Meeting Agenda

Plan and Zoning Commission

Tuesday, May 17, 2022
6:30 PM
Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

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. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the May 17, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the May 3, 2022 minutes of the Plan and Zoning Commission meeting.

2. Kimberley Crossing Plat 2 Final Plat

Consider MOTION to recommend City Council approval of Kimberley Crossing Plat 2 Final Plat.

3. First Street Commons Plat 2 Final Plat

Consider MOTION to recommend City Council approval of First Street Commons Plat 2 Final Plat; and recommend City Council authorization of cost-participation for 16-inch water main along E 1st Street in the amount estimated to be $5,375.00.

4. Courtyards at Harvest Ridge Plat 4 Final Plat and Courtyards at Harvest Ridge Plat 4 Site Plan

Consider MOTION to recommend City Council approval of the Courtyards at Harvest Ridge Plat 4 Final Plat.

Consider MOTION to approve the Courtyards at Harvest Ridge Plat 4 Site Plan, subject to City Council approval of the public improvement construction documents and recordation of the final plat.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

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. J. Larson Homes, LLC request to rezone property from R-1, One-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. REPORTS:

1. May 16, 2022 City Council Report - Staff
2. Director's Report
Tentative agenda items for June 7, 2022
Building Permit Report April 2022
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

June 6, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

PLAN AND ZONING COMMISSION
May 17, 2022
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	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 3, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

P&Z Minutes 2022-05-03

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 3, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair G.Hunter called the May 3, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Trina Flack, Glenn Hunter, Ted Rapp, Todd Ripper, Annette Renaud, Randy Weisheit and Lisa West. Staff present: E.Jensen, D.Silverthorn, J.Heil, B.Morrissey, B.Fuglsang

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the May 3, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS
There were no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the April 19, 2022 minutes of the Plan and Zoning Commission meeting.
Item #2. 1075 SW Oralabor Road - Heartland Dental Clinic Site Plan
Motion to approve the site plan for 1075 SW Oralabor Road, Heartland Dental Clinic.
Item #3. Canyon Landing Townhomes Plat 1 Final Plat and Canyon Landing Townhomes Site Plan
Motion to recommend City Council approval of Canyon Landing Townhomes Plat 1 Final Plat, and recommend City Council authorization of cost-participation request for upsizing public water mains to 12-inch and 16-inch mains and sidewalk oversizing along NE 18th Street in the amount estimated to be $40,759.00.
Motion to approve Canyon Landing Townhomes Site Plan, subject to recordation of the final plat; and acceptance of the private street names NE Mongoose Lane and NE Spear Lane.
Item #4. Canyon Landing Duplexes Plat 1 Final Plat
Motion to recommend City Council approval of the Canyon Landing Duplexes Plat 1Final Plat; and recommend City Council authorization of cost-participation for extensions and upsizing of public sanitary sewer and public water mains in the amount estimated to be $519,914.55.
Item #5. Canyon Landing Plat 2 Final Plat
Motion to recommend City Council approval of the Canyon Landing Plat 2 Final Plat.

Motion by T.Rapp to approve the recommendations for Consent Agenda Items #1 - #5. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS
There were no public hearings.

BUSINESS ITEMS
Item #6. Request by ATI Industrial, LLC, Tyler Investment Company, Inc, Polk County Aviation Authority, and Lloyd D. Linn for voluntary annexation of property into the City of Ankeny
D.Silverthorn reported that the annexation is for 159 acres, generally located east of SE Four Mile Drive, west of NW Berwick Drive and south of SE Oralabor Road. The annexation area is owned by four property owners, ATI Industrial, LLC, Tyler Investment Company, Inc, Polk County Aviation Authority, and Lloyd D. Linn totaling eight parcels. He said it is a voluntary urbanized annexation request due to it being located within two miles of the City of Altoona. The annexation area is currently zoned as Low-Density Residential District and Agricultural Transition

District on the Polk County Zoning Map, as well as the Polk County Future Land Use Map. He stated that The Ankeny Plan 2040 Comprehensive Plan is a guideline for future development and the area is located within the City of Ankeny Planning Boundary, and is currently identified as Airport Business Park in the western portion of the petitioned area adjacent to the Ankeny Regional Airport, Open Space in the central portion surrounding Four Mile Creek, and Low-Density Residential in the eastern portion along NE Berwick Drive. D.Silverthorn reviewed, in detail, the land use categories that are identified on The Ankeny Plan 2040 Land Use Map to help answer the questions that were brought up at the public hearing. He said if the annexation request would be approved, the entire area would come in as R-1 zoning, consistent with all other newly annexed land. He detailed information on how the area would be served by water, sanitary sewer along with drainage. D.Silverthorn said the proposed annexation complies with the regulations of the Code of Iowa, is consistent with City of Ankeny's annexation policy, and is identified as a future growth area in the Ankeny Plan 2040 Comprehensive Plan; therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the Ankeny RMJ Annexation.

The Commission had no questions.
The applicant/representative had no further information to provide.

Chair Hunter allowed a question by Andy Swanson.

Andy Swanson, 7516 NE Berwick Drive said at the last meeting he asked about the businesses that would be located behind his property. He then presented information that he took off of ATI Group's website related to the annexation area and said he is concerned about what type of businesses are going to be allowed on the property behind him.

Chair Hunter explained that the question before the Commission is only about annexing the land into the corporate limits of Ankeny. He said the zoning would be R-1, if the property is annexed. The property would then have to be rezoned along with platting and a site plan before it could be developed. E.Jensen shared that Mr. Swanson's comments would be well taken at the next step of development, which would be the rezoning stage, if the property is annexed.

Motion by T.Flack to recommend City Council approval of the Ankeny RMJ Annexation. Second by A.Renaud. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

Item #7. Request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny

E.Jensen reported the subject area is located adjacent to the northeast portion of the City of Ankeny and generally located around the intersection of NE 126th Avenue and NE 22nd Street (NE Delaware Avenue). He shared that the request is for 584.16 acres of land to be voluntarily annexed into the City of Ankeny. E.Jensen stated that the annexation area consists of 19 parcels containing 562.64 acres that are consenting to the annexation and ten parcels containing 21.52 acres that are non-consenting. He said the Code of Iowa allows the inclusion of up to 20% of the total land area of the annexation as non-consenting in order to avoid the creation of islands or to create more uniform boundaries. He noted that the annexation, as currently configured, contains 96.32% consenting land and 3.68% nonconsenting land. E.Jensen stated that this annexation was previously before the Commission and at that time the Rueter property was nonconsenting and since then, the Rueters presented petitions for both of their properties, which makes them consenting property owners. He explained that after consulting with the City Attorney, the decision was made to bring it back to the Commission to look at the revised application and give a recommendation to the Council, even though it is not required by the State code or Ankeny's City code. He presented the Land Use Plan Map and said the land area is within the Planning Boundary of The Ankeny Plan 2040 Comprehensive Plan. E.Jensen stated that NE 126th Avenue and NE Delaware Avenue are both arterial streets in the City's comprehensive plan to handle traffic as the area develops. Traffic studies will need to be completed before development. He further explained the proposed plan on how this area would be served with water and sanitary sewer. E.Jensen presented the City's Annexation Policy and reviewed the relevant policy statements with the Commission as it relates to this annexation request, including Unincorporated Islands and Peninsulas, Municipal Boundaries, Comprehensive Planning and Zoning, and Extension of Services. He presented information on past 80/20 annexations in Ankeny, and the amount of 80/20 annexations that the City Development Board has reviewed over the past two years. E.Jensen said, ideally, staff would like all annexations to be 100% voluntary. He stated that Ankeny would not annex land that they could not provide basic city services to. The

annexation before the Commission is contiguous to the existing City limits, it contains just over 96% consenting property owners, it is within the planning boundary of the City, and it is consistent with the Annexation Policies of the City Council, therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation.

T.Flack asked why the annexation came back to the Commission, if the annexation falls within the State code, City code and the City's Annexation Policy. E.Jensen said due to the Rueter property being a large piece in this annexation, he and the City Attorney felt that it was appropriate for the Commission to give a recommendation on this application. T.Flack asked if there has been Council discussion. E.Jensen responded, no.

T.Flack asked if there is any workaround for the four properties on NE 126th Avenue. E.Jensen explained that if you leave the properties out of this annexation, the City's planning boundary in The Ankeny Plan 2040 includes the properties to the north of NE 126th Avenue; and, if those property owners want to be annexed into the City of Ankeny at some point, the four properties would have to be included as the City is not able to leave an island due to the city and state codes.

T.Rapp asked if the homesteads annex in as R-1, would they stay R-1 if the property surrounding is rezoned. E.Jensen said yes, unless they petition to rezone them. The property owner would need to request any future rezoning.

E.Jensen said should the Council, after the Commission's recommendation, approve this annexation, it will go to the City Development Board and there will be decision by the State Board.

No further comments from the applicant/representative.

A.Renaud said that she was not at the meeting where the Commission voted and if she had been, she would have voted to move forward as there is a reason that the 80/20 rule exists. She commented that there is always going to be times where you are not going to get 100% and feels her role is to determine if the request has met the threshold of the code, and it has.

Motion by A.Renaud to recommend City Council approval of the request by Hope Kimberley LLC for voluntary annexation of property into the City of Ankeny. Second by R.Weisheit. Motion carried 6 – 1 (Nay: T.Flack).

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the May 2, 2022 City Council meeting and the Council work session.

Director's Report

E.Jensen presented the tentative agenda items for the May 17, 2022 Plan and Zoning Commission meeting and said there will be a public hearing at the May 17, 2022 meeting to rezone property from R-1 to PUD.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

May 16, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 7:09 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION
May 17, 2022
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kimberley Crossing Plat 2 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

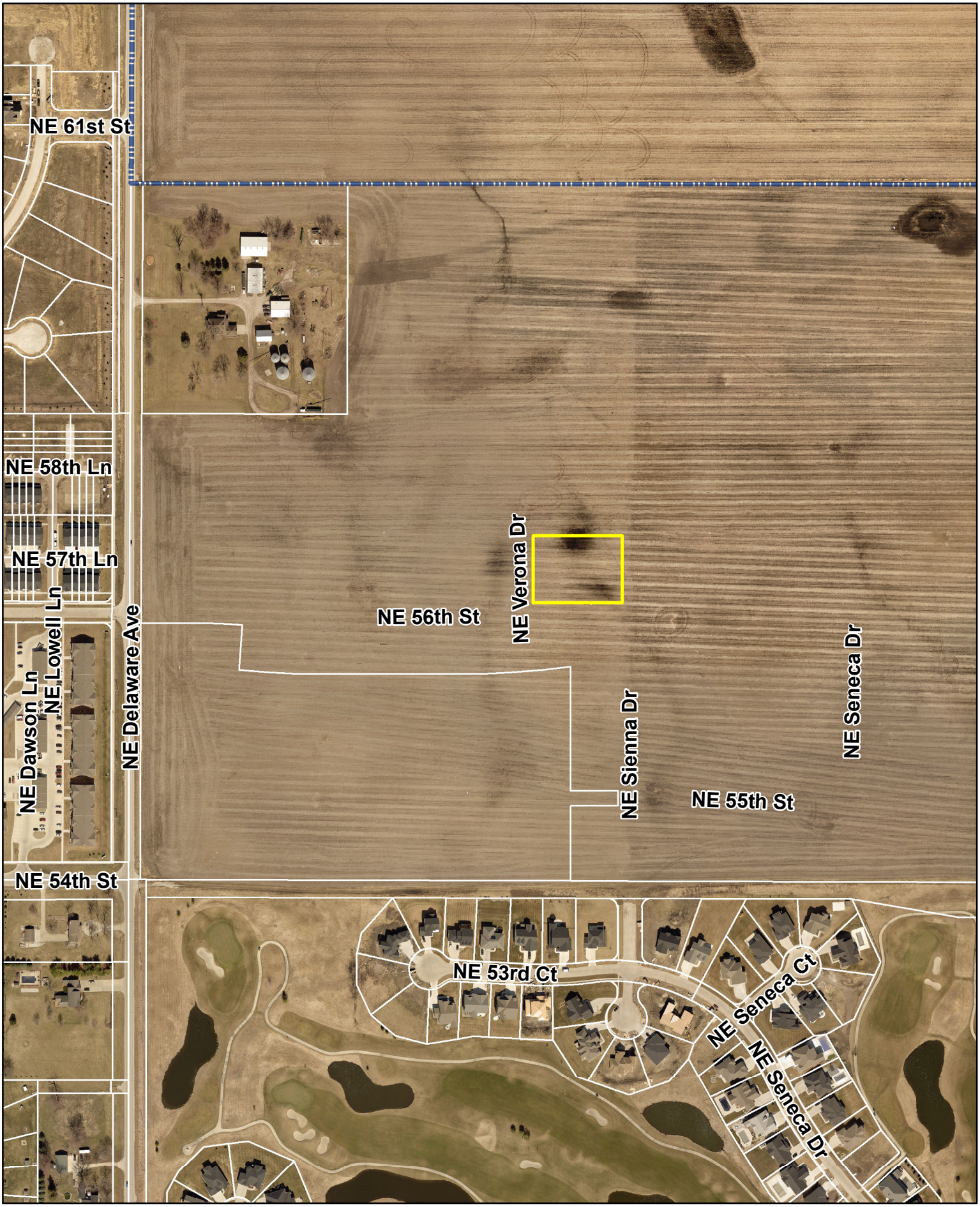
Action: Consider MOTION to recommend City Council approval of Kimberley Crossing Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

Aerial Map
Staff Report
Applicant Letter
Final Plat



N

1 inch = 350 feet

Date: 5/12/2022

Kimberley Crossing Plat 2
Final Plat

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: May 17, 2022

Agenda Item: Kimberley Crossing Plat 2 – Final Plat
Report Date: May 12, 2022
Prepared by: Jake Heil
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kimberley Crossing Plat 2 Final Plat.

Project Summary:

The Kimberley Crossing Plat 2 is a proposed 0.95-acre (+/-) plat located in the northwest corner of the intersection of NE Sienna Drive and NE 56th Street, this plat was previously Lot 16 on Kimberley Crossing Plat 1. The subject plat creates 5 single-family lots and shows associated utilities and easements. The proposed plat is in general conformance with the Miller Farm Property PUD.

Project Report:

Streets: This plat will be primarily accessed via NE 56th Street from NE Delaware to the west and via NE Sienna Drive that provides access through the Otter Creek development to the south. All proposed roads in the development will be required to have five-foot sidewalks.

Water: A 12-inch water main is being installed along NE 56th Street, a 10-inch main will be installed along NE Sienna Drive and an 8-inch main will be installed along NE Verona Drive. All of these water mains are being installed with Kimberley Crossing Plat 1.

Sewer: NE Sienna Drive will be serviced by a 12-inch trunk sanitary sewer main, and 8-inch sanitary sewer mains will be installed along NE 56th Street and NE Verona Drive.

Drainage: Generally, stormwater in this plat will flow towards the middle of the plat and then south until NE 56th Street where it the flow east. From there stormwater drains into a stormwater detention pond in Outlot X in Kimberley Crossing Plat 1. Stormwater then eventually drains to the south via storm sewer mains and detention ponds ultimately outletting into Otter Creek.

