

Meeting Agenda

Plan and Zoning Commission

Tuesday, May 21, 2024 6:30 PM Ankeny 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 meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER:

- A. <u>ROLL CALL:</u>
- B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the May 21, 2024 agenda with/without amendments.

- C. <u>COMMUNICATIONS:</u>
- D. <u>CITIZEN'S REQUEST:</u>

E. <u>CONSENT AGENDA ITEMS:</u>

1. Minutes

Consider MOTION to approve and accept the May 7, 2024 minutes of the Plan and Zoning Commission meeting.

2. I-80 Commerce Center Plat 1

Consider MOTION to recommend City Council approval of I-80 Commerce Center Plat 1.

3. I-80 Commerce Center Plat 1, Lot 1 - Site Plan

Consider MOTION to approve the site plan for I-80 Commerce Center Plat 1, Lot 1 Site Plan, located at 2701 SE 90th Street, subject to City Council approval of the I-80 Commerce Center Plat 1 final plat.

4. 1600 SE Corporate Woods Drive - Baker Group Temporary Structure Site Plan

Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Temporary Structure, allowing the temporary structure to remain on site until November 21, 2024.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. <u>REMOVED CONSENT AGENDA ITEMS:</u>

G. <u>PUBLIC HEARINGS:</u>

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

5. Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

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

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. <u>REPORTS:</u>

- 1. May 20, 2024 City Council Report Staff
- 2. Director's Report

Tentative agenda items for Tuesday, June 4, 2024

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

June 3, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION May 21, 2024 6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL: Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the May 7, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes Plan & Zoning Commission Meeting

Tuesday, May 7, 2024 Ankeny City Council Chambers, Second Floor 1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 7, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 7, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 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 April 16, 2024 minutes of the Plan and Zoning Commission meeting.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #1. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1)

Item #3. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A)

Item #4. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2)

Item #5. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B)

Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3)

Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4)

Item #8. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C)

Staff Report: L.Hutzell reported that Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map and requesting to rezone three different land areas known as Hope Crossing. She stated that the properties subject to the proposed map amendments and rezonings consist of two parcels that total approximately 117.08 acres and shared the current zoning of the surrounding properties. L.Hutzell presented an aerial map specifically identifying the areas for each land use map amendment and rezoning. The proposed requested changes are as follows:

- Land Use Plan Map Amendment #1 Office Business Park to Low Density Residential, 57.74 acres
- **Rezoning Area A** R-1, One-Family Residence District to PUD, 88.86 acres
- Land Use Plan Map Amendment #2 Office Business Park to Medium Density Residential, 15.71 acres
- Rezoning Area B R-3, Multiple Family Residence District restricted to 10 units per acre, 15.71 acres
- Land Use Plan Map Amendment #3 Office Business Park to High Density Residential, 6.36 acres
- Land Use Plan Map Amendment #4 Low Density Residential to High Density Residential, 8.37 acres
- Rezoning Area C R-3, Multiple Family Residence District restricted to 20 units per acre, 14.73 acres

L.Hutzell provided information on each request in detail, which included the bulk regulations and the PUD conceptual plan. She stated that all legal notifications were met and the public hearing was held on April 16, 2024. She noted that there was no one at the public hearing to speak for or against the requests. City staff has determined that the proposed changes in land use amendment Area #1, Area #2, Area #3 and Area #4 are appropriate; and that the proposed rezonings for Area A, Area B and Area C are also appropriate. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the following:

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential;

The request by Hope K Farms, LLC to rezone Area A from R-1 One-Family Residence District to PUD, Planned Unit Development;

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential;

The request by Hope K Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre;

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential;

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #4) from Low Density to High Density Residential;

The request by Hope K Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Jared Murray, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, on behalf of Hope K Farms, LLC did not have anything further to share with the Commission.

There were no follow up questions from the Commission.

Item #2. Motion by L.West to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Item #3. Motion by G.Hunter to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area A from R-1 One-Family Residence District to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #4. Motion by T.Ripper to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Item #5. Motion by L.West to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #6. Motion by T.Ripper to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #7. Motion by G.Hunter to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #4) from Low Density to High Density Residential. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

Item #8. Motion by T.Ripper to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the May 6, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 21, 2024 Plan and Zoning Commission meeting and the April 2024 Building Permits Report. E.Jensen stated that there will be a public hearing on May 21, 2024 for a request by Hope K Farms, LLC to rezone property from R-2 to PUD.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

May 20, 2024 - 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, G.Hunter motioned to adjourn the meeting. Second by T.Ripper. Meeting adjourned at 6:48 p.m.

Brenda Luglsong

Submitted by Brenda Fuglsang, Secretary Plan & Zoning Commission



PLAN AND ZONING COMMISSION May 21, 2024 6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL: Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

I-80 Commerce Center Plat 1

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of I-80 Commerce Center Plat 1.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

D	<u>Aerial Map</u>
D	<u>Staff Report</u>
۵	Applicant Letter
۵	Final Plat





1 inch = 363 feet Date: 5/16/2024 I-80 Commerce Center Plat 1 Aerial Map





Plan and Zoning Commission Staff Report

Meeting Date: May 21, 2024

Agenda Item:I-80 Commerce Center Plat 1 – Final PlatReport Date:May 16, 2024Prepared by:Ryan KirschmanPlanner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the I-80 Commerce Center Plat 1 Final Plat.

Project Summary:

I-80 Commerce Center Plat 1 is a proposed 17.31 acres (+/-), located north of I-80, west of SE Four Mile Drive, and south of SE 90th St. The property is zoned PUD, I-80 Commerce Center PUD. The subject plat consists of creating two buildable lots anticipated to be utilized for a data center and an electrical substation.

Project Report:

Streets:	There are no new proposed streets with this plat.
Water:	The applicant is proposing to install a 12-inch water main that will be installed along SE 90 th Street and 8-inch water main to service the proposed site.
Sewer:	8-inch sanitary sewer will be installed along SE 90 th Street by the applicant. The applicant is proposing 8-inch sanitary sewer to service the proposed site.
Drainage:	The proposed site has highpoints in the southern portion of the proposed lots and along SE 90 th Street. Generally, lot 1 drains to the north where a detention basin is located and lot 2 drains to the north and east. This plat lies in the Middle Four Mile Creek watershed and all storm water from the site will ultimately flow into Four Mile Creek. The proposed storm water controls are generally consistent with the storm water management master plan for I-80 Commerce Center PUD.
Parkland:	Dedication not required for a Commercial Development.

CITY OF ANKENY SUBDIVISION DATA

NAME OF PLAT:I-80 Commerce Center Plat 1NAME OF OWNER/ DEVELOPER:Edged Des Moines, LLC

GENERAL INFORMATION:

PLAT LOCATION:	South of SE 90th Street, west of SE Four Mile Drive, and north of I-80
SIZE OF PLAT:	17.31 acres
ZONING:	I-80 Commerce Center PUD

LOTS:

NUMBER: SIZE/DENSITY: USE: BUILDING LINES: 2 buildable lots; Lot 1 12.31 Acres; Lot 2 5 Acres Data Center Flex Front: 50' Rear: 40' Side: No minimum, 50' when adjacent to residential Max Height: 75'

PARK SITE DEDICATION:

Dedication not required for a Commercial Development.

WASTE WATER:

PROJECTED FLOWS: 17.31 acres of land X 3000 gal. per day/acre of developable land = 51,930 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 17.31 acres of land X 1000 gal. per day/acre of developable land = 17,310 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



May 10, 2024

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

RE: FINAL PLAT - RESUBMITTAL I-80 COMMERCE CENTER PLAT 1 EDGED DES MOINES, LLC PARCEL 2024-75 AND PARCEL 2024-84 PART OF THE NE ¼, NE ¼ OF SECTION 18, T80N, R23W S&A Project No. 124.0381.01

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

The final plat and the construction plans are being completed by two separate ownership entities, the final plat being Edged Des Moines, LLC, and the public improvement construction plans being Commerce Center, LLC. To simplify the responsibility of each party, we have separated this project detailing and requesting approval letter into two submittals.

On behalf of The Will Group, as Applicant, please find accompanying the revised Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications and we respectfully request the City's review and approval. The construction documents illustrate development for one (1) lot for a future data center use being 12.31 acres and one (1) for potential Mid-American Energy substation use being 5.00 acres.

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

Please find accompanying the following items with this submittal:

- Two (2) copies of the Response Letter indicating how each comment was addressed,
- One (1) copy of the Easement descriptions for public improvements and franchise ECEIVED utilities, and,
- Four (4) revised copies of the Final Plat.

