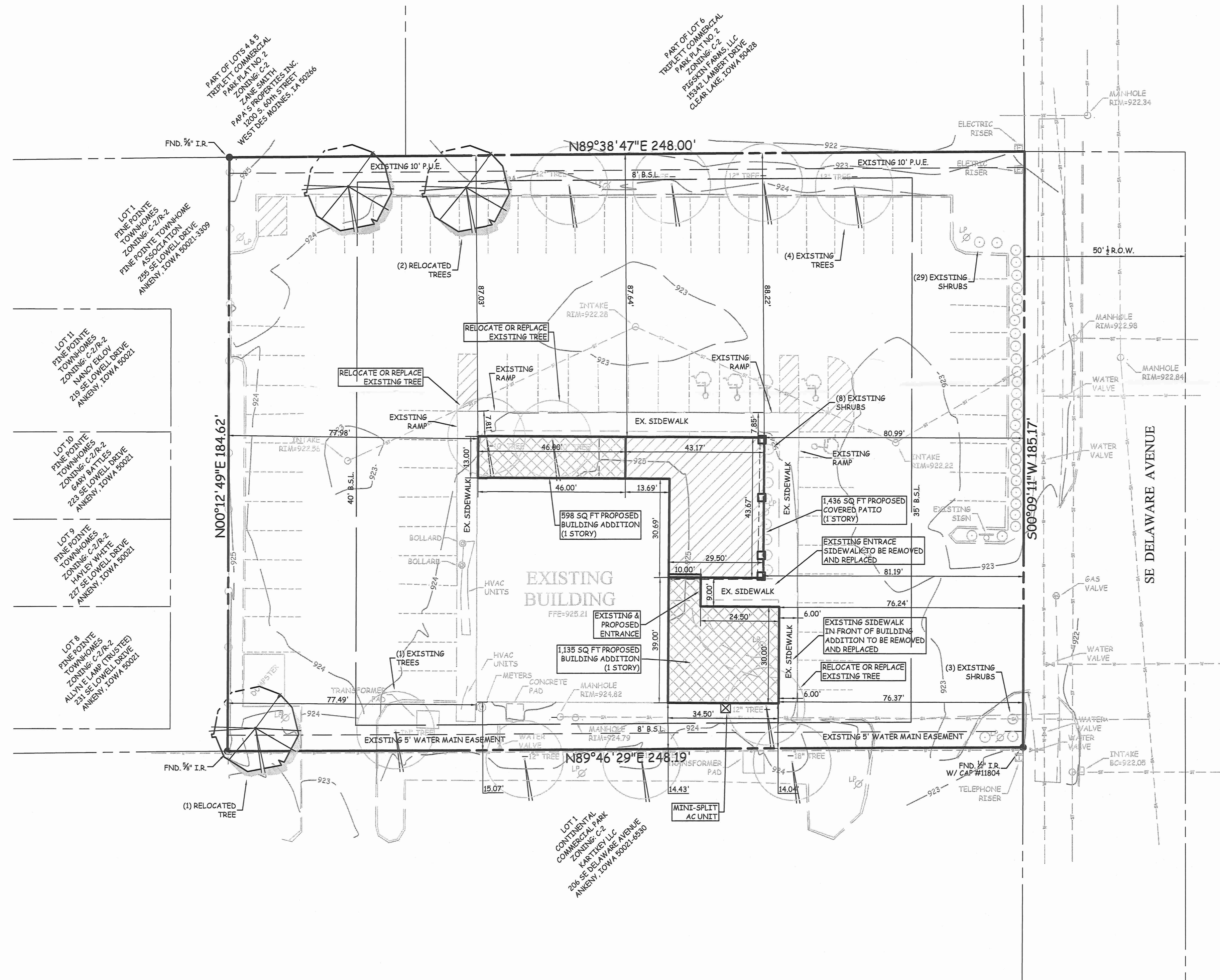
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LANDSCAPE REQUIREMENTS

ONE LANDSCAPING UNIT PER 3,000 S.F. OF REQUIRED OPEN SPACE.
9,174 S.F. OPEN SPACE / 3,000 S.F. = 3.06 (4 UNITS)

REQUIRED: 8 TREES AND 24 SHRUBS

EXISTING: 8 TREES AND 40 SHRUBS (3 TREES TO BE RELOCATED)



ENTRANCE DETAIL

SCALE: 1"=5'

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4" GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - PP/LP POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RISER
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - * * * SILT FENCE OR APPROVED FILTRATION SOCK
 - 12" EXISTING TREE
 - RELOCATED TREE
 - EXISTING SHRUB
 - ▨ PROPOSED BUILDING
 - ▨ PROPOSED PATIO

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SCALE: 1"=20'
APPROVED: _____ INITIALED: _____ AS-BUILT: _____

**CC
2232**
SHEET 2 OF 2



SITE PLAN AMENDMENT
Guadalajara Mexican Restaurant