Parkland: A total of 3.82 acres of parkland dedication is required for Kimberley Crossing Plats 1 and Plat 2. Outlot Y, in Kimberley Crossing Plat 1, is comprised of 6.58 acres and was deeded to the City with Plat 1. The total parkland dedication for the Miller Farm PUD is estimated to be approximately 6.58 acres. Any additional required parkland that is not met by the 6.58 acres already deeded will be payment in lieu of parkland dedication.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Kimberley Crossing Plat 2**
NAME OF OWNER/ DEVELOPER: **Kimberley Development Corp.**

GENERAL INFORMATION:

PLAT LOCATION:	North of NE 56th Street, West of NE Sienna Drive
SIZE OF PLAT:	0.95 acres
ZONING:	Miller Farm PUD

LOTS:

NUMBER:	5 single-family lots	
SIZE/DENSITY:	5.2 units per acre	
USE:	Residential	
BUILDING LINES:	**Miller Farm PUD:**	
	Min. Lot Width:	50' (75' for 2-Family lot)
	Front:	25'
	Rear:	25'
	Side:	10' total (min. 5' one side)

PARK SITE DEDICATION:

A total of 3.82 acres of parkland dedication is required for Kimberley Crossing Plats 1 and Plat 2. Outlot Y, in Kimberley Crossing Plat 1, is comprised of 6.58 acres and was deeded to the City with Plat 1. The total parkland dedication for the Miller Farm PUD is estimated to be approximately 6.58 acres. Any additional required parkland that is not met by the 6.58 acres already deeded will be payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH:	Miller Farm Property PUD
SOUTH:	Miller Farm Property PUD
EAST:	Miller Farm Property PUD
WEST:	Miller Farm Property PUD

STREET DEVELOPMENT:

No new street development associated with this plat.

WASTE WATER:

PROJECTED FLOWS: 0.95 acres of developable land X 990 gal. per day/single-family residential = 940.5 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 5 units X 3 pers. per house X 100 gal. per day/person = 1,500 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

CIVIL DESIGN ADVANTAGE L.L.C.
ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS & SURVEYORS

May 6, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jake Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Crossing Plat 2
Final Plat & Construction Drawing Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 0.95 acres and is located northwest of the intersection of NE Sienna Drive and NE 56th Street. The final plat includes the development of five single family lots within the Kimberley Crossing Planned Unit Development area. 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.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322 • P 515+369+4400 • F 515+369+4410 • WWW.CDA-ENG.COM

KIMBERLEY CROSSING PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 16, KIMBERLEY CROSSING PLAT 1
ANKENY, POLK COUNTY, IOWA

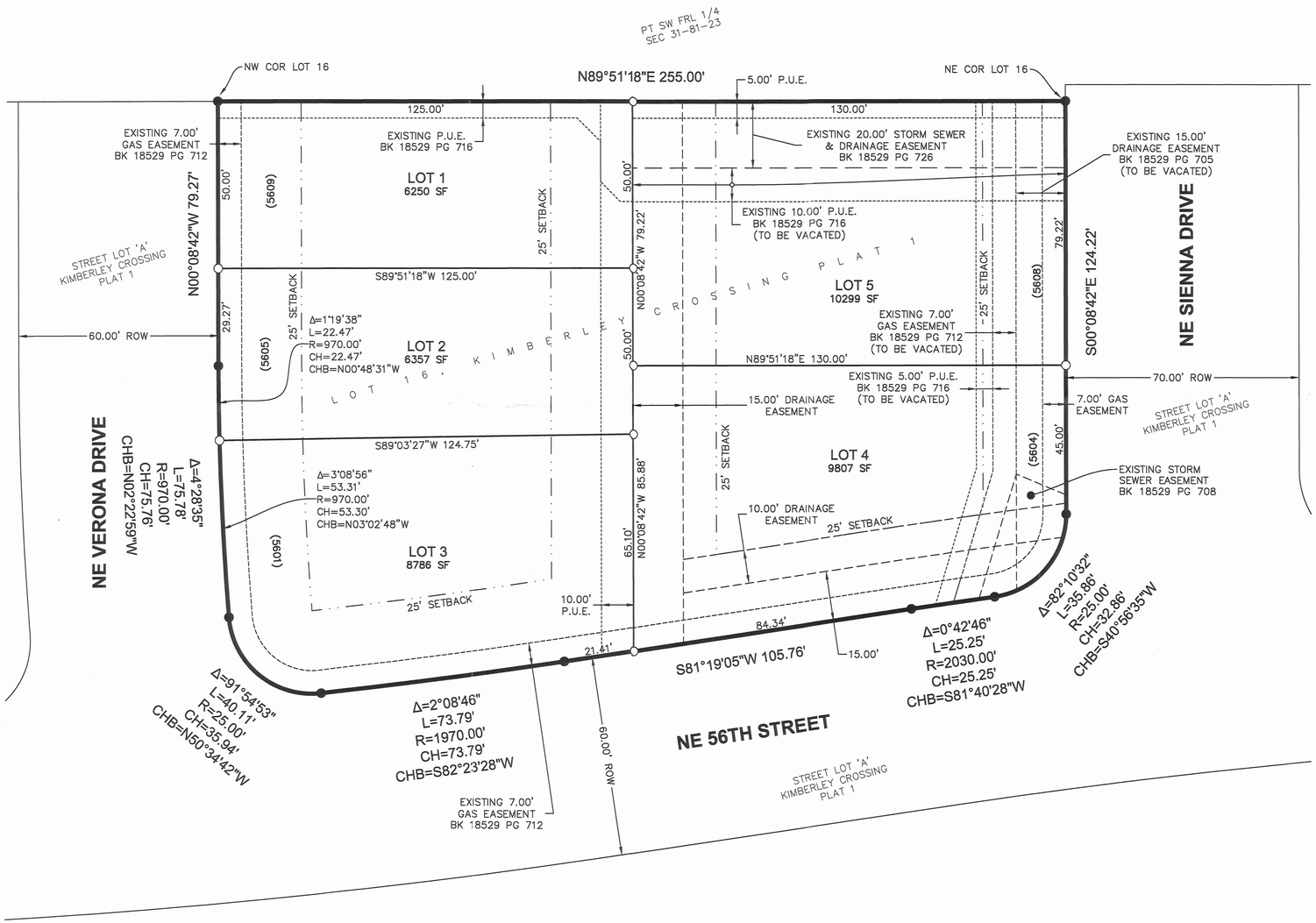
REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION

PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400



OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

P.U.D. DISTRICT
MINIMUM LOT WIDTH: 50'
MINIMUM 2-FAMILY LOT WIDTH=75' TOTAL
FRONT: 25'
REAR: 25'
SIDE: 5'

NOTE: MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

DATE OF SURVEY

APRIL 4, 2022

PLAT DESCRIPTION

LOT 16, KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 0.95 ACRES (41,499 SQUARE FEET).

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

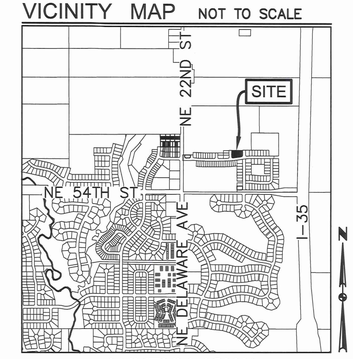
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, MAP NUMBER 19153C0065F WITH A EFFECTIVE DATE OF FEBRUARY 1, 2019.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

VICINITY MAP NOT TO SCALE



ANKENY, IOWA

SCALE
0' 10' 20' 40'
1" = 20' (FULL SIZE)

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

RECEIVED
MAY 06 2022
CITY OF ANKENY

FILE: H:\2022\2203197\DWG\2203197-FINAL PLAT.DWG
FILE DATE: 5/5/22
PLOTTED BY: AMY BRAHL
DATE PLOTTED: 5/5/2022 1:38 PM
TEQR:
COMMENT:
ENG:

REVISIONS	DATE
FINAL SUBMITTAL	04/28/2022
FIRST SUBMITTAL	04/06/2022

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

ENGINEER: GH
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

KIMBERLEY CROSSING PLAT 2
FINAL PLAT

2/4

2203.197

PLAN AND ZONING COMMISSION
May 17, 2022
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

First Street Commons Plat 2 Final Plat

EXECUTIVE SUMMARY:

See attached staff report

FISCAL IMPACT: **Yes**

Cost-participation request for 16-inch water main along E 1st Street in the amount estimated to be $5,375.00.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of First Street Commons Plat 2 Final Plat; and recommend City Council authorization of cost-participation for 16-inch water main along E 1st Street in the amount estimated to be $5,375.00.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Aerial Map
Staff Report
Applicant Letter
Final Plat

N

1 inch = 400 feet

Date: 5/12/2022

First Street Commons Plat 2
Final Plat

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: May 17, 2022

Agenda Item: First Street Commons Plat 2 – Final Plat
Report Date: May 12, 2022
Prepared By: Jake Heil EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of First Street Commons Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for 16-inch water main along E 1st Street in the amount estimated to be $5,375.00.

Project Summary:

First Street Commons Plat 2 is a proposed 2.01-acre (+/-) plat located north of E 1st Street and east of NE Deerfield Drive. The subject plat creates 22 lots for 2-plex and 4-plex townhomes, two street lots and associated utilities easements and improvements. The subject property is considered to be a portion of "Parcel M" within the Deer Creek PUD. "Parcel M" is identified as being utilized for Medium Density Residential – Townhomes. The proposed plat is in general conformance with the Deer Creek PUD.

Project Report:

Streets: The proposed plat will be primarily accessed via NE Timber Lane, via NE Deerfield Drive. The plat includes the development of the private street NE Doe Pointe Lane. All proposed roads in the development will be required to have five-foot sidewalks.

Water: 8-inch water mains will be installed throughout this proposed development, connecting to the existing 8-inch main along NE Timber Lane.

Sewer: 8-inch sanitary sewer mains will be installed throughout this proposed development, connecting to the existing 8-inch main along NE Timber Lane.

Drainage: Storm sewer pipes will direct stormwater to the south and west, outletting into a stormwater detention pond, which is located in the northeast corner of the intersection of NE Deerfield Drive and E 1st Street. Storm water will then flow west via a drainage ditch before ultimately conveying into Four Mile Creek.

Parkland: The developer request that the City accept payment in lieu of parkland dedication, in an amount equal to $2,407.66 based on $12,000 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **First Street Commons Plat 2**
NAME OF OWNER/ DEVELOPER: **First Street Commons, LLC.**

GENERAL INFORMATION:

PLAT LOCATION:	North of E 1st Street, east of NE Deerfield Drive
SIZE OF PLAT:	2.01 acres
ZONING:	Deer Creek PUD

LOTS:

NUMBER:	22 Townhome lots	
SIZE/DENSITY:	10.94 units per acre	
USE:	Residential	
BUILDING LINES:		
	Front:	35' from E 1st Street & NE 38th Street
		30' from internal ROW
		25' from back of curb of all private drives
	Rear:	30' (decks may extend 12 feet past RYSB)
	Building separation:	12'

PARK SITE DEDICATION:

The developer has requested payment in lieu of dedication.

ADJACENT LANDS:

NORTH:	Deer Creek PUD – Crossing at Deer Creek Plat 11
SOUTH:	Outside the City of Ankeny Corporate Limits - Agriculture
EAST:	Deer Creek PUD – Future First Street Commons Plat
WEST:	Deer Creek PUD – First Street Commons Plat 1

STREET DEVELOPMENT:

All proposed streets in the development will be private.

WASTE WATER:

PROJECTED FLOWS: 2.01 acres of developable land X 990 gal. per day/pers.= 1,989.9 GPD

TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.

STORM WATER:

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

WATER SYSTEM:

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

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

CIVIL DESIGN ADVANTAGE L.L.C.
ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS & SURVEYORS

May 6, 2022

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

RE: First Street Commons Plat 2
Final Plat and Construction Drawing Submittal

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

On behalf of First Street Commons, LLC, we are pleased to submit herewith a final plat and construction drawings for First Street Commons Plat 2 located within the Deer Creek PUD, west of NE 38th Street, north of E 1st Street. The property contains approximately 2 acres.

Plat 2 will include development of 22 two-plex and 4-plex townhomes, which is consistent with the Deer Creek PUD. The project contains several new private streets which connect to NE Deerfield Drive and NE 3rd Street. Public sanitary sewer and water main will be extended from Plat 1 to provide service for the development. Storm water detention has been provided in a wet-bottom detention pond in the SW corner of Plat 1 and in a regional detention basin located north of the site.

We are requesting that preliminary approval of the final plat be granted by City Council at the next regular City Council meeting. We respectfully request the City's consideration for cost participation, in accordance with City policy, for the extension of 16-inch water main along E 1st Street in the amount of $25 per linear foot ($5,375 total).

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding

Emily Harding, Project Manager

cc: First Street Commons, LLC

FIRST STREET COMMONS PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT. OUTLOT 'Y', FIRST STREET COMMONS PLAT 1 ANKENY, POLK COUNTY, IOWA