The following items will be provided with a future <u>City Council submittal</u>:

- Erosion Control Bond or Letter of Credit for 17.3 acres at \$750 per acre for the Seeding bond amount of \$12,982.50,
- Silt Fence Bond or Letter of Credit for 3,715 lf of silt fence at \$2.50 per lf for the total amount of \$9,287.50,

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974 P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

MAY 1 0 2024

CITY OF ANKENY

Page 2 I80 Commerce Center Plat 1 Final Plat

- Six (6) signed copies of the Final Plat, and
- Legal documents and other items (under separate cover).

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information or material. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Kye Nielsen, The Will Group (w/enclosures emailed) File (electronic



			CURVE TA	BLE	
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	89°05'33"	25.00'	38.87'	24.61'	N44°44'07"W 35.07'



PLAN AND ZONING COMMISSION May 21, 2024 6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL: Ensure Economic Vitality

ACTION REQUESTED:

LEGAL:

SUBJECT:

I-80 Commerce Center Plat 1, Lot 1 - Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for I-80 Commerce Center Plat 1, Lot 1 Site Plan, located at 2701 SE 90th Street, subject to City Council approval of the I-80 Commerce Center Plat 1 final plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Clie	ck to download
D	<u>Aerial Map</u>
D	<u>Staff Report</u>
D	Applicant Letter
D	Site Plan
D	<u>Elevations</u>





I-80 Commerce Center Plat 1 - Lot 1 Site Plan Aerial Map





Plan and Zoning Commission Staff Report

Meeting Date: May 21, 2024

Agenda Item:I-80 Commerce Center Plat 1 – Lot 1 Site Plan –
2701 SE 90th StreetReport Date:May 16, 2024Prepared by:Ryan Kirschman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for I-80 Commerce Center Plat 1 - Lot 1 Site Plan, located at 2701 SE 90th Street, subject to City Council approval of the I-80 Commerce Center Plat 1 final plat.

Project Summary:

The Will Group is proposing to construct a data hall that is approximately 103,880 square feet, administration area that is approximately 14,040 square feet, and a dock that is approximately 2,440 square feet. The site is located south of SE 90th Street, west of SE Four Mile Drive, and north of Interstate 80.

The site is a part of the I-80 Commerce Center PUD, a Data Center is an allowable use in the PUD. To the north properties are zoned Crosswinds Business Park PUD, properties to the west are zoned R-1, One-Family Residence District. Surrounding properties to the south and east are unincorporated—zoned under Polk County—with property to the east zoned MDR, Medium-Density Residential District; and property to the south zoned HI, Heavy Industrial District

The site where the proposed data center will be located is currently undeveloped. The area surrounding the property is also largely undeveloped with a single house to the east of the subject property. The site will be adequately screened by the standards set in the I-80 Commerce Center PUD and there will be adequate parking on the site for the employees.

Site Plan Worksheet

2701 SE 90th Street – I-80 Commerce Center Plat 1 – Lot 1

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

A. Site Development

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

The proposed Data Center is compatible with the development in the area. The proposed Data center aligns with the architectural standards outlined in the PUD that was amended in May of 2024. Therefore, the proposal is compatible with the anticipated future development.

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

Currently SE 90th Street is mostly undeveloped, the development in the Crosswinds Business Park is generally compatible with the proposed data center.

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

The proposed parking on the site is adequate for the anticipated employees and there will be access to the data center via sidewalk from SE 90th Street.

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

The site will be accessed off of SE 90th Street and SE Four Mile Drive. There is not anticipated to be a significant influx of traffic as a result of this proposal.

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

The parking lot for the data center is adequately screened from the adjacent streets and properties.

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

The project is screened from the public right of way by proposed landscaping.

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.

Stormwater will be addressed with a detention pond in the northeast corner of the lot.

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.

This project will be extending utilities to service the property. To accommodate for the electrical demands of the proposed building and use an electrical substation will be required. This substation will be a part of a subsequent site plan that will be reviewed at a later date.

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

The overall site layout provides for adequate open space.

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

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

B. Building Design

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

The proposed building is to scale with other buildings in the area.

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

The proposed building will be constructed with stained insulated precast, insulated glazing, and insulated opaque doors, these materials conform to the architectural standards set in the I-80 Commerce Center PUD. The colors and materials will compliment the other buildings in the area.

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

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

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

The proposed building will be the first on the property. Additionally, it is compatible with buildings in the area and it conforms with design standards outlined in the PUD.

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.

The sign shown on the elevations is proportional to the proposed building scale. Any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There is a building sign located on the northern portion of the building. The sign will be reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There are no proposed ground signs with the proposal.

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

The sign that is indicated on the proposed building will be reviewed with a sign permit at a later date.

D. Factors for Evaluation

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

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

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

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

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

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

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

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

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

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

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



May 10, 2024

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

RE: SITE PLAN - RESUBMITTAL I80 COMMERCE CENTER PLAT 1, LOT 1 PARCEL 2024-75 PART OF THE NE ¼, NE ¼ OF SECTION 18, T80N, R23W S&A Project No. 124.0401.01

Dear Plan and Zoning Commission:

On behalf of The Will Group, as Applicant, 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 and we respectfully request the City's review and approval. The Site Plan documents illustrate development for one (1) lot for a data center use being 12.31 acres.

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

Please find accompanying the following items with this submittal:

- Four (4) revised copies of the Site Plan,
- Four (4) revised copies of the Building Elevations,
- One (1) copy and a PDF of the Response Letter indicating how each comment was addressed,
- One (1) signed copy and a PDF of the Storm Water Management Plan,
- One (1) copy of the Site Plan NDPES Authorization Letter,
- One (1) copy of the Site Plan SWPPP and COSESCO permit and fee, and
- CAD files will be submitted upon approval of the Site Plan.

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information or material. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc:

Jeff Ballantyne, Burns and McDonnell (w/ enclosures emailed) Kye Nielsen, The Will Group (w/enclosures emailed) File (electronic) RECEIVED

MAY 1 0 2024

CITY OF ANKENY

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974 P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

SITE PLAN FOR I-80 COMMERCE CENTER PLAT 1, LOT 1 2701 SE 90TH STREET CITY OF ANKENY, POLK COUNTY, IOWA

APPLICANT

THE WILL GROUP 1780 WEST 700 NORTH, SUITE 40 LINDON, UT 84042 CONTACT: KYE NIELSEN PHONE: 801-835-2320 EMAIL: KYE@THEWILLGROUP.US

OWNER

EDGED DES MOINES, LLC 30 OLD KINGS HIGHWAY S, SUITE 1005 DANEN, CT 06820 CONTACT: KYLE CAWLEY PHONE: 610-883-0184 EMAIL: KYLE.CAWLEY@EDGED.US





VICINITY MAP



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

Shane T.M. Tully, PLA

License Number 819

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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 lowa.

Date Jon L. Hanson, P.E. License Number P15562 My License Renewal Date is December 31, 2024

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LEGEND

FEATURES Section Corner 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted) **ROW Marker** ROW Rail Control Point Bench Mark Platted Distance Measured Bearing & Distance Recorded As Deed Distance Calculated Distance Minimum Protection Elevation Centerline Section Line 1/4 Section Line 1/4 1/4 Section Line Easement Line FEATURES Spot Elevation Contour Elevation Fence (Barbed, Field, Hog) 8' High Black Coated Chain Link Fence 8' Aluminum Anti-Climb Fence Fence (Silt) Tree Line Tree Stump Deciduous Tree \\ Shrub Coniferous Tree \\ Shrub Communication Overhead Communication Fiber Optic

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

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	\oslash	Q
Storm Sewer with Size	ST(*)	
Storm Manhole	\oslash	Q
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant	Q	
Fire Hydrant on Building	Å.	~
Water Main Valve	\bowtie	Þ
Water Service Valve	\otimes	6
Well	\bigotimes	0
Utility Pole		≠
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Utility Pole with Light	\bigcirc - \Leftarrow	C
Utility Pole with Transformer		
Street Light		C
Yard Light	X	X
Electric Box	EB	E
Electric Transformer	E	Œ
Traffic Sign		L
Communication Pedestal	C	C
Communication Manhole	©	(
Communication Handhole	С	
Fiber Optic Manhole	FO	E
Fiber Optic Handhole	FO	E
Gas Valve	⊳G⊲	P(
Gas Manhole	G	(
Gas Apparatus	G	C
Fence Post or Guard Post	•	
Underground Storage Tank	(UST)	
Above Ground Storage Tank	(AST)	
Sign		_
Satellite Dish	Ŕ	ą
Mailbox	•	
Sprinkler Head	+	-
Irrigation Control Valve	MICV	Þ

FOUND

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EXISTING

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UTILITY QUALITY SERVICE LEVELS

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

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

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

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

CONTROL POINTS

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

- CP1 N=7513212.98 E=18541207.55 Z=926.48 FOUND 3/4" PIE WITH ORANGE PLASTIC CAP AT NW CORNER OF PROPERTY. (AS SHOWN ON SURVEY)
- CP2 N=7513197.24 E=18542467.53 Z=896.23 FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT NE CORNER OF PROPERTY. (AS SHOWN ON SURVEY)
- CP3 N=7512085.40 E=18542470.80 Z=908.73 FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT NE CORNER OF ACREAGE. (AS SHOWN ON SURVEY)
- CP4 N=7511912.75 E=18542281.37 Z=920.44 FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT SE CORNER OF PROPERTY. (AS SHOWN ON SURVEY)
- CP5 N=7513230.79 E=18541233.09 Z=928.22 FOUND MAG NAIL +-6' NORTH OF SOUTH EDGE OF ACC PAVE NE 54TH AVE, AND +-200' WEST OF FIELD DRIVE AT NW CORNER SITE. (AS SHOWN ON SURVEY)
- CP6 N=7511945.65 E=18541207.22 Z=944.234 FOUND 3/4" PIPE WITH ORANGE PLASTIC CAP AT SOUTHWEST CORNER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

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

N=7512767- E=18542579- Z=895.59 BM501 SET BM SPIKE IN POWER POLE ON EAST SIDE OF NE 29TH ST., EAST OF ABANDONED ACREAGE. (AS SHOWN ON SURVEY)

DATE OF SURVEY MARCH 13, 2024

W1-ST1-

S1-S

W2-\

OE1

CO1 FO1-

CO2

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CLE

FO14

FO5-FIBER OPTIC

CLEAR

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA

UTILITY CONTACT INFORMATION

A ONE CALL DESIGN REQUEST	r SYSTEM, TICKET NUMBER 552401609.
WATER MAIN	CITY OF ANKENY - WATER SHAWN BUCKNER 515-963-3524 SBUCKNER@ANKENYIOWA.GOV
-STORM SEWER	CITY OF ANKENY - STORMWATER JARED BRIGHT 515-963-3534 JBRIGHT@ANKENYIOWA.GOV
SANITARY SEWER	CITY OF ANKENY - SANITARY SEWER ROGER MCFARLAND 515-965-6483 RMCFARLAND@ANKENYIOWA.GOV
WATER	BERWICK WATER ASSOCIATION ED CLARK 515-323-6244 ONECALLMAPS@DMWW.COM
I-OVERHEAD ELECTRIC	MIDAMERICAN ELECTRIC MATT DAVITT 515-242-4289 MATTHEW.DAVITT@MIDAMERICAN.CC
I-COMMUNICATION -FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
2-COMMUNICATIONS	MEDIACOM JERRY BROUGHTON 845-587-2521 JBROUGHTON@MEDIACOMCC.COM
AR PER EMAIL	POLK COUNTY PUBLIC WORKS AARON PUTNAM 515-286-3705 PWLOCATE@POLKCOUNTYIOWA.GOV
AR PER MAP	MIDAMERICAN GAS MATT DAVITT 515-242-4289 MATTHEW.DAVITT@MIDAMERICAN.CC
4-FIBER OPTIC	CONSOLIDATED COMMUNICATIONS PHILLIP WILLIAMS JR 515-867-4769

IOWA DOT TOB FIBER DAVE AUGSPURGER 515-725-4604

VAN MAANEN ELECTRIC, INC. JOY PLUMLEY 641-791-9473



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- RMWATER
- /A.GOV ITARY SEWER
- VIOWA.GOV SOCIATION
- WW.COM RIC
- IIDAMERICAN.COM
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- ACOMCC.COM WORKS
- UNTYIOWA.GOV
- IDAMERICAN.COM MUNICATIONS
- PHILLIP.WILLIAMS@CONSOLIDATED.COM
- ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
- JPLUMLEY@VANMAANENELECTRIC.COM

NOTES

- 1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- 2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2024 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY TERRACON.
- 3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- 4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- 5. NOTIFY OWNER, ENGINEER, AND THE CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- 6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY
- 7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- 8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- 9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- 10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- 11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- 12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- 14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT
- 16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
- 17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

PROPERTY DESCRIPTION LOT 1, I-80 COMMERCE CENTER PLAT 1

PROPERTY ADDRESS 2701 SE 90TH STREET

ZONING I-80 COMMERCE CENTER PUD

BULK REGULATIONS SEE I-80 COMMERCE CENTER PUD MANUAL

PARKING REQUIREMENTS

1 SPACES PER 400 SF OF OFFICE 14,040 SF/400 = 36 SPACES REQUIRED 1 SPACE PER 5,000 SF OF STORAGE 2.440 SF/5.000 = 1 SPACE REQUIRED DATA HALL = 0 SPACES REQUIRED = 37 SPACES TOTAL REQUIRED 40 SPACES PROVIDED (INCLUDING 2 ACCESSIBLE STALLS)

ERU CALCULATIONS 218,379 / 4,000 = 55 ERU'S

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POLL	UTION PREVENTION NOTES	24 AW 24 AW		M-SS 10
A. POLLU 1. CO AL IOV PE CC ER OR	DITON PREVENTION AND EROSION PROTECTION DE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH L POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE VA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES RMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE INTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST OSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW REPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.	IENTS 05-15-2 IENTS 05-10-2 DE 05-00-	DATE DATE Scale: 1" = NO	T-R-S: TTN-RR
2. DA EN RE INC TH EA PR DE	MAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / GINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER SULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, CLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF E CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE RTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR IVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.	ISED PER CITY COMN ISED PER CITY COMN	REVISION Checked By: BKC	Date: 2024-04-19 401.01
3. STOR 1. THI PE CC EN AL FU SP	M WATER DISCHARGE PERMIT S PROJECT DOES NOT REQUIRE COVERAGE UNDER THE NPDES GENERAL RMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH INSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE VIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND L SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND LFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS ECIFIED IN THE CONTRACT DOCUMENTS.	3 2 REV	MARK Engineer: JLH	Technician: AWS Project No: 124.0
2. AL INC PU INS MU FA TH	L DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, CLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF BLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE SPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND IST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. ILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF E CLEAN WATER ACT AND THE CODE OF IOWA.		ENY, IOWA	ER BLVD \ 50023 :r-associates.com
3. A " ST. ER DC CC TH SU	NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL ABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY OSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER CUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT MPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE E ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR BMITTAL OF THE NOTICE OF DISCONTINUATION.		H ST., ANK	2727 S.W. SNYDE ANKENY, IOWA 2020 www.snyde
C. POLLU 1. THI DC RE TH	JTION PREVENTION PLAN E STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE CUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD FER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO E POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.		SE 90TI	515-964-:
2. TH PR CC RE CC TH	E SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT ACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT VERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A SULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE INTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM OSE SHOWN ON THE PLAN MAY BE REQUIRED.	-	2701 \$	_
3. TH CC	E SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT INSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.			U U
4. TH OF FO	E CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE LLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:	Ľ		Ν
a.	UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.	AT 1		ES,
b.	INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.	S PL		ΑT
C.	PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.	Ë		C
d.	MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.	CEN	NO	S S O
e.	INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.	RCE	RMAT	& A.
f.	PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.	MME	LINFO	ER
g.	INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.	0 0 0	OJEC ⁻	١۲D
h.	RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.	<u>~</u>	PR	SN
i.	STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.		ſ	
j.	COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.	S N & A S	Y [soc	DER IATES