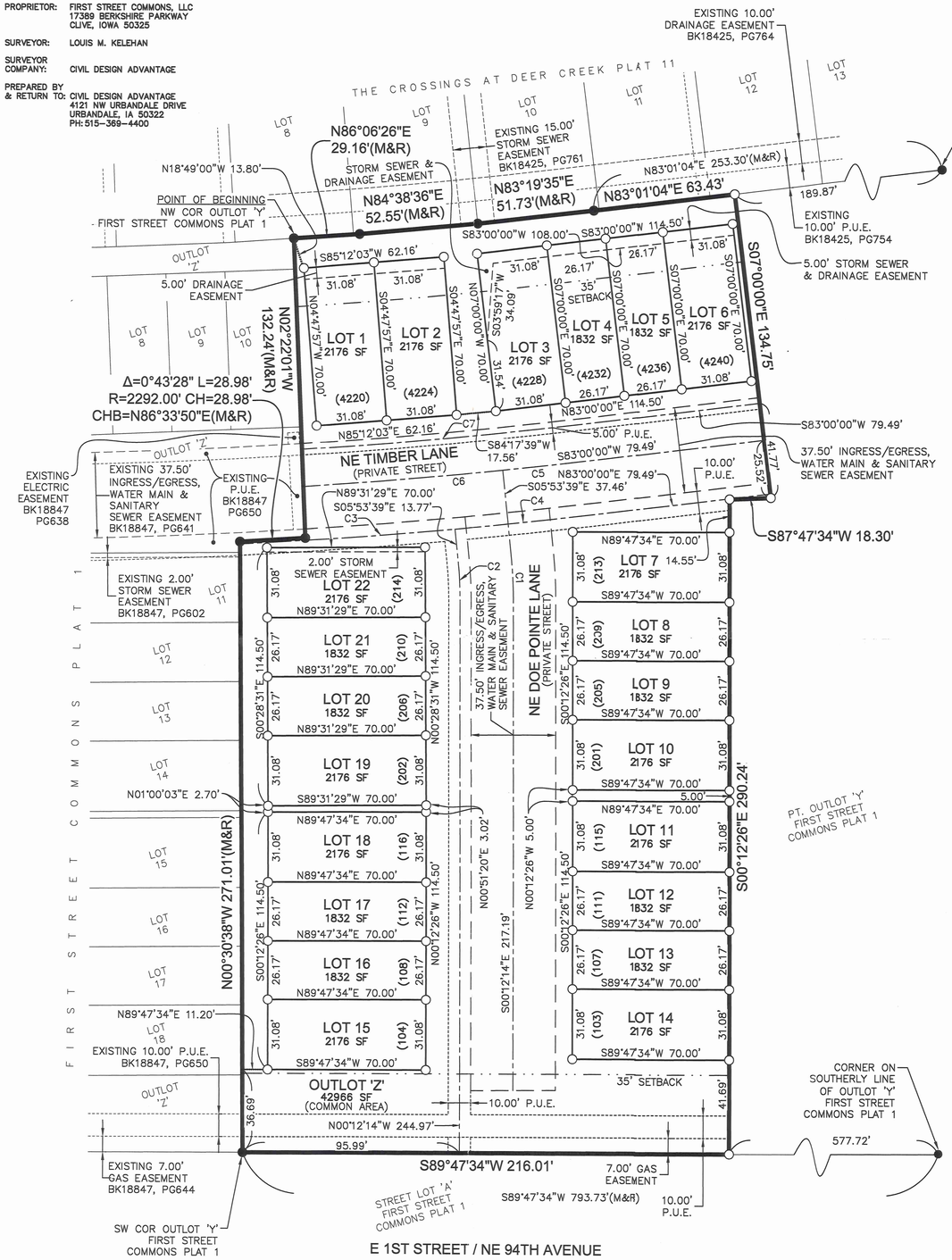
REQUESTOR: FIRST STREET COMMONS, LLC

PROPRIETOR: FIRST STREET COMMONS, LLC 17389 BERKSHIRE PARKWAY CLIVE, IOWA 50325

SURVEYOR: LOUIS M. KELEHAN

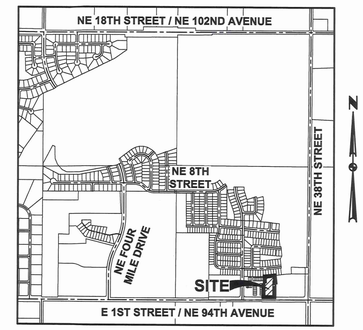
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400



RECEIVED
MAY 06 2022
CITY OF ANKENY

VICINITY MAP



ANKENY, IOWA

OWNER / DEVELOPER

FIRST STREET COMMONS, LLC
CONTACT: ERIC GRUBB
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH. (515) 975-7441

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE OF SURVEY

FIELDWORK: APRIL, 2022

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION ON E. 1ST STREET ALONG THE PLAT BOUNDARY.
4. SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, MAP NUMBER 19153C0210F WITH A EFFECTIVE DATE OF FEBRUARY 1, 2019.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

SCALE
0' 15' 30' 60'
1" = 30' (FULL SIZE)

PLAT DESCRIPTION

A PART OF OUTLOT 'Y', FIRST STREET COMMONS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 86°06'26" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 29.16 FEET; THENCE NORTH 84°38'36" EAST CONTINUING ALONG SAID NORTHERLY LINE, 52.55 FEET; THENCE NORTH 83°19'35" EAST CONTINUING ALONG SAID NORTHERLY LINE, 51.73 FEET; THENCE NORTH 83°01'04" EAST CONTINUING ALONG SAID NORTHERLY LINE, 63.43 FEET; THENCE SOUTH 07°00'00" EAST, 134.75 FEET; THENCE SOUTH 87°47'34" WEST, 18.30 FEET; THENCE SOUTH 00°12'26" EAST, 290.24 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'Y'; THENCE SOUTH 89°47'34" WEST ALONG SAID SOUTHERLY LINE, 216.01 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°30'38" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 271.01 FEET; THENCE EASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2292.00 FEET, WHOSE ARC LENGTH IS 28.98 FEET AND WHOSE CHORD BEARS NORTH 86°33'50" EAST, 28.98 FEET; THENCE NORTH 02°22'01" WEST CONTINUING ALONG SAID WESTERLY LINE, 132.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.01 ACRES (87,398 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

BULK REGULATIONS
MIN. SETBACKS
- FRONT = 35' FROM NE 94TH AVE (E 1ST ST.) & NE 38TH ST.
  30' FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS
  25' FEET FROM PRIVATE DRIVES
- REAR = 30' (DECKS MAY EXTEND 12 FEET INTO RYSB)
- BUILDING SEPARATION= 12' PRINCIPAL STRUCTURES

SCREENING REQUIRED:
- CLASS A WHERE TOWNHOME AREAS ABUT SINGLE-FAMILY AREAS

R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°41'13"	206.25'	20.47'	S03°03'03"E	20.46'
C2	5°41'12"	182.50'	18.11'	N03°03'04"W	18.11'
C3	2°23'04"	2293.00'	95.42'	S85°44'07"W	95.41'
C4	1°32'35"	2293.00'	61.75'	N83°46'17"E	61.75'
C5	0°56'52"	2269.25'	37.54'	S83°28'26"W	37.54'
C6	2°13'38"	2269.25'	88.22'	S85°03'42"W	88.21'
C7	3°10'37"	2253.00'	124.92'	S84°35'18"W	124.90'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LOUIS M. KELEHAN 18660 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

PRELIMINARY NOT FOR CONSTRUCTION

LOUIS M. KELEHAN, P.L.S. DATE
LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	05/06/2022
FIRST SUBMITTAL	04/15/2022

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

FIRST STREET COMMONS PLAT 2
FINAL PLAT
ANKENY, IOWA

1/1
2201.011

FILE: H:\2022\2201011\DWG\2201011-FINAL PLAT.DWG
FILE DATE: 5/5/22 DATE PLOTTED: 5/5/2022 4:30 PM
PLOTTED BY: EMILY HARDING TEAM:
COMMENT:
ENG:

PLAN AND ZONING COMMISSION
May 17, 2022
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Courtyards at Harvest Ridge Plat 4 Final Plat and Courtyards at Harvest Ridge Plat 4 Site Plan

EXECUTIVE SUMMARY:

See attached staff report

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

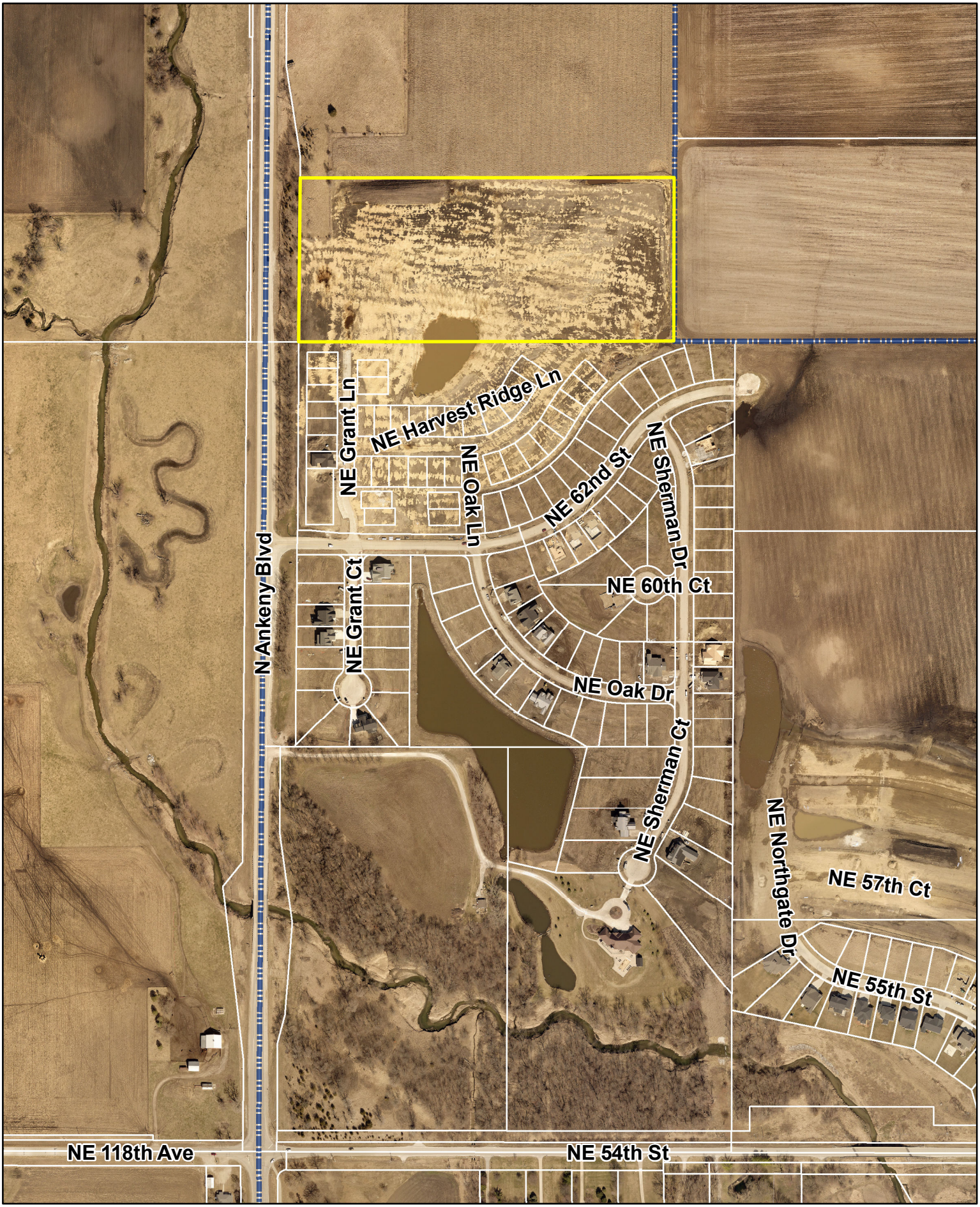
Action: Consider MOTION to recommend City Council approval of the Courtyards at Harvest Ridge Plat 4 Final Plat.

Action: Consider MOTION to approve the Courtyards at Harvest Ridge Plat 4 Site Plan, subject to City Council approval of the public improvement construction documents and recordation of the final plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Aerial Map
Staff Report
Applicant Letter
Final Plat
Site Plan
Elevations



N

1 inch = 400 feet

Date: 5/6/2022

Courtyards at Harvest Ridge Plat 4

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: May 17, 2022

Agenda Item: Courtyards at Harvest Ridge Plat 4 - Final Plat and Site Plan
Report Date: May 12, 2022
Prepared by: Laura Hutzell EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Courtyards at Harvest Ridge Plat 4 Final Plat.

That the Plan and Zoning Commission approve the Courtyards at Harvest Ridge Plat 4 Site Plan subject to Council approval of the public improvement construction documents and recordation of the final plat.

Project Summary:
Courtyards at Harvest Ridge Plat 4 is a proposed 15.06 -acre (+/-) plat located north of NE 54th Street and NE 62nd Street and east of N Ankeny Boulevard. The subject plat creates 51 lots for the construction of 51 single-story detached townhome units and an outlot for the privately-owned common space. The area is zoned R-3, Multiple-Family Residence District, restricted to 10 units per acre.

The Courtyards at Harvest Ridge Plat 4 and Site Plan includes a northerly extension of NE Harvest Ridge Lane on the east side of the site and NE Grant Lane on the west side of the site. It also includes public and private utilities, including public sanitary sewer, public water, and private storm sewer as well as a plan for landscaping. Two parking spaces per unit are required and the plan shows four spaces per unit including two garage and two driveway spaces per unit. One visitor parking stall for every four townhome lots is also required. The parking requirements provided meet the requirement for this plat.

The elevation drawings for the townhomes include the use of stone and lap siding. A landscaping plan is included as part of the site plan. This site meets the open space and landscaping requirements. Each townhome will have trees in the front and rear yard as well as landscaping on the west side of the site along N Ankeny Boulevard.

Project Report:

Streets: The proposed development will be accessed from N Ankeny Boulevard via NE 62nd Street and a private extension of NE Grant Lane and NE Harvest Ridge Lane. The layout of the proposed development extends NE Grant Lane and NE Harvest Ridge Lane to the north, these two streets will then connect to NE 64th Lane forming a loop. All proposed roads in the development will be required to have 5-foot sidewalks.

Water: An eight-inch public water main exists along NE Grant Lane. This eight-inch water main will extend throughout the plat area to serve the subject development.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Courtyards at Harvest Ridge Plat 4**
NAME OF OWNER: **Courtyards at Harvest Ridge, LLC**
NAME OF DEVELOPER: **Courtyards at Harvest Ridge, LLC**

GENERAL INFORMATION:

PLAT LOCATION: North of NE 62nd Street, east of North Ankeny Boulevard
SIZE OF PLAT 4: 15.06 acres
ZONING: R-3, Multiple-Family Residence District, restricted to 10 units per acre.

LOTS:

NUMBER: 51 lots, 1 outlot
SIZE/DENSITY: 3.39 units per acre
USE: Single-family detached housing
BUILDING LINES: 30' front yard setback along public street frontage; 35' rear yard setback.

ADJACENT LANDS:

NORTH: R-1 zoned agricultural land
SOUTH: Harvest Ridge Plat 1
EAST: R-1 zoned agricultural land
WEST: R-1 zoned agricultural land

STREET DEVELOPMENT: No public streets are proposed with this development.

PARK SITE DEDICATION: The developer has requested payment in lieu of dedication.

WASTE WATER:

PROJECTED FLOWS: 15.06 acres of developable land x 1,800 gal. per day/acre of developable land = 27,108 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUCK LINE: Four Mile Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Drainage Area

WATER SYSTEM:

USAGE: 15.06 acres of developable land x 100 gal. per day/acre of developable land = 15,060 GPD estimate

SUPPLY CAPACITY: 47 MGD; Current daily avg. 18 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

Sewer: Eight-inch public sanitary sewer exists along NE Grant Lane, which will extend throughout the plat area to serve the subject development. Wastewater will convey off-site to the south, and ultimately into the Four Mile trunk sewer.

Drainage: The Courtyards at Harvest Ridge has been a multi-phased development. The previously platted area to the south contains a detention basin within an existing stormwater management easement area. Stormwater from Plat 4 will be handled by two, 18-inch storm sewer mains that run through the east and west sides of the plat draining the stormwater to the existing detention basin, and ultimately into Four Mile Creek.

Parkland: A payment in lieu of parksite dedication in the amount of $7,863.66 is required.

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

May 6, 2022

Mayor & City Council
Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50023

RE: COURTYARDS AT HARVEST RIDGE PLAT 4
CONSTRUCTION PLAN, SITE PLAN AND FINAL PLAT RESUBMITTAL
S&A PROJECT NO. 122.0396.01

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

On behalf of Courtyards at Harvest Ridge LLC, please find accompanying the revised Construction Plan, Final Plat and Site Plan Documents and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and preliminary approval of the Public Improvement Construction Documents and Final Plat. Plat 4 of the development includes the final 51 detached townhome lots for this project. Upon buildout, the development will have 99 residential units. The clubhouse with pool is currently under construction. A private park with walking trail, park shelter and pickleball court is proposed as part of the project amenities for the property owners. Upon approval, Plat 4 construction is proposed to begin in the early summer.