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

Project No: 124.0401.01

Sheet C101





	8" PCC PAVEMENT EQUIPMENT YARD LIGHT DUTY HMA W/ GRANULAR SUBBASE	5" PCC SIDEWALK 6" PCC PAVEMENT	PAVEMENT LEGEND	 ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS. B. EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL INFORMATION. 	 10. SITE LIGHTING: SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY, CONTRACTOR TO COORDINATE WITH THE OWNER, UTILITY SERVICE PROVIDER AND THE CITY OF ANKENY FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. ALL BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED FROM STREET TRAFFIC. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF ANKENY PRIOR TO THE INSTALLATION OF THE LIGHTING. A. LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF 	 WALLS: A. MODULAR BLOCK RETAINING WALL. COLOR PER OWNER. ANY WALL OVER 4 FEET HEIGHT REQUIRES A BUILDING PERMIT AND ENGINEERING DESIGN BY AN IOWA LICENSED ENGINEER. B. CONCRETE STRUCTURAL WALL. 	8. DOORS: A. DOCK DOOR.	 A. 8 TALL SLEGRITT FLIGE. AMERICISTARTIM ASSE FOR CONTINENT SECURITY PALISADE FENCING. B. 8' TALL BLACK VINYL CHAIN LINK FENCE. C. 21' CLEAR AUTOMATIC CANTILEVER SLIDE GATE. D. ANTI-CLIMB SECURITY PEDESTRIAN GATE WITH CARD READER ACCESS. E. CHAIN LINK PEDESTRIAN GATE. F. 26' AUTOMATIC DOUBLE SWING GATE. G. 16' MANUAL DOUBLE SWING GATE. H. EMERGENCY ACCESS 26' MANUAL DOUBLE SWING GATE. 	 7. FENCING, PROVIDE THE FOLLOWING: A. 8' TALL SECURITY FENCE AMERISTAR IMPASSE IL OR ODH HIGH 	 E. CARD READER WITH KNOX BOX. F. SECURITY CAMERA. G. KNOX BOX. H. PHASE 1 GENERATOR YARD. I. FUTURE PHASE GENERATOR YARD. J. PHASE 1 CHILLER YARD. K. EUTURE PHASE CHILLER YARD. 	 PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN. A. SITE ELECTRICAL. B. PIPE BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER. C. TRASH COMPACTOR. SEE ARCHITECTURAL PLAN FOR DETAIL. D. BUILDING STOOP. SEE ARCHITECTURAL PLAN FOR DETAIL. F. CARD READER WITH KNOX BOX 	 SIGNS. PROVIDE THE FOLLOWING: A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. B. PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. 	SHOWN (WHITE). D. PAINTED ARROW AND TEXT (WHITE). E. PAINTED STOP BAR (WHITE). F. PAINTED DOUBLE CENTER LINE (YELLOW). G. PAINTED LANE LINE (WHITE). H. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (WHITE).	 4. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING: A. 4" WIDE PAINTED PARKING STALL LINES (WHITE). B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL (WHITE). C. ACCESSIBLE AISLE, 45° STRIPING AT 3' ON CENTER SPACING WHERE 	 6" DEPTH PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING WHERE SHOWN. J. TAPER TO FULL CURB IN 5 FEET. K. NO CURB. L. 5" PCC SIDEWALK TO BE INSTALLED WITH PUBLIC IMPROVEMENTS. 	 A. 6" DEPTH PCC PARKING. B. 6" HEIGHT STANDARD CURB. C. 6" INTEGRAL CURB AND SIDEWALK D. 8" DEPTH PCC DRIVE. E. 5" PCC SIDEWALK. F. 2' WIDE 4" PCC MAINTENANCE STRIP. G. 2" LIGHT DUTY HMA. H. CONNECT TO EXISTING PAVEMENT WITH TYPE 'A' CONNECTION. MATCH EXISTING ELEVATIONS. I. 6" DEPTH PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8 33% 	 DEMOLITION. REMOVE THE FOLLOWING: C. REMOVE ENTRANCE AND CULVERT. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN: A 6" DEPTH DCC DARKING 	 EXISTING FEATURES. PROTECT THE FOLLOWING: A. PAVEMENT TO REMAIN. B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY. 	DIMENSION PLAN CONSTRUCTION NOTES
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t No: 12 eet C	GRADE PLAN - SW	2701 SE 90TH ST., ANKENY, IOWA	1 IGMP BID MARK REVISION Engineer: JLH Checked By: BKC	05-06-24 AWS DATE BY Scale: 1" = 20'
DER A.0401.01 303	SNYDER & ASSOCIATES, INC.	2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	Technician: AWS Date: 2024-04-19 Project No: 124.0401.01	T-R-S: TTN-RRW-SS Sheet C303


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o∵ 12 et C	GRADE PLAN - SE		2701 SE 90TH ST., ANKENY, IOWA	MARK REVISION Engineer: JLH Checked By: BKC	DATE BY Scale: 1" = 20'
				Technician: AWS Date: 2024-04-19	T-R-S: TTN-RRW-SS
E R r e s	SNYDER & ASS	SOCIATES, IN	C NYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	Project No: 124.0401.01	Sheet C304





	ILITY PLAN CONSTRUCTION NOTES EXISTING FEATURES, PROTECT THE FOLLOWING: A. PROTECT EXISTING UTILITIES. DEMOLITION, REMOVE THE FOLLOWING: A. B'DOMESTIC LINE WITH CURB STOP IN SIDEWALK. B. B'WATER SERVICE LINE. C. HYDRANT ASSEMBLY. D. 45' BEND. C. CONNECT TO B' WATER SERVICE STUB. F. FIRE DEPARTMENT CONNECTION. G. CONNECT TO BULDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. H. B' RW VALVE. SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING: A. G' SANITARY SEWER SERVICE INE AT MINIMUM 1.0%, VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. B. SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%, VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. C. CONNECT TO G' PUBLIC SANITARY SEWER SERVICE. USE 1:1 RISER AS NECESSARY. D. CONNECT TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. SITE LIGHTING FROVIDE THE FOLLOWING: A. CONTRACTOR TO COONSTITUCTION. C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD. DOWNSPOUT COLLECTION LINES: A. LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD. DOWNSPOUT COLLECTION WITH A MINIMUM SOF EL	J LOT 1 3 REVISED PER CITY COMMENTS 05-15-24 AWS 2 REVISED PER CITY COMMENTS 05-10-24 AWS 4 ICMB BID 05-00-24 AWS	2701 SE 90TH ST., ANKENY, IOWA Engineer: JLH Checked By: BKC Scale: 1" = 20'	NG. 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 Technician: AWS Date: 2024-04-19 T-R-S: TTN-RRW-SS 515-964-2020 www.snyder-associates.com Project No: 124.0401.01 Sheet C401
	EXISTING FEATURES, PROTECT THE FOLLOWING: A. PROTECT EXISTING UTILITIES.	5-24 AV		-01 -01
	A. PROTECT EXISTING UTILITIES. DEMOLITION, REMOVE THE FOLLOWING:	05-15-2 05-10-2	DATE DATE 1" = 20'	C40
-	WATER SERVICES, PROVIDE THE FOLLOWING:	TS IS	Scale:	T-R-S: Sheet
	 A. 3" DOMESTIC LINE WITH CURB STOP IN SIDEWALK. B. 8" WATER SERVICE LINE. C. HYDRANT ASSEMBLY. D. 45° BEND. E. CONNECT TO 8" WATER SERVICE STUB. F. FIRE DEPARTMENT CONNECTION. G. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. 	PER CITY COMMENT PER CITY COMMENT ICMD BID	REVISION cked By: BKC	s: 2024-04-19 01 S
	AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. H. 8" RW VALVE.	VISED P	Chec	Date 0401.0
-	 SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING: A. 6" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. 	RE	eer: JLH	nician: AWS st No: 124.
	 B. SANITARY SEWER CLEANOUT (SUDAS SW-203). C. CONNECT TO 6" PUBLIC SANITARY SEWER SERVICE. USE 1:1 RISER AS NECESSARY. 	7 D 3	MAR	Techr
	D. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.		MA	s.com
•	 SITE LIGHTING, PROVIDE THE FOLLOWING: A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION. C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD. 		ίτ., ΑΝΚΕΝΥ, ΙΟ	27 S.W. SNYDER BLVD ANKENY, IOWA 50023 www.snyder-associates
-	 A. EXTEND 8" HDPE (UNLESS NOTED) COLLECTION PIPE TO EACH DOWNSPOUT LOCATION WITH A MINIMUM SLOPE OF 1%. USE MANUFACTURED TEES, 45° BENDS AND 90° ELBOWS AS NEEDED TO ROUTE THROUGH THE GENERATOR YARD. COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS. B. CONNECT DOWN SPOUT LEADER TO STORM PIPE WITH MANUFACTURED BOOT TYPE FITTING. C. PROVIDE 2-45° ELBOWS AT BUILDING FACE DEPTH OF 42" BELOW FINISH GRADE. EXTEND PIPE VERTICAL A MINIMUM OF 1 FOOT ABOVE FINISH GRADE. 		2701 SE 90TH S	27; <i>F</i> 515-964-2020
	CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.	DT 1		<u>၂</u>
	SUBDRAIN, PROVIDE THE FOLLOWING: A. INSTALL 6" SUBDRAIN MINIMUM 36" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH PEA GRAVEL TO 6" BELOW FINISH GRADE.	, L		Z
	B. SUBGRADE CLEANOUT (TYPE A-2, SUDAS 4040.232)			
-	 B. SUBGRADE CLEANOUT (TYPE A-2, SUDAS 4040.232) DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL. 	AT 1		ЩS,
. 0.	 B. SUBGRADE CLEANOUT (TYPE A-2, SUDAS 4040.232) DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL. MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIGN DRAWINGS: A. PRIMARY ENCLOSURE. 	I-80 COMMERCE CENTER PLAT 1	UTILITY PLAN - NW	SNYDER & ASSOCIATES,
).	 B. SUBGRADE CLEANOUT (TYPE A-2, SUDAS 4040.232) DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL. MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIMO DRAWINGS: A. PRIMARY ENCLOSURE. 	I-80 COMMERCE CENTER PLAT 1		SAYDER & ASSOCIATES



U7 1.	TILITY PLAN CONSTRUCTION NOTES EXISTING FEATURES, PROTECT THE FOLLOWING: A. PROTECT EXISTING UTILITIES.		5-15-24 AWS	5-10-24 AWS	5-06-24 AWS	DATE BY	= 20'	N-RRW-SS	3402
2.	DEMOLITION, REMOVE THE FOLLOWING: A. REMOVE EXISTING FLARED END SECTION.		ö S	S O	ŏ		Scale: 1" -	T-R-S: TTI	heet (
3.	 WATER SERVICES, PROVIDE THE FOLLOWING: A. 3" DOMESTIC LINE WITH CURB STOP IN SIDEWALK. B. 8" WATER SERVICE LINE. C. HYDRANT ASSEMBLY. D. 45° BEND. E. CONNECT TO 8" WATER SERVICE STUB. F. FIRE DEPARTMENT CONNECTION. G. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. H. 8" RW VALVE. 		/ISED PER CITY COMMENTS	/ISED PER CITY COMMENTS	IGMP BID	REVISION	Checked By: BKC	Date: 2024-04-19	0401.01 St
4.	SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING: A. 6" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.		RE/	RE/		RK	gineer: JLH	thnician: AWS	ject No: 124.(
	 B. SANITARY SEWER CLEANOUT (SUDAS SW-203). C. CONNECT TO 6" PUBLIC SANITARY SEWER SERVICE. USE 1:1 RISER AS NECESSARY. D. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. 		m	N	-	MA MA	Eng	Tec	Pro-
5.	 SITE LIGHTING, PROVIDE THE FOLLOWING: A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION. C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD. 					ST ANKENY IC			727 S.W. SNYDER BLVD ANKENY, IOWA 50023 0 www.snyder-associates
6.	 DOWNSPOUT COLLECTION LINES: A. EXTEND 8" HDPE (UNLESS NOTED) COLLECTION PIPE TO EACH DOWNSPOUT LOCATION WITH A MINIMUM SLOPE OF 1%. USE MANUFACTURED TEES, 45° BENDS AND 90° ELBOWS AS NEEDED TO ROUTE THROUGH THE GENERATOR YARD. COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS. B. CONNECT DOWN SPOUT LEADER TO STORM PIPE WITH MANUFACTURED BOOT TYPE FITTING. C. PROVIDE 2-45° ELBOWS AT BUILDING FACE DEPTH OF 42" BELOW FINISH GRADE. EXTEND PIPE VERTICAL A MINIMUM OF 1 FOOT AROVE FINISH CRADE 					2701 SE 90TH			2 515-964-2020
7.	CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.		С С	5					NC.
8.	 SUBDRAIN, PROVIDE THE FOLLOWING: A. INSTALL 6" SUBDRAIN MINIMUM 36" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH PEA GRAVEL TO 6" BELOW FINISH GRADE. B. SUBGRADE CLEANOUT (TYPE A 2, SUDAS 4040 232) 		- ~ L						3 , 1
9.	DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL.			ζ					Ш
10.	MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIGN DRAWINGS: A. PRIMARY ENCLOSURE.		I LAD COMMERCE FORTER P						SNYDER & ASSOCIAT
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2.	DEMOLITION, REMOVE THE FOLLOWING: A. REMOVE EXISTING FLARED END SECTION.		s 05	s 05	05		Scale: 1" =	T-R-S: TTN	neet C
3.	 WATER SERVICES, PROVIDE THE FOLLOWING: A. 3" DOMESTIC LINE WITH CURB STOP IN SIDEWALK. B. 8" WATER SERVICE LINE. C. HYDRANT ASSEMBLY. D. 45° BEND. E. CONNECT TO 8" WATER SERVICE STUB. F. FIRE DEPARTMENT CONNECTION. G. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. H. 8" RW VALVE. 		SED PER CITY COMMENTS	SED PER CITY COMMENTS	IGMP BID	REVISION	Checked By: BKC	Date: 2024-04-19	401.01 St
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5.	 SITE LIGHTING, PROVIDE THE FOLLOWING: A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION. C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD. 					T ANKENV IOI			7 S.W. SNYDER BLVD NKENY, IOWA 50023 www.snyder-associates.
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	A. PRIMARY ENCLOSURE.	 DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL. MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND 	 SUBDRAIN, PROVIDE THE FOLLOWING: A. INSTALL 6" SUBDRAIN MINIMUM 36" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH PEA GRAVEL TO 6" BELOW FINISH GRADE. B. SUBGRADE CLEANOUT (TYPE A-2, SUDAS 4040.232) 	. CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.	 DOWNSPOUT COLLECTION LINES: A. EXTEND 8" HDPE (UNLESS NOTED) COLLECTION PIPE TO EACH DOWNSPOUT LOCATION WITH A MINIMUM SLOPE OF 1%. USE MANUFACTURED TEES, 45° BENDS AND 90° ELBOWS AS NEEDED TO ROUTE THROUGH THE GENERATOR YARD. COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS. B. CONNECT DOWN SPOUT LEADER TO STORM PIPE WITH MANUFACTURED BOOT TYPE FITTING. C. PROVIDE 2-45° ELBOWS AT BUILDING FACE DEPTH OF 42" BELOW FINISH GRADE. EXTEND PIPE VERTICAL A MINIMUM OF 1 FOOT ABOVE FINISH GRADE. 	 SITE LIGHTING, PROVIDE THE FOLLOWING: A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION. C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD. 	 B. SANITARY SEWER CLEANOUT (SUDAS SW-203). C. CONNECT TO 6" PUBLIC SANITARY SEWER SERVICE. USE 1:1 RISER AS NECESSARY. D. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. 	 SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING: A. 6" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. 	 WATER SERVICES, PROVIDE THE FOLLOWING: A. 3" DOMESTIC LINE WITH CURB STOP IN SIDEWALK. B. 8" WATER SERVICE LINE. C. HYDRANT ASSEMBLY. D. 45° BEND. E. CONNECT TO 8" WATER SERVICE STUB. F. FIRE DEPARTMENT CONNECTION. G. CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS. H. 8" RW VALVE. 	. DEMOLITION, REMOVE THE FOLLOWING: A. REMOVE EXISTING FLARED END SECTION.	JTILITY PLAN CONSTRUCTION NOTES EXISTING FEATURES, PROTECT THE FOLLOWING: A. PROTECT EXISTING UTILITIES.
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DER ATES 4.0401.01 404	SNYDER & ASSOCI/	<pre>\T E</pre>	S, II	NC.	2727 AN 515-964-2020	S.W. SNYDER BLVD KENY, IOWA 50023 www.snyder-associates.o	Tech Proje	iician: AWS t No: 124.04	Date: 2024-04-19 7	-R-S: TTN-F	RRW-SS 404



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RMILE DRIVE - 628 LF	U U)		<u></u>		
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Project No: 124.0401.01