As requested, we have addressed all items in the Tech Review comments through plan modifications and discussions with Staff. All required documents and permits have been submitted to the City or other jurisdictional agencies.

In keeping with City policy, we respectfully request cost participation of $7,315 for upsizing 532 LF of 12" water main along North Ankeny Blvd. (US Highway 69). (532 x $13.75/LF)

We are requesting a waiver of sidewalk construction along the North Ankeny Blvd. frontage in exchange for a payment of $9,345 (534 LF x 5 ft. x $3.50/SF) due with the final plat. This reimbursement rate is the same that was used in previous Harvest Ridge Plats. Same as with previous plats, the developer will grade the 8' sidewalk pad with the plat improvements.

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

Sincerely,

SNYDER AND ASSOCIATES, INC.

Jon Hanson

Jon L. Hanson, PE

cc: Nick Jensen, Caliber Iowa, LLC
James Lindgren, Caliber Iowa, LLC
File

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

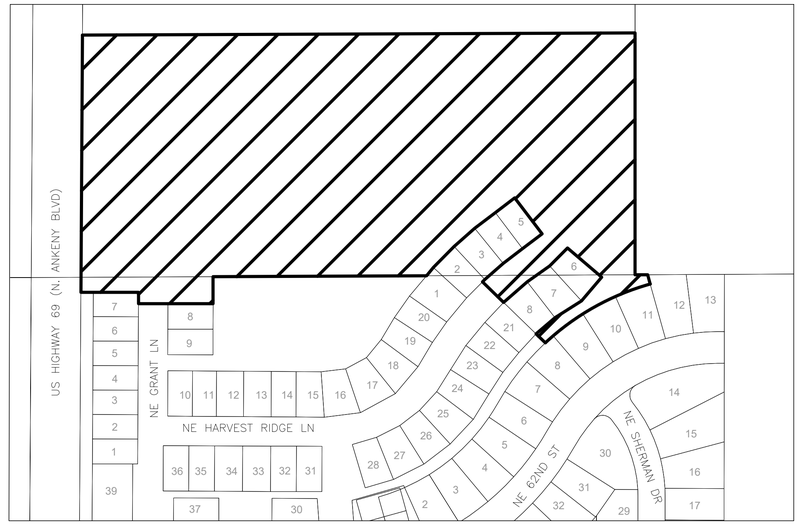
COURTYARDS AT HARVEST RIDGE PLAT 4

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES. COM
SURVEY LOCATED:
OUTLOT "Y" & PT. OUTLOT "V"
COURTYARDS AT HARVEST RIDGE PLAT 2
COURTYARDS AT HARVEST RIDGE PLAT 3
REQUESTED BY:
COURTYARDS AT HARVEST RIDGE LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



NOT TO SCALE

PLAT DESCRIPTION

A PART OF OUTLOT "V", COURTYARDS AT HARVEST RIDGE PLAT 1, AN OFFICIAL PLAT AND OUTLOT "Y", COURTYARDS AT HARVEST RIDGE PLAT 3, AN OFFICIAL PLAT ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "Y"; THENCE NORTH 89°35'34" EAST ALONG THE NORTH LINE OF SAID OUTLOT "Y", 1221.44 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "Y"; THENCE SOUTH 0°07'36" WEST ALONG THE EAST LINE OF SAID OUTLOT "Y", 534.33 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 89°35'34" EAST ALONG SAID EAST LINE, 27.91 FEET; THENCE SOUTH 15°33'32" EAST ALONG SAID EAST LINE, 21.69 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT "Y" AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 560.00 FEET; WHOSE ARC LENGTH IS 268.95 FEET AND WHOSE CHORD BEARS SOUTH 60°40'56" WEST, 266.37 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "Y"; THENCE NORTH 45°48'48" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Y", 27.60 FEET TO A SOUTHERLY CORNER OF LOT 8, COURTYARDS AT HARVEST RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 49°29'46" EAST ALONG SAID SOUTH LINE, 55.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 57°54'58" EAST ALONG SAID SOUTH LINE, 69.24 FEET TO THE SOUTHEAST CORNER OF LOT 7, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE NORTH 40°37'24" EAST ALONG SAID SOUTH LINE, 68.99 FEET TO THE SOUTHEAST CORNER OF LOT 6, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE NORTH 49°22'36" WEST ALONG THE ALONG SAID SOUTH LINE, 99.48 FEET TO THE NORTHERLY CORNER OF SAID LOT 6; THENCE SOUTH 44°53'16" WEST ALONG SAID SOUTH LINE, 56.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 54°59'40" WEST ALONG SAID SOUTH LINE, 60.80 FEET TO THE NORTHWEST CORNER OF LOT 7, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE SOUTH 49°02'57" WEST ALONG SAID SOUTH LINE, 69.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 45°48'48" WEST ALONG SAID SOUTH LINE, 64.80 FEET; THENCE NORTH 44°45'28" EAST ALONG SAID SOUTH LINE, 7.58 FEET TO THE SOUTHEAST CORNER OF LOT 2, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE NORTH 48°50'38" EAST ALONG SAID SOUTH LINE, 53.65 FEET TO THE SOUTHEAST CORNER OF LOT 3, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE NORTH 52°55'49" EAST ALONG SAID SOUTH LINE, 107.83 FEET TO THE SOUTHEAST CORNER OF LOT 5, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3 ; THENCE NORTH 37°04'11" WEST ALONG SAID SOUTH LINE, 100.00 FEET TO THE NORTHERLY CORNER OF SAID LOT 5; THENCE SOUTH 52°55'49" WEST ALONG SAID SOUTH LINE, 111.39 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE SOUTH 48°50'38" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Y", 60.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 44°45'28" WEST ALONG SAID SOUTH LINE, 65.29 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 3; THENCE SOUTH 39°28'07" WEST ALONG SAID SOUTH LINE, 23.60 FEET; THENCE SOUTH 89°35'34" WEST ALONG SAID SOUTH LINE, 471.21 FEET; THENCE SOUTH 0°16'59" WEST, 60.39 FEET TO THE NORTHEAST CORNER OF LOT 8, COURTYARDS AT HARVEST RIDGE PLAT 1, AN OFFICIAL PLAT, THENCE NORTH 89°43'01" WEST ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 165.00 FEET TO THE EAST LINE OF LOT 7, OF SAID COURTYARDS AT HARVEST RIDGE PLAT 1; THENCE NORTH 0°16'59" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 24.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°43'01" WEST ALONG THE NORTH LINE OF SAID LOT 7 AND ALONG THE EXTENSION OF SAID LOT 7 TO THE WEST LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 1, A DISTANCE OF 127.50 FEET TO SAID WEST LINE; THENCE NORTH 0°17'24" EAST ALONG SAID WEST LINE, 32.50 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "Y"; THENCE NORTH 0°26'26" EAST ALONG THE WEST LINE OF SAID OUTLOT "Y", 534.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.06 ACRES (655,852 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

OWNER
COURTYARDS AT HARVEST RIDGE LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IA 50023
CONTACT: JAMES LINDGREN
EMAIL: JAMES@CALIBERIOWA.COM
PHONE: 515-597-5457

SITE AREA
GROSS AREA=15.06 AC (655,852 SF)

DATE OF SURVEY
MARCH 14, 2022

NOTES
1.) NO DRIVEWAY ACCESS ALLOWED ONTO NORTH ANKENY BLVD.
2.) OUTLOT Y TO BE OWNED AND MAINTAINED BY THE COURTYARDS AT HARVEST RIDGE HOA.

ZONING
R3 - MULTI-FAMILY RESIDENCE DISTRICT RESTRICTED TO 10 UNITS/AC.

BULK REGULATIONS
FRONT YARD SETBACK= 30' ALONG PUBLIC STREET FRONTAGE
GARAGE SETBACK= 20' FROM SIDEWALK
REAR YARD SETBACK= 35'
SIDE YARD SETBACK=
TOTAL SIDE YARD= 10'
MINIMUM ON ONE SIDE= 5'

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

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

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheets 1 to 2, of 2

MARK	REVISION	DATE	BY

Engineer: | Checked By: EDG | Scale: 1" =
Technician: AJD | Date: 04-14-2022 | T-R-S: T81-R24-S36
Project No: 122.0396.01 | Sheet 1 of 2

COURTYARDS AT HARVEST RIDGE PLAT 4
FINAL PLAT
ANKENY, IA

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

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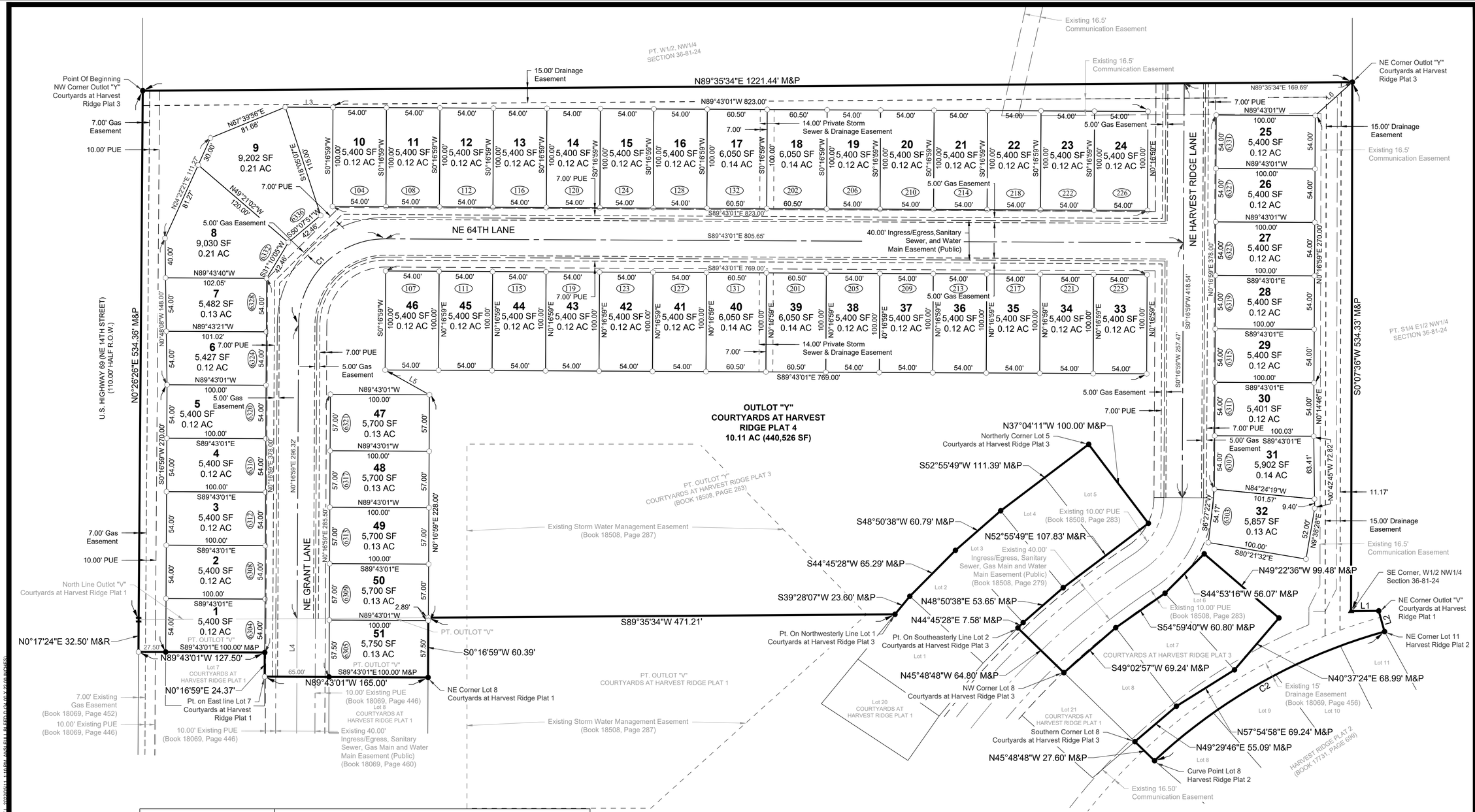
Project No: 122.0396.01
Sheet 1 of 2



LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1 M&P	27.91	N89° 35' 34"E
L2 M&P	21.69	S15° 33' 32"E
L3	48.13	S89° 43' 01"E
L4	59.02	N00° 16' 59"E
L5	51.27	S60° 44' 50"E
L6	50.31	N47° 55' 35"E

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	90°00'00"	87.50'	137.44'	87.50'	N45°16'59"E 123.74'
C2 M&P	27°31'03"	560.00'	268.95'	137.12'	S60°40'56"W 266.37'

MARK	REVISION	DATE	BY

Engineer: | Checked By: EDG | Scale: 1" = 50'
Technician: AJD | Date: 04-14-2022 | T-R-S: T81-R24-S36
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Sheet 2 of 2

COURTYARDS AT HARVEST RIDGE PLAT 4

FINAL PLAT

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Project No: 122.0396.01

Sheet 2 of 2

SITE PLAN
FOR
COURTYARDS AT HARVEST RIDGE PLAT 4
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER/DEVELOPER
COURTYARDS AT HARVEST RIDGE LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023
CONTACT: JAMES LINDGREN
EMAIL: JAMES@CALIBERIOWA.COM
PHONE: 515-597-5457

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
CONTACT: ERIC CANNON
EMAIL: ECANNON@SNYDER-ASSOCIATES.COM
PHONE: 515-964-2020

NOT TO SCALE

VICINITY MAP

city of Ankeny
bringing it all together

INDEX OF SHEETS

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 OVERALL SITE LAYOUT
C201 DIMENSION AND UTILITY PLAN
C202 DIMENSION AND UTILITY PLAN
C300 OVERALL GRADING AND EROSION CONTROL PLAN
C301 DETAILED GRADING PLAN
C302 DETAILED GRADING PLAN
C400 PLANTING PLAN

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = 1000'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01
Sheet C100

COURTYARDS AT HARVEST RIDGE PLAT 4
TITLE SHEET
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Project No: 122.0396.01
Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	⊙
ROW Marker	■	⊡
ROW Rail		
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	O	O
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	S(*)	S
Duct Bank	DUCT(*)	DUCT
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size	ST(*)	ST
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post		
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve	ICV	ICV

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.

NOTES

A. 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.

B. CONSTRUCTION OF ALL PAVEMENTS AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2022 SUDAS STANDARD SPECIFICATIONS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY TERRACON (PN08215077) DATED MAY 21, 2021.

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. 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.

E. NOTIFY OWNER, ENGINEER, AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

I. 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 BEWEEN 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.

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTANENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. 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.

P. 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.

Q. 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.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7557664.88 E=18531706.51
CUT "X" IN ASPHALT ON THE EAST SIDE OF NE 14TH STREET ON THE NORTH SIDE OF THE GRAVEL ENTRANCE, WEST SIDE OF SITE.

CP2 N=7558967.44 E=18531712.66
CUT "X" IN ASPHALT ON THE EAST SIDE OF NE 14TH STREET ON TH LINE WITH FENCE AT NORTH PROPERTY LINE, NW CORNER OF SITE.