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PLAN	NT SC	CHEDULE			
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
CP3	9	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1.5" Cal.	B&B
GA	22	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	14	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
NS	3	Nyssa sylvatica	Tupelo	1.5" Cal.	B&B
PB2	3	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	1.5" Cal.	B&B
QR	12	Quercus rubra	Red Oak	1.5" Cal.	B&B
TD2	6	Taxodium distichum	Bald Cypress	1.5" Cal.	B&B
TB4	9	Tilia americana 'Bailyard'	Frontyard® American Linden	1.5" Cal.	B&B
TB3	15	Tilia americana 'Boulevard'	Boulevard American Linden	1.5" Cal.	B&B
UM	3	Ulmus x 'Morton Stalwart'	Commendation™ Elm	1.5" Cal.	B&B
EVERG	REEN T	REES	1		
PP	14	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6` Ht.	B&B
ORNAM	ENTAL	TREES			
CI	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B
MA	10	Malus x 'Adirondack'	Adirondack Crabapple	1.5" Cal.	B&B
MS	6	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME		SIZE	CONTAINER
SHRUB	S				
FM	16	Forsythia x intermedia 'Mindor'	Show Off® Forsythia	3 gal.	Pot
JM	31	Juniperus chinensis 'Maneyi'	Maney Juniper	2.5` Ht.	Pot
JF	28	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3` Ht.	Pot
JW	21	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	3 gal.	Pot
PK	14	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	2` Ht.	Pot
SD	26	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	1.5` Ht.	Pot
SD2	24	Syringa x 'Declaration'	Declaration Lilac	3 gal.	Pot
SO	59	Syringa x 'SMNJRPI' TM	Bloomerang Dwarf Pink Lilac	1.5` Ht.	Pot
TH	50	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3 gal.	Pot
VC	76	Viburnum carlesii	Koreanspice Viburnum	2.5` Ht.	Pot
WM	18	Weigela florida 'Minuet'	Minuet Weigela	2 gal.	Pot

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BASE



ALTERNATE

8 C600 NO SCALE



AMERISTAR IMPASSE II

PERIMETER SECURITY FENCE







78" – 90† 8" CONCRETE PIPE APRON GUARD 9 C602 NO SCALE

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									no. date	description	
						MATERIAL TAKE-OFF			A 04/19/2024	SITE PLAN SUBMITTAL	
						STAINED INSULATED PRECAST:	43,167.84 SF	96.8%			
						-CERULEAN -DARK MIDNIGHT -PRECAST GRAY					
						INSULATED OPAQUE DOORS:	1,089.94 SF	2.4%			
						INSULATED GLAZING:	354.28 SF	.80%			
						TOTAL:	44,612.06 SF	100%			
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						PRECAST CONCRETE STAIN	<u>GLAZING</u>				
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date detailed 04/19/24 WB checked designed AZ FG WB



DES MOINES, IA

contract 153614 DSM01

ARCHITECTURAL ELEVATIONS - SITE PLAN REVIEW

drawing

file

project

A-000 —

rev.



PLAN AND ZONING COMMISSION May 21, 2024 6 : 30 PM

🖃 Print

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL: Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1600 SE Corporate Woods Drive - Baker Group Temporary Structure Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Temporary Structure, allowing the temporary structure to remain on site until November 21, 2024.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Clic	ck to download
D	<u>Aerial Map</u>
D	<u>Staff Report</u>
D	Applicant Letter
D	Site Plan
D	<u>Elevations</u>



1 inch = 500 feet Date: 3/11/2024

1600 SE Corporate Woods Drive Baker Group Temporary Structure





Plan and Zoning Commission Staff Report

Meeting Date: May 21, 2024

Agenda Item:	1600 SE Corporate	Woods Drive -	- Baker Group	Temporary S	Structure Site Plan
Report Date:	May 15, 2024		-		
Prepared by:	Laura Hutzell	EJC			
	Associate Planner				

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Temporary Structure, allowing the temporary structure to remain on site until November 21, 2024.

Project Summary:

Baker Group is requesting to set up a temporary structure known as a "hoop building" for roughly six months or less. Baker Group will be fabricating piping skids for their data center, which require to be protected from the weather. The structure will be used to move the skids for storage until they are shipped out. The temporary structure will be located on the far northeast corner of the Baker Group site behind the existing building. The structure is made of a woven polyethylene covered structure and measurers approximately 42'x96'x17' with one 14'x14' overhead door, and one 36" door on each end. The structure will be anchored to the existing concrete paving and will require a permit.

The proposed temporary structure does not require any additional parking, nor will it take away any existing parking. No utilities or signage are proposed or required for this project.



Baker Group 1600 SE Corporate Woods Drive Ankeny, Iowa 50021

Phone: 515.262.4000 855.262.4000 Fax: 515.266.1025 www.thebakergroup.com

May 7, 2024

City of Ankeny Planning and Zoning Commission 1210 NW Prairie Ridge Drive Ankeny, IA 50023

Planning and Zoning Commission,

Baker Group would like to set up a temporary structure "hoop building" for roughly 6mo or less.

<u>Temp Structure:</u> 42ft wide x 96ft long x 17ft tall woven polyethylene covered structure. With (1) 14'x14' OH door and (1) 36" Man door on each end. Anchored to existing concrete paving. See provided building details for additional information.

<u>Use:</u> Stagging area for large, fabricated skids. We have a large data center; we are fabricating piping skids for. They require the skids to be protected from the weather. We would use this structure to move the skids for storage until we ship them off.

Timing: Set up structure last week of May and take down in November or sooner.

Sincerely,

Robert Cross Chief Operating Officer



E





Client Baker Group 1600 SE Corporate Woods Dr. Ankeny, IA 50021

Project Baker Group Parking Lot Expansion 1600 SE Corporate Woods Dr. Ankeny, IA 50021





GTG Architects, LLC

Architect

Civil Design Advantage LLC 3405 SE Crossroads Dr, Ste G Grimes, IA 50111



Electrical Design / Builder Baker Group 1600 SE Corporate Woods Dr. Ankeny, IA 50021

DRAWING ISSUE SCHEDULE

Date	Description
12/22/2021	PROGRESS SET
12/30/2021	CITY OF ANKENY PERMIT SET
01/28/2022	CITY OF ANKENY RESPONSE 1
01/31/2022	CITY OF ANKENY RESPONSE 2
08/05/2022	ANKENY PLAN & ZONING SUBMITTAL
08/09/2022	PLAN & ZONING RESUBMITTAL
09/07/2022	REVISION 1
09/21/2022	REVISION 2
02/01/2024	REVISION 3 - SOUTH PARKING LOT
05/07/2024	TEMPORARY STRUCTURE
Ducioat Statu	EOP CONSTRUCTION

GTG A Job # 211047

GTG C Job # 210117

Project:

BAKER GROUP TEMPORARY STRUCTURE 1600 SE COPRORATE WOODS DRIVE ANKENY, IA 50021

ARCHITECTURAL SITE PLAN





42' wide x 17' high enclosed storage building details (MADE IN THE USA)



Frame: 3.5" diameter (14) gauge triple galvanized round structural steel tubing

Main cover: 12.5 oz/yd2 (24 mil thickness) woven polyethylene **Cover color options:** White (standard); green, gray, tan available for additional cost

Leg spacing: 4' (3' recommended for harsh weather regions) **Available lengths**: 48', 60', 72', 96' (custom lengths available for additional cost and manufacturing lead time)

- Can be assembled on any mounting surface (concrete pads, gravel, dirt, asphalt)
- Comprehensive instruction manual included which each unit
- Package includes all hardware required for assembly (ratchets, straps, and tension hardware included)
- Covers are thermally fused at the seams for a watertight seal
- 14' wide x 14' high steel overhead drum door included on front (available on rear by request)
- No interior legs for maximum storage utilization
- Joint cross connectors, corner struts, and cable tension system for superior rigidity
- Ratchet tension system keeps cover tight to the frame
- Service (man) doors available on each end
- Made in the USA
- 15 year prorated manufacturer warranty on cover

Photos above may not represent specific size which is being quoted to customer.



Example photos of enclosed storage buildings



Photos above may not represent specific size which is being quoted to customer.



Color options with skylight orientation for non white colors



- Green, gray, and tan units include non transparent 6' wide skylight across top center for additional interior lighting
- White is same material as the skylight
- Interiors are white regardless of exterior color



Available exterior colors are white, green, gray, and tan



STORAGE BUILDINGS, SHELTERS, AND CANOPIES 419-852-7765 WWW.PORTABLEGARAGESHELTER.COM

End profile diagram for internal clearances



Grid Represents 12" Squares

Above diagram represents profile shape of arch if resting on grade level (no walls).



3D frame construction diagram with cover installed



Above diagram is representation only and may not be specific size which is being quoted to customer.