CP3 N=7558966.26 E=18533211.83
1/2" REABAR WITH RED CAP 15' SOUTHWEST OF FENCE CORNER, NE CORNER OF SITE.

CP4 N=7557684.15 E=18533215.08
1/2" REABAR WITH RED CAP 15' NORTHWEST OF FENCE CORNER, SE CORNER OF NW 1/4 OF THE SW 1/4.

CP5 N=7557650.91 E=18532492.63
1/2" REABAR WITH YELLOW CAP 1' SOUTH OF FENCE LINE, SOUTH CENTER OF NW 1/4 OF THE SW 1/4.

BENCHMARKS

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

BM1 ELEV=936.24
CUT TRIANGLE AT SOUTHEAST CORNER OF NE 14TH STREET BRIDGE, WEST SIDE OF SITE.

BM2 ELEV=940.88
ARROW ON HYDRANT 50' EAST OF LIGHT POLE AT SOUTHEAST QUADRANT OF NE 14TH STREET & NE 54TH STREET, SOUTHWEST CORNER OF SITE.

BM3 ELEV=923.59
ARROW ON HYDRANT ON THE SOUTH SIDE OF NE 54TH STREET AT ENTRANCE TO #395 NE 54TH STREET, SOUTHEAST CORNER OF SITE.

PROPERTY DESCRIPTION

A PART OF OUTLOT "V" OF COURTYARDS AT HARVEST RIDGE PLAT 1 AND OUTLOT "Y" OF COURTYARDS AT HARVEST RIDGE PLAT 3

ZONING

R-3 RESTRICTED TO 10 UNITS PER ACRE OF MULTI-FAMILY

SURVEYOR

SNYDER AND ACCOSIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: ERIN GRIFFIN
PHONE: 515-964-2020

FEMA FIRM DESIGNATION

PANEL #19153C0065F (EFFECTIVE 02/01/2019)

BULK REGULATIONS

FRONT YARD SETBACK = 30 FEET ALONG PUBLIC STREET FRONTAGE
GARAGE SETBACK = 20 FEET FROM SIDEWALK
REAR YARD SETBACK = 35 FEET
SIDE YARD SETBACK
TOTAL SIDEYARD = 10 FEET
MINIMUM ON ONE SIDE = 5 FEET

ERU CALCULATIONS

EACH RESIDENTIAL UNIT = 1 ERU

PARKING CALCULATIONS

REQUIRED	2 SPACES PER UNITS
PROPOSED	102 GARAGE SPACES
	102 DRIVEWAY SPACES
	20 GUEST STALLS
TOTAL	224 STALLS

UTILITIES

SANITARY SEWER	PUBLIC
WATER	PUBLIC
PAVEMENT	PRIVATE
STORM SEWER	PRIVATE

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551703359.

W1-WATER	SHAWN BUCKNER 515-963-3524 sbuckner@ankenyiowa.gov
S-SANITARY	ROGER McFARLAND 515-965-6483 rmcfarland@ankenyiowa.gov
STORM SEWER	JARED BRIGHT 515-963-3534 jbright@ankenyiowa.gov
E1-ELECTRIC G1-GAS	MIDAMERICAN ENERGY MIKELL IMERMAN 515-242-4289 mickell.imerman@midamerican.com
FO1-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeff.klocko@aureon.com
	CENTURYLINK RAY MONTOYA 720-578-8090 raymond.montoya@centurylink.com
	MEDIACOM LLC PAUL MAY 515-246-2252 pmay@mediacomcc.com

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = NA
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01 | Sheet C101

COURTYARDS AT HARVEST RIDGE PLAT 4
PROJECT INFORMATION
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SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
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515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C101

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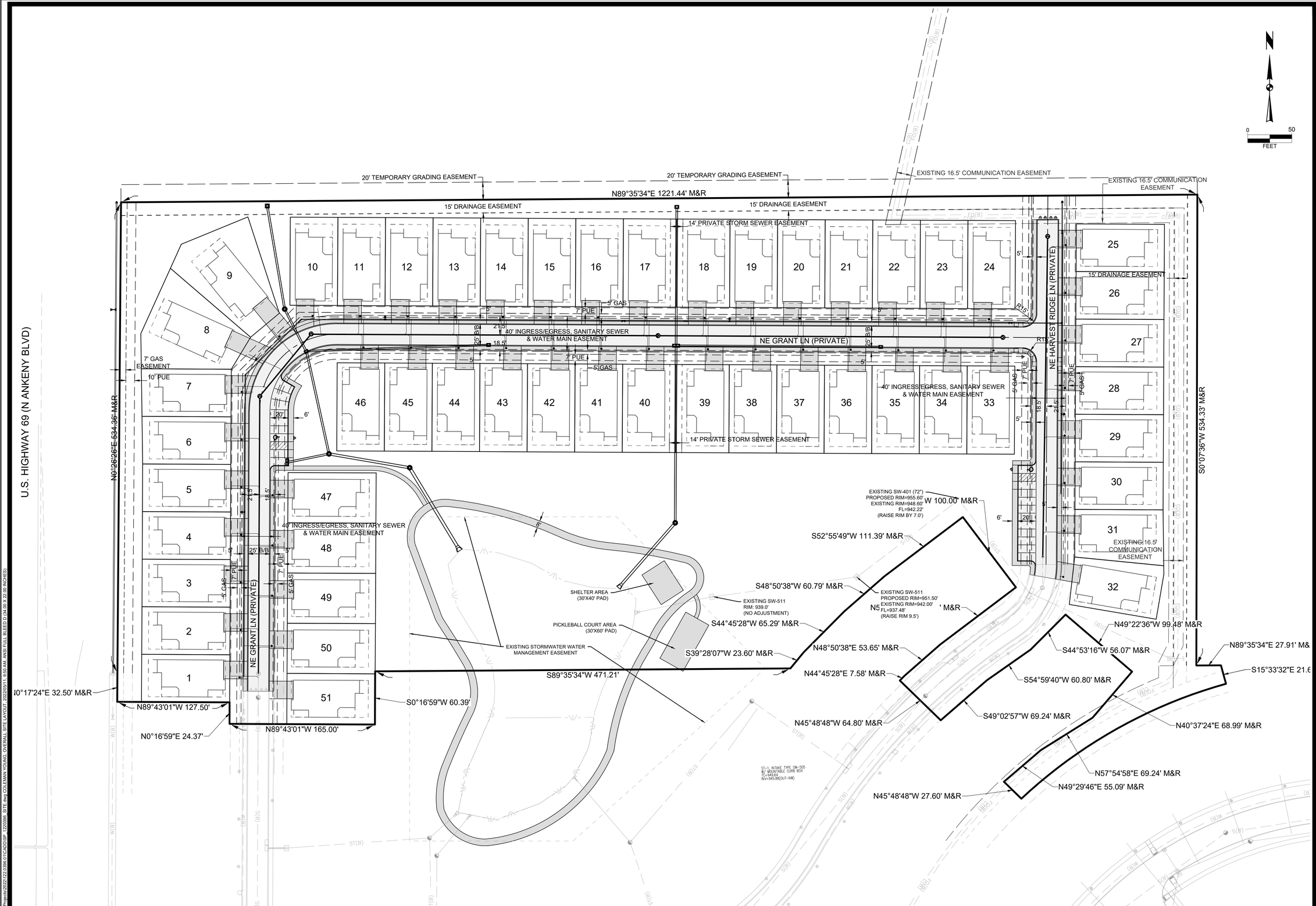

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Engineer: LMW | Checked By: JLH | Scale: 1" = 50'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C200

COURTYARDS AT HARVEST RIDGE PLAT 4

OVERALL SITE LAYOUT

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.
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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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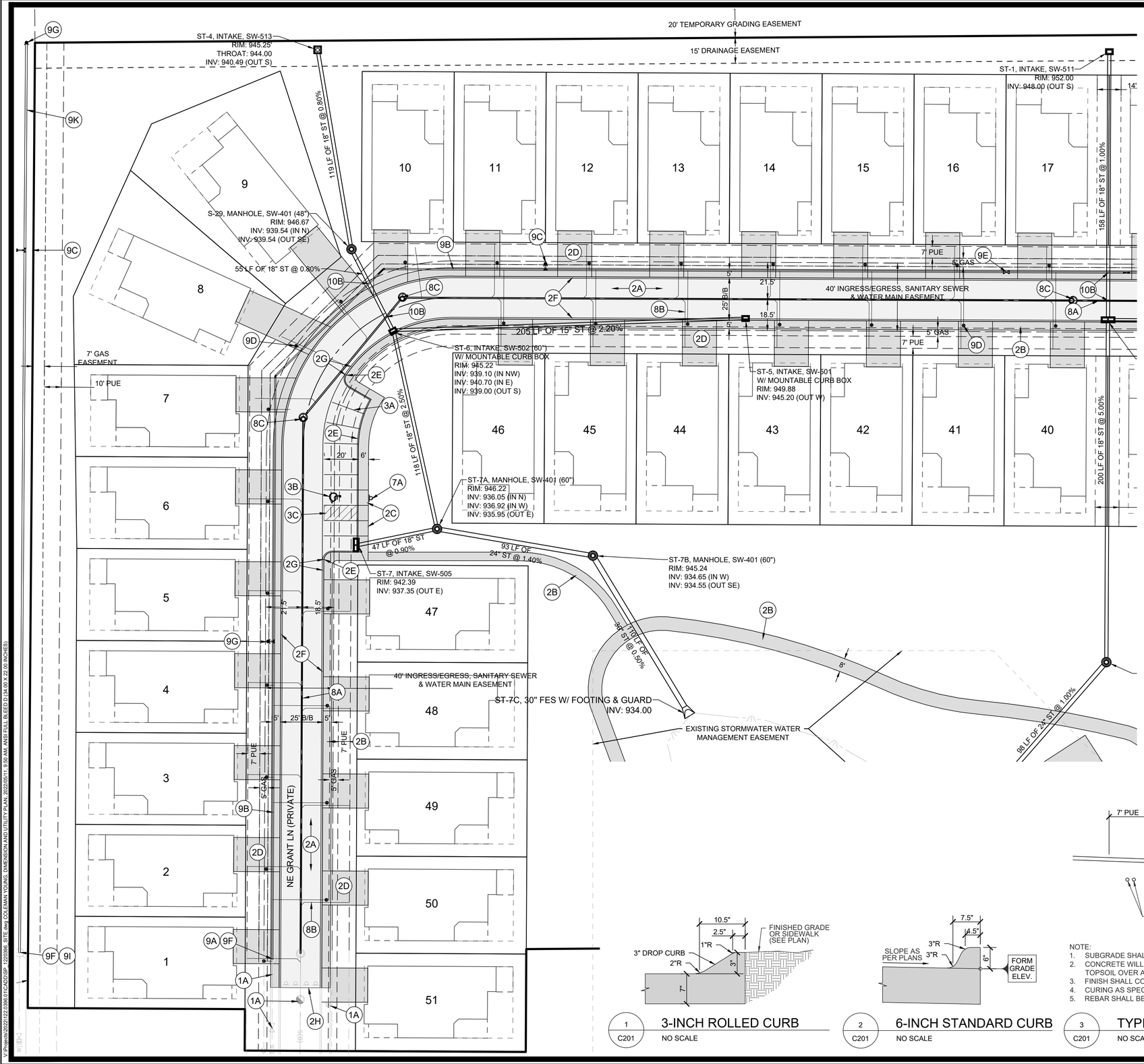
Project No: 122.0396.01
Sheet C200

V:\Projects\2022\122.0396.01\CADD\SP_122.0396_SITE.dwg COLEMAN YOUNG, OVERALL SITE LAYOUT, 2022/05/11, 9:50 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



DIMENSION PLAN CONSTRUCTION NOTES

1. PROTECT THE FOLLOWING SITE FEATURES:
   A. EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION. ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
   B. EXISTING PAVEMENT.

2. PAVEMENTS. PROVIDE THE FOLLOWING:
   A. 7" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 5" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. PEDESTRIAN RAMP WITH 8.33% MAXIMUM SLOPE PER ADA REQUIREMENTS.
   D. 5" PCC DRIVEWAY (TYPICAL).
   E. 6" PCC STANDARD CURB.
   F. 3" PCC ROLL CURB.
   G. TAPER FROM 3" ROLL CURB TO FULL 6" CURB IN 4 FEET.
   H. CONNECT TO EXISTING PAVEMENT WITH TYPE B CONNECTION.
   I. PROVIDE TYPE C SIDEWALK RAMP WITH CAST IRON TRUNCATED DOMES (2'X5').

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE, 45° STRIPING AT 3' ON CENTER WHERE SHOWN.

4. CLUSTER MAIL BOXES FOR THIS PLAT PROVIDED AT THE CLUBHOUSE.

5. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES PROVIDER, THE CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.

6. PROVIDE R1-1 (30") STOP SIGN ON 4X4 WOOD POST.

7. SIGNAGE. PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   B. PROVIDE TYPE III ROAD CLOSURE BARRICADE WITH RED REFLECTION BUTTONS MUTCD-3C-3. REUSE FROM PREVIOUS PLAT.
   C. PROVIDE STREET SIGN NAME BLADE ON TOP OF STOP SIGN.

8. PUBLIC SANITARY SEWER SYSTEM. SEE PUBLIC IMPROVEMENT PLANS.
   A. PUBLIC SANITARY SEWER MAIN.
   B. 4" SANITARY SEWER SERVICE LINE (TYPICAL).
   C. PUBLIC SANITARY MANHOLE WITH SELF-LEVELING CASTING. DO NOT BOX OUT MANHOLE IN PAVING

9. PUBLIC WATER SYSTEM. SEE PUBLIC IMPROVEMENT PLANS.
   A. CONNECTION TO EXISTING 8" WATER MAIN.
   B. 8" WATER MAIN WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
   C. HYDRANT ASSEMBLY.
   D. 1" WATER SERVICE WITH CURB STOP (TYPICAL).
   E. 8" VALVE.
   F. REMOVE AND RELOCATE EXISTING HYDRANT ASSEMBLY.
   G. RELOCATED HYDRANT ASSEMBLY.
   H. 8"x8" TEE.
   I. CONNECTION TO EXISTING 12" WATER MAIN.
   J. 12" WATER MAIN WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
   K. 12" VALVE

10. PROVIDE PRIVATE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS.
    A. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN A MINIMUM OF 18" SEPARATION. IN LOCATIONS WHERE WATER MAIN IS TO BE PLACED BELOW STORM SEWER. STORM SEWER IS TO BE INSTALLED WITH GASKETED JOINTS TO WITHIN 10' OF WATER MAIN CROSSING.
    B. CRITICAL CROSSING.

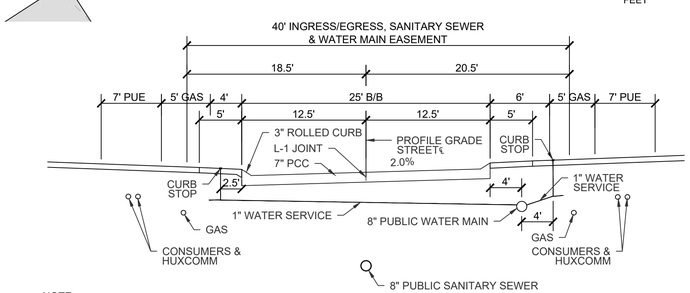
11. PICKLEBALL COURT PAD (30'X60')

12. SHELTER PAD (30'X40')

LEGEND

- 5" PCC SIDEWALK/DRIVEWAY
- 7" PCC PAVEMENT

0 30
FEET



1 C201 3-INCH ROLLED CURB
NO SCALE

2 C201 6-INCH STANDARD CURB
NO SCALE

3 C201 TYPICAL PRIVATE STREET CROSS SECTION
NO SCALE

NOTE:
1. SUBGRADE SHALL CONSIST OF A FIRM UNYIELING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
2. CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL DISTURBED AREAS.
3. FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
4. CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATION.
5. REBAR SHALL BE NON-EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATION.

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = 30'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C201

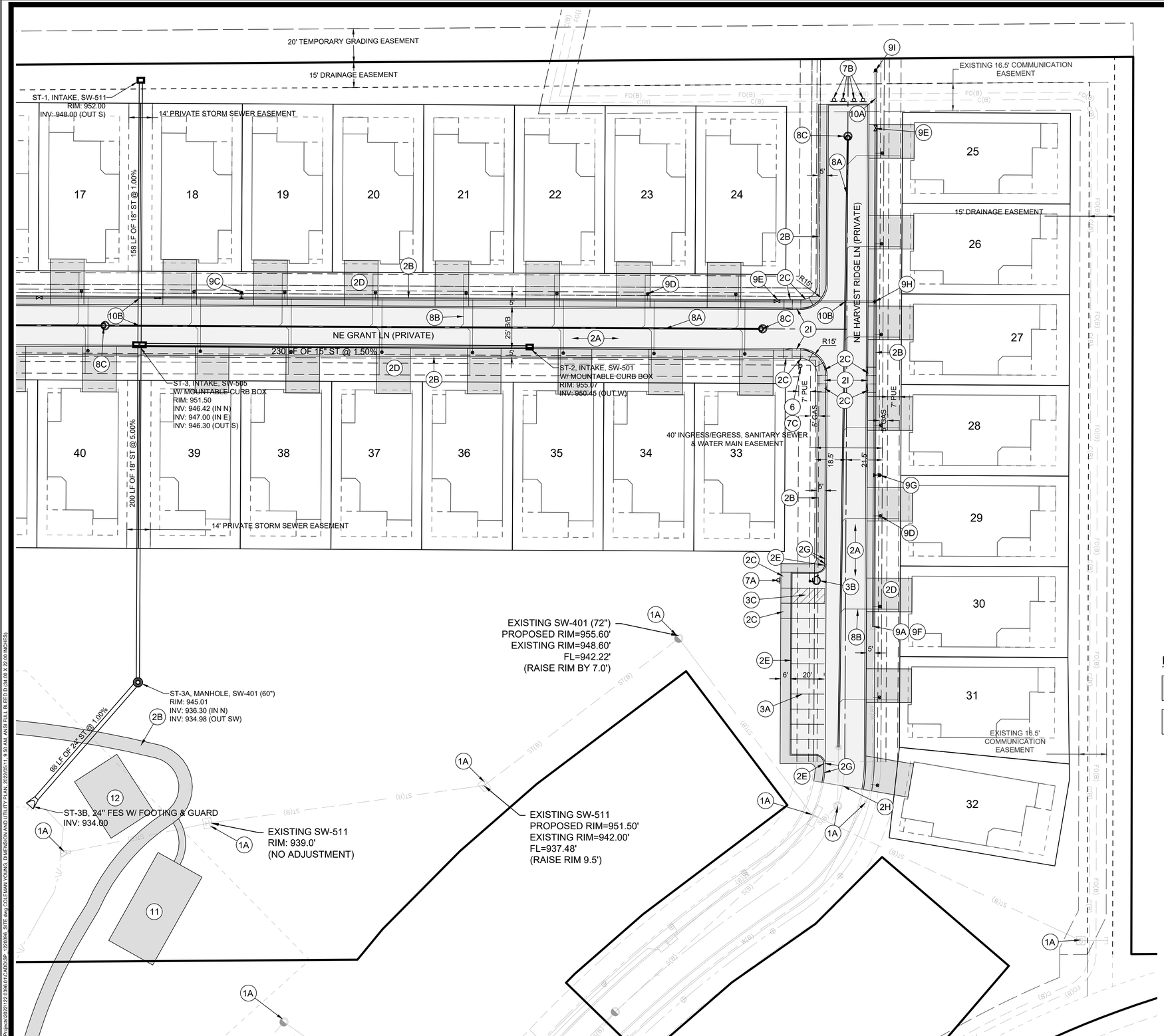
COURTYARDS AT HARVEST RIDGE PLAT 4
DIMENSION AND UTILITY PLAN
ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C201

V:\Projects\2022\122.0396.01\CADD\SP_122.0396_SITE.dwg COLEMAN YOUNG, DIMENSION AND UTILITY PLAN, 2022/05/11 9:59 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



DIMENSION PLAN CONSTRUCTION NOTES

1. PROTECT THE FOLLOWING SITE FEATURES:
   A. EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION. ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
   B. EXISTING PAVEMENT.

2. PAVEMENTS. PROVIDE THE FOLLOWING:
   A. 7" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 5" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. PEDESTRIAN RAMP WITH 8.33% MAXIMUM SLOPE PER ADA REQUIREMENTS.
   D. 5" PCC DRIVEWAY (TYPICAL).
   E. 6" PCC STANDARD CURB.
   F. 3" PCC ROLL CURB.
   G. TAPER FROM 3" ROLL CURB TO FULL 6" CURB IN 4 FEET.
   H. CONNECT TO EXISTING PAVEMENT WITH TYPE B CONNECTION.
   I. PROVIDE TYPE C SIDEWALK RAMP WITH CAST IRON TRUNCATED DOMES (2'X5').

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE, 45° STRIPING AT 3' ON CENTER WHERE SHOWN.

4. CLUSTER MAIL BOXES FOR THIS PLAT PROVIDED AT THE CLUBHOUSE.

5. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES PROVIDER, THE CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.

6. PROVIDE R1-1 (30") STOP SIGN ON 4X4 WOOD POST.

7. SIGNAGE. PROVIDE THE FOLLOWING:
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   B. PROVIDE TYPE III ROAD CLOSURE BARRICADE WITH RED REFLECTION BUTTONS MUTCD-3C-3. REUSE FROM PREVIOUS PLAT.
   C. PROVIDE STREET SIGN NAME BLADE ON TOP OF STOP SIGN.

8. PUBLIC SANITARY SEWER SYSTEM. SEE PUBLIC IMPROVEMENT PLANS.
   A. PUBLIC SANITARY SEWER MAIN.
   B. 4" SANITARY SEWER SERVICE LINE (TYPICAL).
   C. PUBLIC SANITARY MANHOLE WITH SELF-LEVELING CASTING. DO NOT BOX OUT MANHOLE IN PAVING

9. PUBLIC WATER SYSTEM. SEE PUBLIC IMPROVEMENT PLANS.
   A. CONNECTION TO EXISTING 8" WATER MAIN.
   B. 8" WATER MAIN WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
   C. HYDRANT ASSEMBLY.
   D. 1" WATER SERVICE WITH CURB STOP (TYPICAL).
   E. 8" VALVE.
   F. REMOVE AND RELOCATE EXISTING HYDRANT ASSEMBLY.
   G. RELOCATED HYDRANT ASSEMBLY.
   H. 8"x8" TEE.
   I. CONNECTION TO EXISTING 12" WATER MAIN.
   J. 12" WATER MAIN WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
   K. 12" VALVE

10. PROVIDE PRIVATE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS.
    A. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN A MINIMUM OF 18" SEPARATION. IN LOCATIONS WHERE WATER MAIN IS TO BE PLACED BELOW STORM SEWER. STORM SEWER IS TO BE INSTALLED WITH GASKETED JOINTS TO WITHIN 10' OF WATER MAIN CROSSING.
    B. CRITICAL CROSSING.

11. PICKLEBALL COURT PAD (30'X60')

12. SHELTER PAD (30'X40')

LEGEND

- 5" PCC SIDEWALK/DRIVEWAY
- 7" PCC PAVEMENT

N

0 30
FEET

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = 30'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C202

COURTYARDS AT HARVEST RIDGE PLAT 4

DIMENSION AND UTILITY PLAN

ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C202

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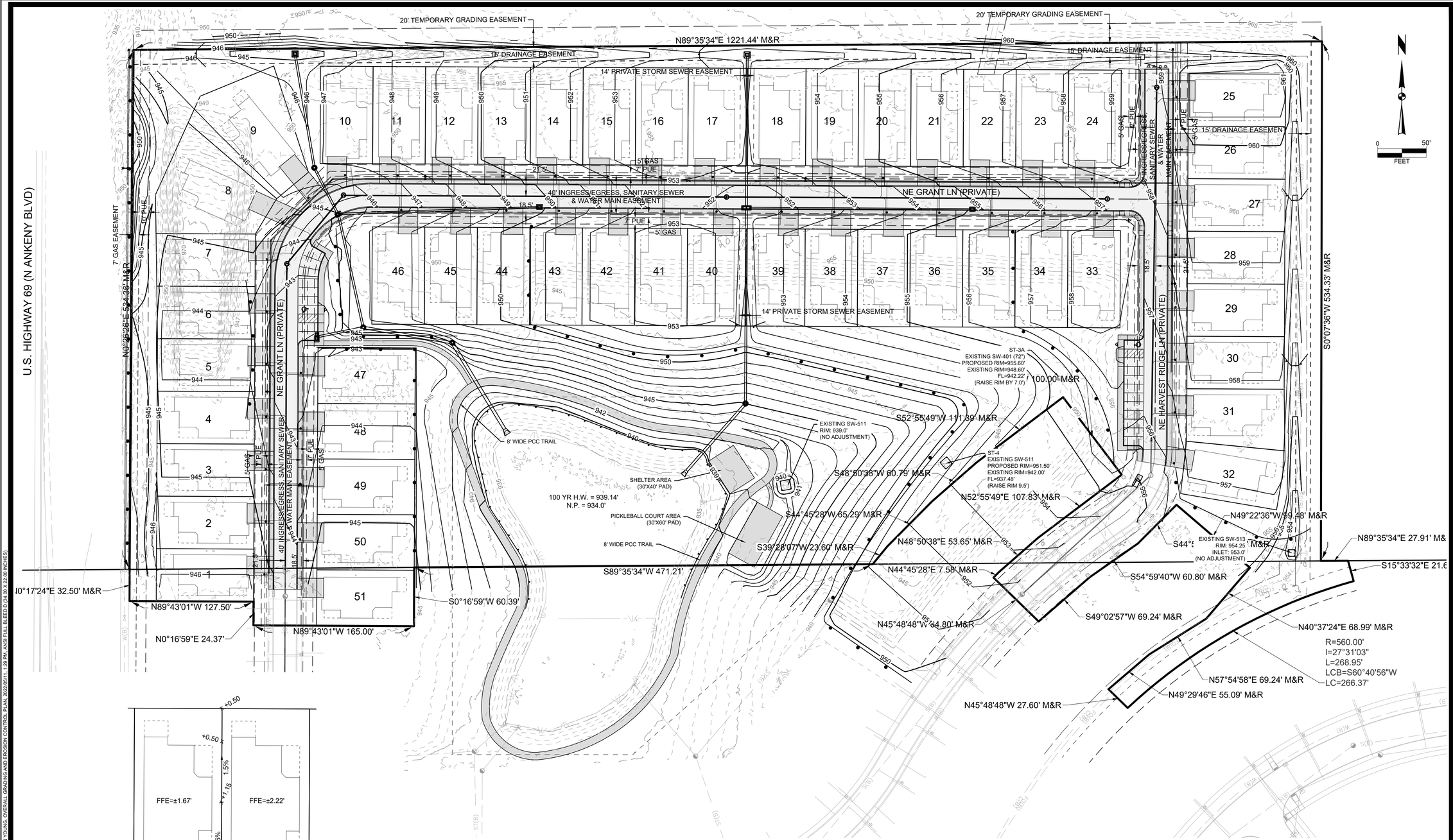

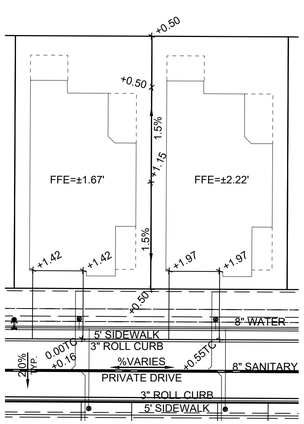

TYPICAL UNIT GRADING DETAIL
1" = 30'

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = ##
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C300

COURTYARDS AT HARVEST RIDGE PLAT 4

OVERALL GRADING AND EROSION CONTROL PLAN

ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C300

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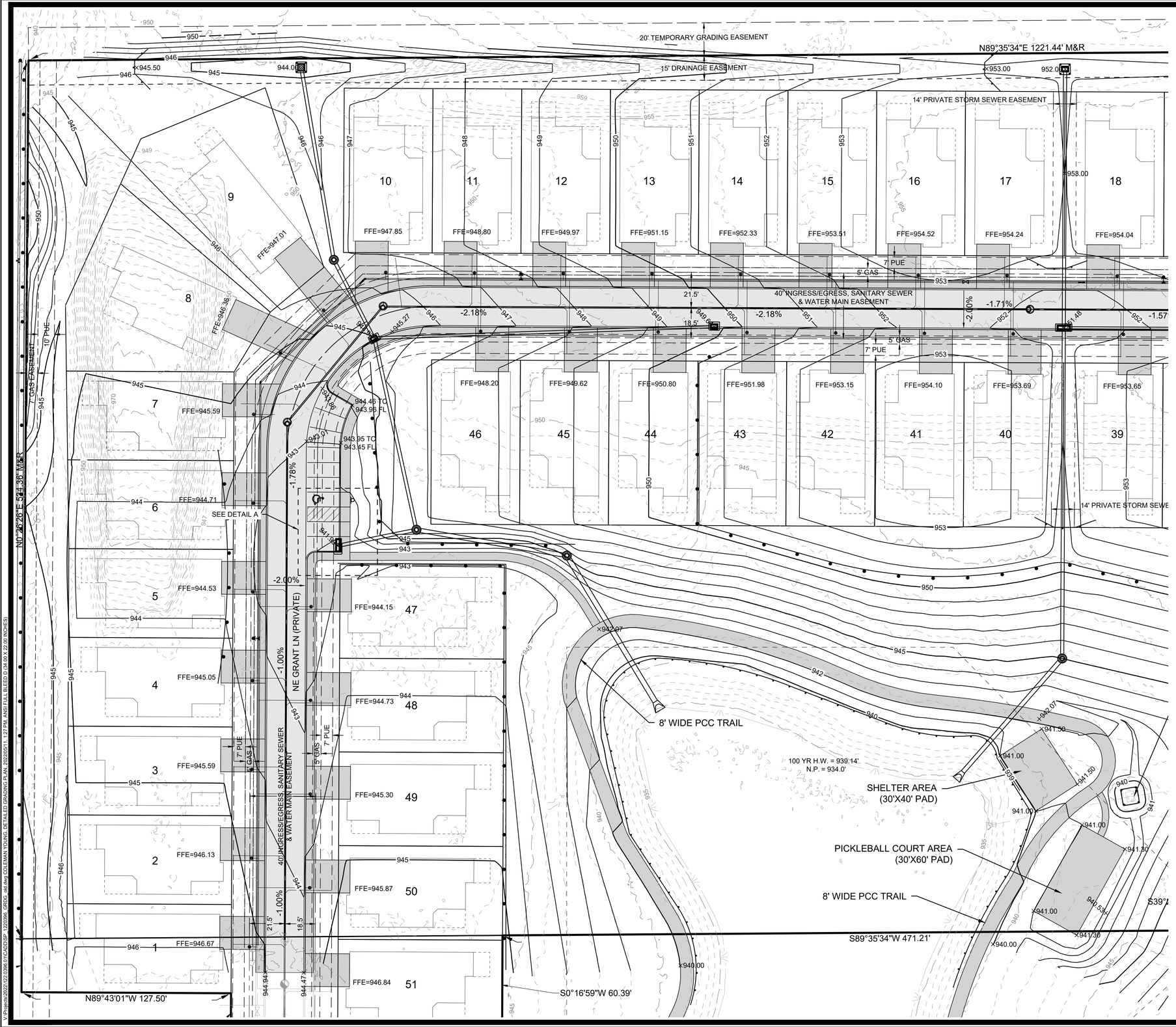