SHELTERVISION

STORAGE BUILDINGS, SHELTERS, AND CANOPIES 419-852-7765 <u>www.portablegarageshelter.com</u>

Rafter construction diagrams







*Each rafter consists of (5) galvanized steel tubes (top left) that are "slip fit" together with connecting bolt (top right) *All rafters have flat based foot plates at the bottom of each leg (bottom left)



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3D view frame construction diagram with connection points



Above diagram is representation only and may not be specific size which is being proposed to customer.



Side profile frame construction



Above diagram represents a 42' wide x 48' long x 17' high with 4' rafter spacing



Main cover installation information





*Cover conduit steel tube is inserted into the side pockets of the cover (top left diagram) and placed on the side of the assembled frame.

*Rope is wrapped around cover conduit (top right diagram) *Cover is pulled over the frame using the ropes (bottom right diagram)

*Ratchets are attached to the frame and straps wrap around conduit within the cover and tensioned (bottom left diagram)







STORAGE BUILDINGS, SHELTERS, AND CANOPIES 419-852-7765 WWW.PORTABLEGARAGESHELTER.COM

End panel enclosure framing and cover



Rear steel end frame with no door diagram



Steel end frame with door opening and panel diagram



Front steel end frame <u>with door opening</u> diagram (no vertical frame tube in center)

*End framing consists of square galvanized structural steel tubing and 12.5 oz/yd2 (24) mil cover panel with fastening hardware *14' wide x 14' high door opening without installation of center vertical steel member *End framing and cover panel can be purchased together or separately



Anchoring information



Foot plate for wood, concrete, steel

Foot plate fastens to surface using (4) predrilled holes





Foot plates included with the building purchase. Plates are 4" x 5 ½" (see drawing to the left).

This option required for concrete, wood, or steel.


PLAN AND ZONING COMMISSION May 21, 2024 6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL: Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
D <u>Aerial Map</u>
Staff Report
Applicant Letter
PUD Rezoning Exhibit
<u>PUD Book</u>
Land Use Map
Image: Description of the second s





Hope Crest II PUD - Rezoning





Plan and Zoning Commission Staff Report

Meeting Date: May 20th, 2024

Agenda Item:Hope Crest II Rezoning – Public HearingReport Date:May 16, 2024Prepared By:Bryan MorrisseyAssociate Planner

Discussion

The applicant, Hope K. Farms, LLC is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of approximately 38.10 acres (+/-) of land located southeast of the NW 54th Street and NW Irvinedale Drive intersection. The property is currently zoned R-2, One-Family and Two-Family Residence District, a zoning classification that was assigned to the property in 2022 as a part of the original Hope Crest rezoning. The subject area is surrounded by properties to the north and west that are zoned PUD (Moeckley and Hope Crest PUD) and properties to the south that are zoned R-2, One-Family and Two-Family Residence District and R-1, One-Family Residence District. The areas to the north and east of the subject property are not within Ankeny's Corporate Limits.

As previously mentioned, the applicant is proposing that the subject area consisting of approximately 38.10 acres (+/-) be rezoned to PUD, Planned Unit Development. The Ankeny Plan 2040 Comprehensive Pan, *Figure 12.10*, *Future Land Use Map* identifies the subject area as being suitable for low density residential land uses. The zoning compatibility matrix lists the PUD zoning classification as being partially compatible with the low density residential future land use classification.

A PUD book has been included with the submittal to provide greater detail for the potential development. Features within the PUD book worth noting include 50' minimum lot widths, 6,400 square foot minimum lot areas, required trees in front yards, landscaping buffering along future NW State Street, and privately owned and maintained wet-bottom detention ponds. Additionally, the R-3 Zoning Classification will apply to any feature not covered in the PUD Book. A conceptual plan has been included in the PUD book to show potential lot and street layouts. The bulk regulations for the PUD are as follows:

- Single-Family Residential
 - Detached homes with minimum two-car attached
 - Minimum Lot Width at front yard setback 50 feet
 - Minimum Lot Area 6,400 Square Feet
 - Minimum Yard Requirements
 - Front 25 feet
 - Rear 25 feet
 - Side 10 feet total (minimum 5' one side)
 - Additional Landscaping: A minimum of one overstory/ornamental tree within the front yard of each lot
 - 20-foot landscape buffer required on residential lots adjacent to NW State Street
 - R-3 Zoning Regulations shall apply to any items not covered within this PUD

The applicant has submitted rezoning petitions consisting of 67.52% of the land area within 250' of the rezoning request, meeting the minimum 60% requirement to proceed with the request. Additionally, the applicant has also submitted the required petitions for the land subject to the rezoning.

Notifications of the public hearing were mailed to the surrounding property owners within 250' of the subject property on May 8, 2024; and a legal notice was published in the Des Moines Register on May 10, 2024. The City of Ankeny's Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning, as well as the time and place of the public hearing. The applicant posted on-site signage on Tuesday, May 14, 2024, providing the required seven days of notification for the public hearing.

Staff will present a complete staff report and recommendation at the next Plan and Zoning commission meeting on June 4, 2024.



April 19, 2024

Honorable Mayor and City Council c/o Eric Carstens City of Ankeny Community Development - Planning 1210 NW Prairie Ridge Drive Ankeny, Iowa 50023

RE: Rezoning – Hope Crest II

Honorable Mayor and City Council;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 38.1 acres located south and west of 1901 NW 54th Street. The existing zoning of the property is R-2 One-Family and Two- Family Residence District and we are requesting to rezone to a Planned Unit Development with underlying R-3 zoning. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

LANDSCAPE ARCHITECTS Planners & Surveyors

ENGINEERS,

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

ared Alung

Jared Murray, P.E.



OWNER	ACRES	PERCENT	CONSENTING
S, LLC NY* R & SUZANNE_STEWART-MEYER	33.85 AC. 4.91 AC. 0.20 AC.	67.52% - 0.40%	х
ILEE RIDENOUR DN 2MAN	0.48 AC. 0.44 AC. 0.22 AC. 0.17 AC.	0.96% 0.88% 0.44% 0.34%	
NDINETTI NA GROENHEIDE SOCKS & SUSAN DEXTER HERINE DECKER HAYS ATES HOA NIQUE WASHINGTON STAL CARLTON NUR ROBERTS	0.17 AC. 0.17 AC. 0.26 AC. 0.07 AC. 0.08 AC. 0.25 AC. 0.14 AC. 0.14 AC. 0.14 AC.	0.34% 0.34% 0.52% 0.14% 0.16% 0.50% 0.28% 0.28% 0.28%	
IRLEY SLUITER HENS LLC & SRM HOLDINGS LLC LETTE WALL MELLA CARR	0.10 AC. 0.06 AC. 0.14 AC. 0.27 AC. 0.13 AC.	0.20% 0.12% 0.28% 0.54% 0.26%	
AGLI BUCHEIT ER, JEFFREY VOEGTLIN & ANNETTE VOEGTLIN S LTD LY FARM LLC	0.13 AC. 0.11 AC. 8.97 AC. 1.18 AC. 2.26 AC.	0.20% 0.22% 17.89% 2.35% 4.51%	
*(50.13 AC.)	55.04 AC	100%	67 52%

*PROPERTY OWNED BY THE CITY OF ANKENY IS NOT INCLUDED IN THE AREA PERCENTAGES.

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY,

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 01'18'43" EAST ALONG THE WEST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 50.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW 54TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89'51'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 205.00 FEET; THENCE SOUTH 01'14'08" EAST, 195.37 FEET; THENCE NORTH 88'45'52" EAST, 165.00 FEET; THENCE SOUTH 01'14'08" EAST, 1422.98 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 90.47 FEET AND WHOSE CHORD BEARS NORTH 83'10'58" WEST, 90.41 FEET; THENCE NORTH 79'28'49" WEST, 98.52 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 216.20 FEET AND WHOSE CHORD BEARS SOUTH 16'42'48" WEST, 215.77 FEET; THENCE SOUTH 22'54'25" WEST, 280.54 FEET TO SAID WEST LINE OF PARCEL 2021-85; THENCE NORTH 01'18'43" WEST ALONG SAID WEST LINE, 2051.83 FEET TO

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HOPE CREST II

PLANNED UNIT DEVELOPMENT

CITY OF ANKENY



Applicant:



Prepared by:



HOPE CREST II Planned Unit Development

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1 THE PLAN

Overview Narrative PUD Master Plan Bulk Regulations

2 REZONING REQUEST

Rezoning Petition Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Crest II - Ankeny

OVERVIEW NARRATIVE

The overall Hope Crest property consists of 91.98 acres consisting of single-family residential, wet ponds for storm water management and fishing and parkland dedication for surrounding property owners. The property is generally located southeast of the intersection of NW 54th Street and NW Irvinedale Drive, west of NW Ash Drive, and north of Rock Creek Elementary School. The property is currently zoned R-2: One-Family and Two-Family Residence District.