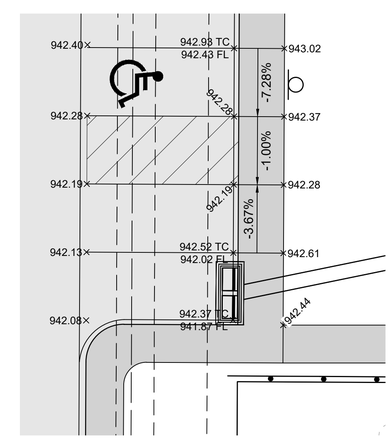

DETAIL A
1" = 10'

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. SCHEDULE OF EROSION CONTROL:
   A. PERIMETER SILT FENCE PRIOR TO CONSTRUCTION
   B. INTAKE SILT FENCE/SEDIMENT BASKET UPON INSTALLATION OF UTILITIES.
   C. FINAL STABILIZATION UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
6. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
7. A POST-CONSTRUCTION CERTIFICATION OF THE STORMWATER DETENTION BASIN WILL BE REQUIRED TO BE SUBMITTED AND ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

QUANTITIES

SILT FENCE	3,380 LF.
BELOW GRADE INLET PROTECTION	8 EA.

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = 30'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C301

COURTYARDS AT HARVEST RIDGE PLAT 4

DETAILED GRADING PLAN

ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C301

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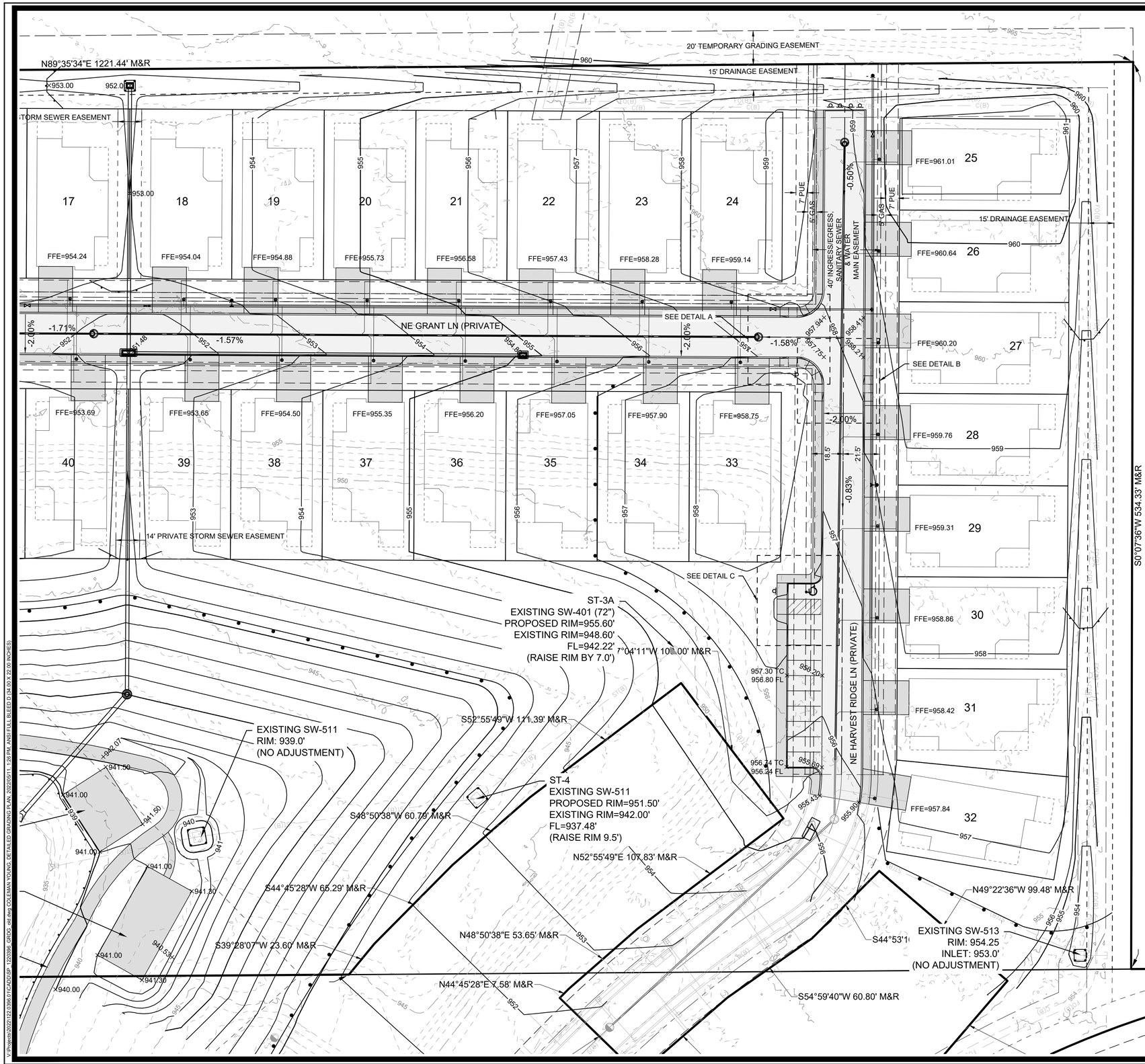

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. SCHEDULE OF EROSION CONTROL:
   A. PERIMETER SILT FENCE PRIOR TO CONSTRUCTION
   B. INTAKE SILT FENCE/SEDIMENT BASKET UPON INSTALLATION OF UTILITIES.
   C. FINAL STABILIZATION UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
6. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
7. A POST-CONSTRUCTION CERTIFICATION OF THE STORMWATER DETENTION BASIN WILL BE REQUIRED TO BE SUBMITTED AND ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

N

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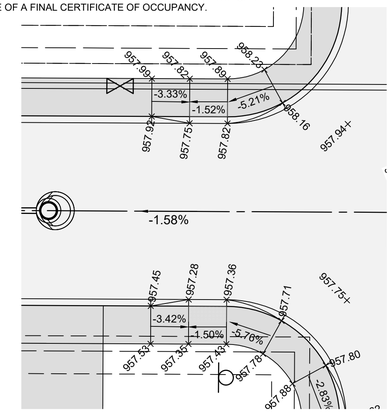
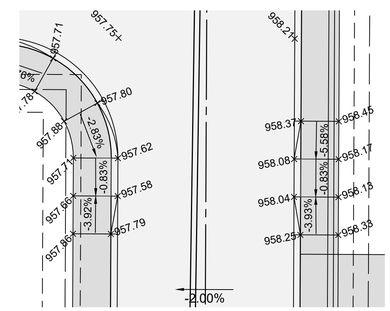
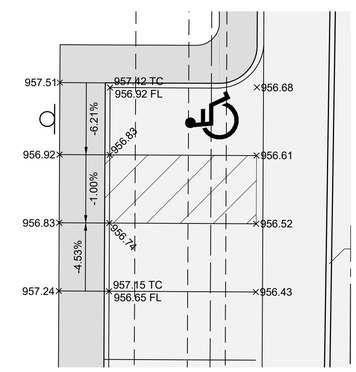
FEET



DETAIL A
1" = 10'



DETAIL B
1" = 10'



DETAIL C
1" = 10'

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = 30'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C302

COURTYARDS AT HARVEST RIDGE PLAT 4

DETAILED GRADING PLAN

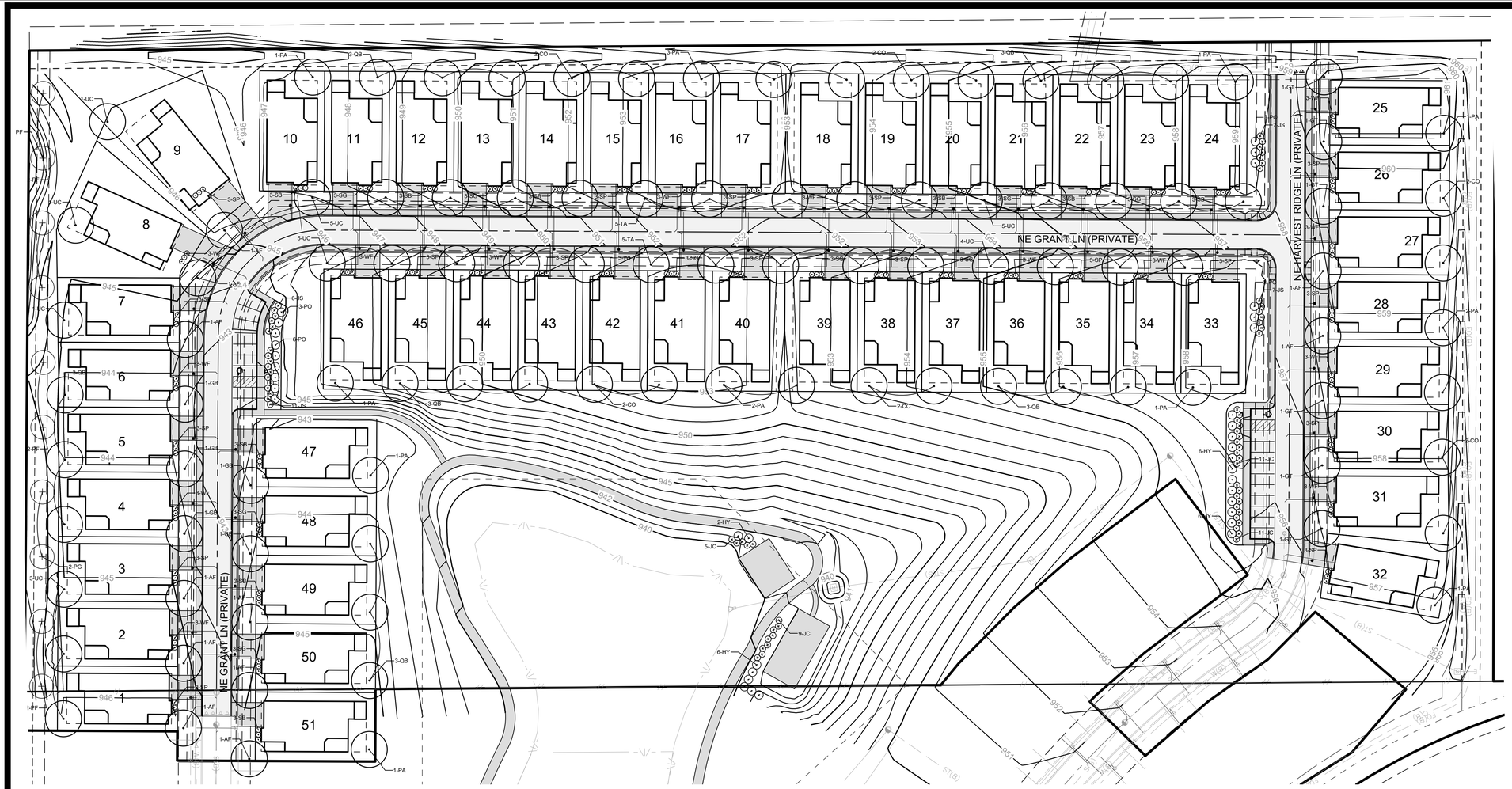
ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C302

V:\Projects\2022\122.0396.01\CADD\SP_122.0396_GRDG_xref dwg COLEMAN YOUNG, DETAILED GRADING PLAN, 2022/05/11, 1:26 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER INSERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRATOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE CITY OF WEST DES MOINES.

D. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

E. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.

F. CONTRACTOR SHALL PROPERLY CARE FOR ALL PLANT MATERIAL DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE.

G. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

H. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

I. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. OWNER HAS THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.

J. HARDWOOD MULCH: PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER. PROVIDE CONTINUOUS MULCH BEDS AROUND ADJACENT SHRUB PLANTINGS AND ALL AREAS INDICATED ON THE PLAN. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE. CONTRACTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH INTO EXISTING GRADE TO DEFINE THE PLANTING BED LIMITS, UNLESS OTHERWISE DIRECTED BY OWNER.

K. CONTRACTOR TO PROVIDE A SAMPLE OF EDGING AND MULCH FOR APPROVAL.

L. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

M. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

N. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN SEED MIX UNLESS OTHERWISE NOTED.