This portion of the property (38.10 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for the residents. The development will also provide unique amenities by offering walking paths and water features that will serve has storm water detention and attract wildlife. A city neighborhood park will also be situated off NW Abilene Road for the enjoyment of its residents.

Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

This PUD establishes the bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Hope Crest II PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. The residents will have access to walking paths that will provide connectivity to local parks as well as water features that will provide storm water detention and attract wildlife. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

It is the developers intent to sell all portions of the development.



Hope Crest II – Ankeny Planned Unit Development

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL (50' wide + Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback 50 feet
- Minimum Lot Area 6,400 s.f.
- Minimum Yard Requirements:
 - Front 25 feet
 - Rear 25 feet
 - Side 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD
- 20 foot landscape buffer required on residential lots adjacent to NW State Street and NW 54th Street.
 - Buffer shall consist of 1 evergreen tree, 2 overstory trees and 6 shrubs per lot.

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address: Attached

request that said real estate be rezoned from its present classification of <u>R-2</u>	to PUD	for the
purpose of allowing the following use(s):		
Detached single family residential development.		

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from _____ to _____.

-

Parcel owner(s) signatures

 \subset

Hope K Farms, LLC - Reza Kargarzadeh	26	04/16/2024
(owner name)	(Signature)	
(owner name) KARCERIADHI+	(Signature)	
(owner name)	(Signature)	

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms, LLC	
Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA	50266
Signature:	Date: 04 16/2024
Printed Name: Reza Kargarzadeh	Tigle:
Property Owner:	
Address:	
Signature:	Date:
Printed Name:	Title:

City of Ankeny

.

Rezoning Application Form

Property Location (street address and/or boundary description):

SW of 1901 NW 54th Street	
Gross acreage of rezoning: <u>38.1 Acres</u> Current property zoning: <u>R-2</u> Proposed property zoning: <u>PUD</u>	
Conditions:	
Is property within Ankeny's corporate limits	
Applicant/Contact Person:	
Full Name: Arash Razizadeh	_ Company: Hope Development and Realty
Address: 4500 Westown Parkway, Suite #277	
City, State, Zip: West Des Moines, Iowa, 50266	
Office Phone: 515-381-3925	Cell Phone:
E-mail:arash.razizadeh@epcmtg.com	
Property Owner:	
Full Name: Reza Kargarzadeh	Company: Hope K Farms, LLC
Address: 4500 Westown Parkway, Suite #277	
City, State, Zip: West Des Moines, Iowa, 50266	
Office Phone: 515-381-3925	Cell Phone:
E-mail:	
Attorney	
Full Name:	Firm Name:
Address:	
City, State, Zip:	
Office Phone:	Cell Phone:
E-mail:	
	ared Murray
Address: 4121 NW Urbandale Drive	
City State Zip. Urbandale, Iowa, 50322	
Office Phone: ⁵¹⁵⁻³⁶⁹⁻⁴⁴⁰⁰	Cell Phone:
F-mail: JaredM@cda-eng.com	

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: Anglicant/Contact Person)	e: <u>4 - 16 - 2024</u>
and: (Property Owner) **Original signatures are re	the Property Owner's Signature

City of Ankeny

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2021-85; THENCE NORTH 01°18'43" WEST ALONG THE WEST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 1083.79 FEET; THENCE SOUTH 67°05'43" EAST, 1455.16 FEET TO THE EAST LINE OF SAID PARCEL 2021-85; THENCE SOUTH 01°14'08" EAST ALONG SAID EAST LINE, 509.07 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 89°38'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2021-85, A DISTANCE OF 1326.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.26 ACRES (1,056,785 SQUARE FEET).

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

AND

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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



OWNER	ACRES	PERCENT	CONSENTING
S, LLC NY* R & SUZANNE_STEWART-MEYER	33.85 AC. 4.91 AC. 0.20 AC.	67.52% - 0.40%	х
ILEE RIDENOUR DN 2MAN	0.48 AC. 0.44 AC. 0.22 AC. 0.17 AC.	0.96% 0.88% 0.44% 0.34%	
NDINETTI NA GROENHEIDE SOCKS & SUSAN DEXTER HERINE DECKER HAYS ATES HOA NIQUE WASHINGTON STAL CARLTON NUR ROBERTS	0.17 AC. 0.17 AC. 0.26 AC. 0.07 AC. 0.08 AC. 0.25 AC. 0.14 AC. 0.14 AC. 0.14 AC.	0.34% 0.34% 0.52% 0.14% 0.16% 0.50% 0.28% 0.28% 0.28%	
IRLEY SLUITER HENS LLC & SRM HOLDINGS LLC LETTE WALL MELLA CARR	0.10 AC. 0.06 AC. 0.14 AC. 0.27 AC. 0.13 AC.	0.20% 0.12% 0.28% 0.54% 0.26%	
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SUPPORTING EVIDENCE

Hope Crest II - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to Hope Crest will be from future NW State Street which will require 120' of public ROW and is proposed to cut diagonally through the property towards the northwest as it is extended from NW 36th Street. A secondary access will come from NW 54th Street at the NW Abilene Road tie in. Local streets will be extended through the property to provide connectivity to major streets as well as adjacent properties as development progresses east and west.

The city of Ankeny has a long-term plan to extend NW State Street through the property. NW 54th Street is considered a minor arterial street and is located along the northern boundary of this property. NW Abilene Road is a major collector and will tie into the future NW State Street and into the existing NW 54th Street.

A more detailed traffic study has been prepared by Bolton & Menk for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the local city park and 8' trail. Pedestrian ramps will be provided at all four corners of the intersection of NW State Street and NW Abilene Road to connect the surrounding neighborhoods. An eight-foot wide public trail will be constructed on the south side of NW 54th street, with pedestrian ramps provided on the southern corners of the intersection of NW 54th street and NW Abilene Road.

UTILITIES

Sanitary sewer service will be provided by connecting into the existing 15" trunk sewer extending from NW Abilene Road and into existing 8" sanitary sewer from Brinmore Estates Plat 3 at the north end of NW Sharmin Drive. All sanitary sewer mains will be public and will be designed at minimum slopes due to flat topography.

The existing 10" water main on the eastern side of NW Abilene Road will be extended to NW 54th Street. The existing 8" water main along NW Sharmin Drive will be extended through the development along all local streets. There is an existing 12" water main along the south side of NW 54th Street. All water main will be public.

Storm sewer will be provided within public right-of-ways and sized per city code, ultimately discharging into one of the detention basins provided onsite.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services from Brinmore Estates to the south and NW 54th Street. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Crest property generally drains from west to southeast discharging water to an unnamed tributary of Fourmile. Detention for the single-family residential areas will be provided in wet-bottom ponds provided throughout the site. All detention facilities shall be privately owned and maintained.

PARKS

An onsite public park approximately 0.91 acres in size and an offsite future park, approximately 9.48 acres in size, will be provided to satisfy a portion of the parkland dedication requirements for the residential uses within the development. The remaining parkland dedication requirement is proposed to be satisfied with a fee in lieu payment. Parkland dedication calculations are included.

PARKLAND DEDICATION CALCULATION

HOPE CREST

Ankeny, Iowa

				Park
			Parkland %	Dedication
AREA	ZONING	ACRES	Required	Acres
SF	PUD II	21.62	10%	2.16
SF	PUD	38.09	10%	3.81
	CITY PARK	0.91	0%	0.00
	DETENTION PONDS	9.69	0%	0.00
	PUBLIC R.O.W.	21.66	0%	0.00
	FUTURE SINGLE FAMILY	162.57	10%	16.26
	FUTURE MULTI-FAMILY	39.01	10%	3.90
	FUTURE DETENTION POND	19.45	0%	0.00
	FUTURE CITY PARK	9.48	0%	0.00
	FUTURE R.O.W.	53.66	0%	0.00
TOTAL		376.15		26.13

City Park Land Provided = 10.39 Acres

City Park Dedication Required = 26.13 Acres

ARCHITECTURAL CHARACTER

Hope Crest II – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials such as but not limited to brick, stone, vinyl, cement board and stucco will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.













1 inch = 458 fee Date: 5/15/2024

^{1 inch = 458 feet} Hope Crest II PUD - Future Land Use Map





1 inch = 400 feet Date: 5/15/2024

Hope Crest II PUD - Current Zoning