O. PROVIDE SUDAS TYPE 2 SEED MIX IN AREAS SHOWN.

N

0 50
FEET

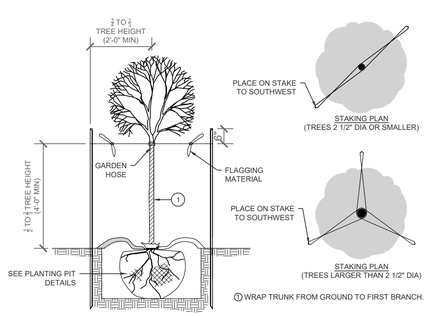
PLANTING PLAN REQUIREMENTS:

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

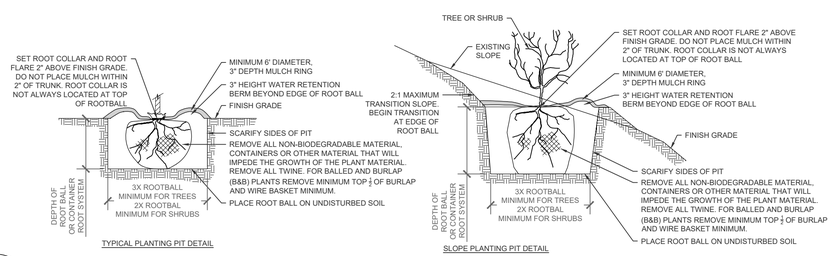
OPEN SPACE REQUIREMENTS:
635,572 SF (11.71 AC.) TOTAL LOT AREA x 20% MIN. OPEN SPACE = 127,115 SF OPEN SPACE REQ'D
TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDINGS) = 231,234 SF
(404,338 SF) = 63.62% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
127,115 SF/3000 SF = 34.00 PLANT UNITS REQ'D.
42.37 x 2 TREES = 84.74 TREES REQ'D. (102 PROVIDED)
42.37 x 6 SHRUBS = 254.22 SHRUBS REQ'D. (255 PROVIDED)

BUFFER PROVIDED ALONG U.S. HWY 69 (NE 14TH STREET)



1 C601 DECIDUOUS TREE STAKING DETAIL
NO SCALE



2 C601 PLANTING PIT DETAILS
NO SCALE

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
11	AF	Acer freemani 'Sienna'	SIENA GLEN MAPLE	1 ½" Cal.	8' HT.
12	CO	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 ½" Cal.	8' HT.
5	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	1 ½" Cal.	MALE ONLY, 8' HT.
6	GT	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	1 ½" Cal.	8' HT.
15	PA	Platanus x acerifolia 'Morton Circle'	EXCLAMATION PLANETREE	1 ½" Cal.	8' HT.
10	TA	Tilia americana 'Frontyard'	FRONTYARD LINDEN	1 ½" Cal.	8' HT.
18	QB	Quercus bicolor	SWAMP WHITE OAK	1 ½" Cal.	8' HT.
25	UM	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	1 ½" Cal.	8' HT.
EVERGREEN TREES					
6	PF	Pinus flexilis 'Vanderwolf Pyramid'	VANDERWOLF'S LIMBER PINE	8' HT.	B&B
4	PG	Picea glauca 'Densata'	BLACK HILLS WHITE SPRUCE	8' HT.	B&B
DECIDUOUS SHRUBS & ORNAMENTAL GRASSES					
20	HY	Hydrangea paniculata 'Jane' LITTLE LIME	LITTLE LIME HYDRANGEA	36" Ht.	3 GAL. CONT (7' O.C.).
15	PO	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	24" Ht.	3 GAL. CONT (9' O.C.).
27	SB	Spiraea betulifolia 'Tor Gold'	GLOW GIRL SPIREA	18"-24" Ht.	3 GAL. CONT (4' O.C.).
27	SG	Spiraea japonica 'Gold Mound'	GOLD MOUND SPIREA	18"-24" Ht.	3 GAL. CONT (4' O.C.).
54	SP	Syringa x 'Penda'	BLOOMERANG DWARF PINK LILAC	18"-24" Ht.	3 GAL. CONT (4' O.C.).
45	WF	Weigela florida 'Verweil-4'	SONIC BLOOM RED WEIGELA	24" Ht.	3 GAL. CONT (4' O.C.).
EVERGREEN SHRUBS					
36	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" Ht.	3 GAL. CONT (5' O.C.).
36	JS	Juniperus scopulorum 'Wichita Blue'	ROCKY MOUNTAIN JUNIPER	24" Ht.	3 GAL. CONT (5' O.C.).

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/12/22	CLY
1	REVISED PER CITY COMMENTS	05/06/22	CLY

Engineer: LMW | Checked By: JLH | Scale: 1" = 50'
Technician: CLY | Date: 04-15-2022 | T-R-S: TTN-RRW-SS
Project No: 122.0396.01

Sheet C400

COURTYARDS AT HARVEST RIDGE PLAT 4
PLANTING PLAN
ANKENY, IOWA

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

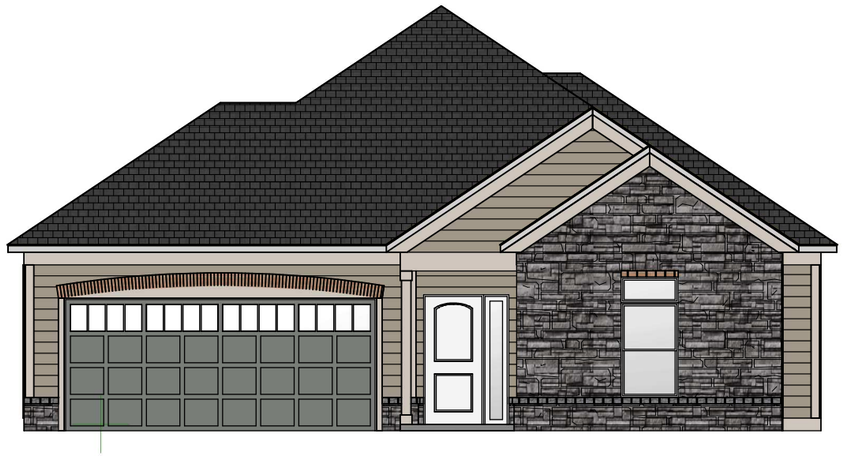
SNYDER & ASSOCIATES

Project No: 122.0396.01
Sheet C400

V:\Projects\2022\122.0396.01\CADD\SP_122.0396_LAND.dwg COLEMAN YOUNG, PLANTING PLAN, 2022/05/11, 9:52 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

EPCON
Communities
Capri
©2016 Epcon Communities Franchising, Inc.

HARVEST RIDGE-CAPRI-BASE ELEVATION

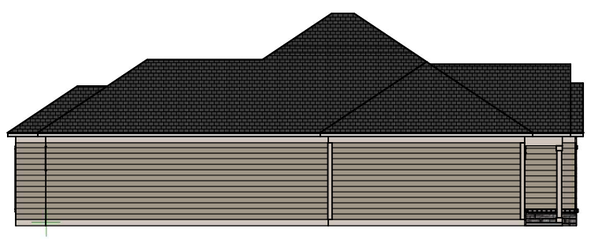


FRONT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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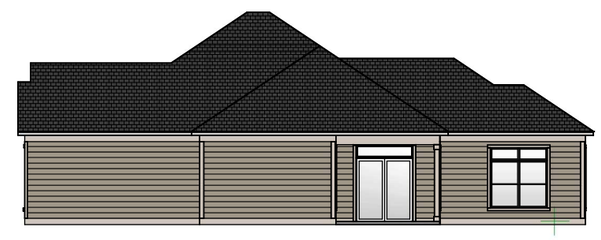

RIGHT ELEVATION

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

View_Sheets/res-b-02-elev.vxp

REV	DATE	DESIGNER	REMARKS

EXTERIOR COLOR: INTELLECTUAL GRAY

SHEET NO.	A1
PROJECT	Capri Option Model
MODEL	
TITLE	01 STANDARD ELEVATIONS
DATE	08/05/2020
DRAWN BY	PCR
SCALE	AS SHOWN

EPCON
Communities
Portico
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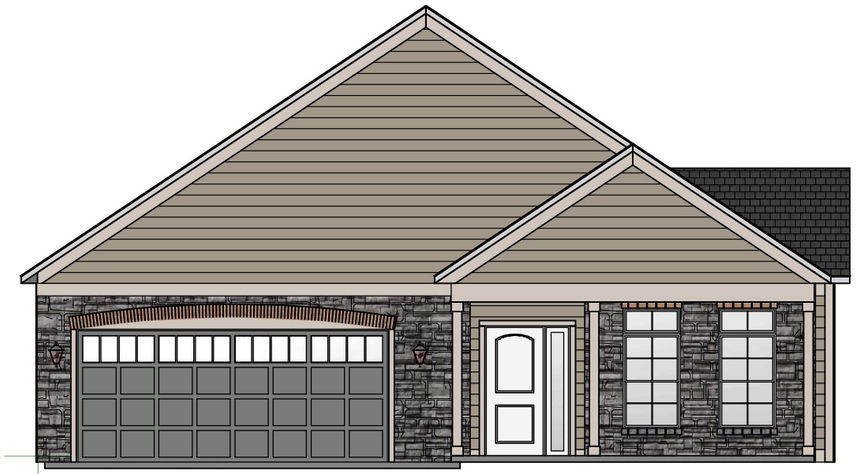
HARVEST RIDGE-PORTICO-BASE ELEVATION



FRONT ELEVATION

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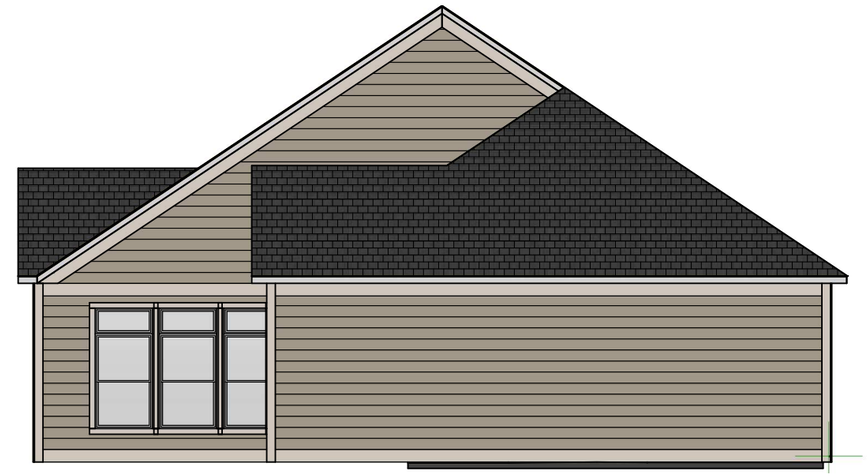

REAR ELEVATION

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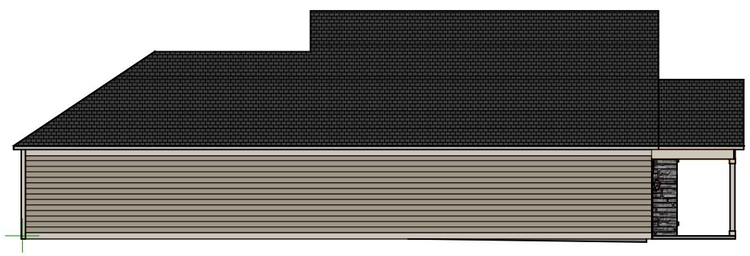

LEFT ELEVATION

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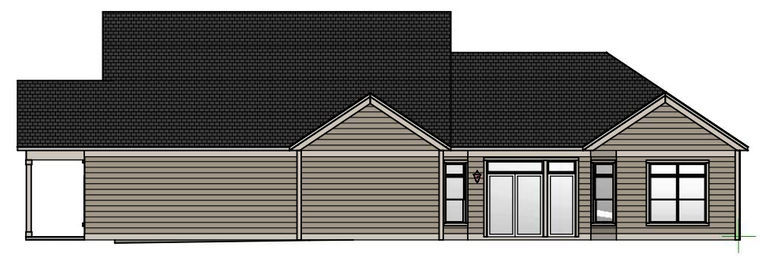

RIGHT ELEVATION

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

View_Sheets/res-b-02-elev.vxp

REV	DATE	DESIGNER	REMARKS

EXTERIOR COLOR: INTELLECTUAL GRAY

DATE	08/05/2020
DRAWN BY	PCR
SCALE	AS SHOWN
PROJECT	Portico Option Model
MODEL	
TITLE	STANDARD ELEVATIONS
SHEET NO.	A1
	01

EPCON
Communities
Promenade
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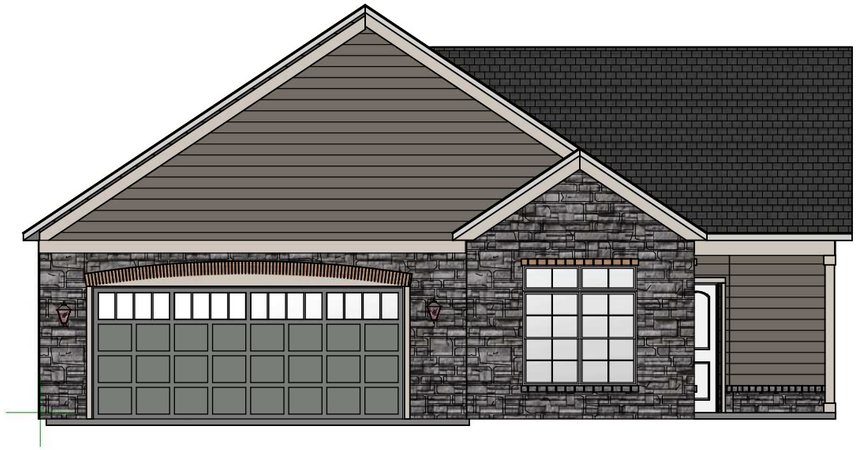
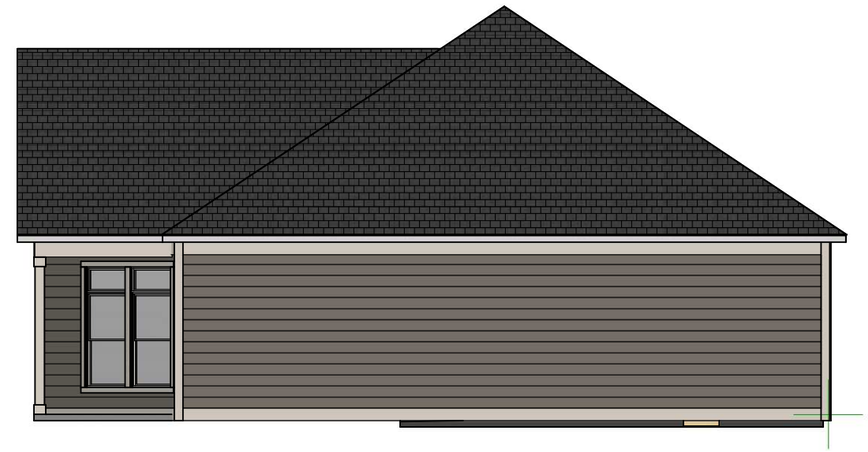
HARVEST RIDGE-PROMENADE-BASE ELEVATION



FRONT ELEVATION

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



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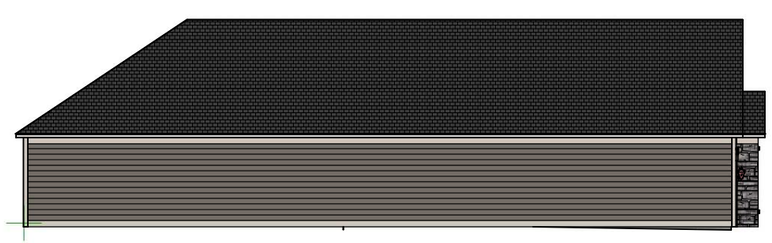

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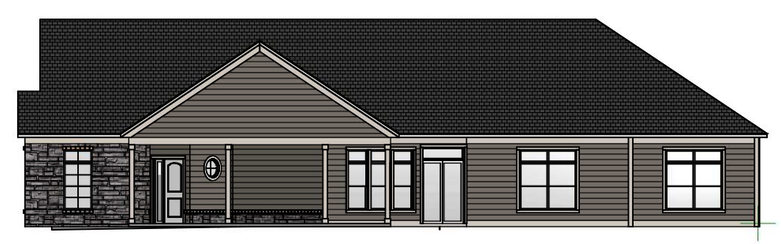


RIGHT ELEVATION

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

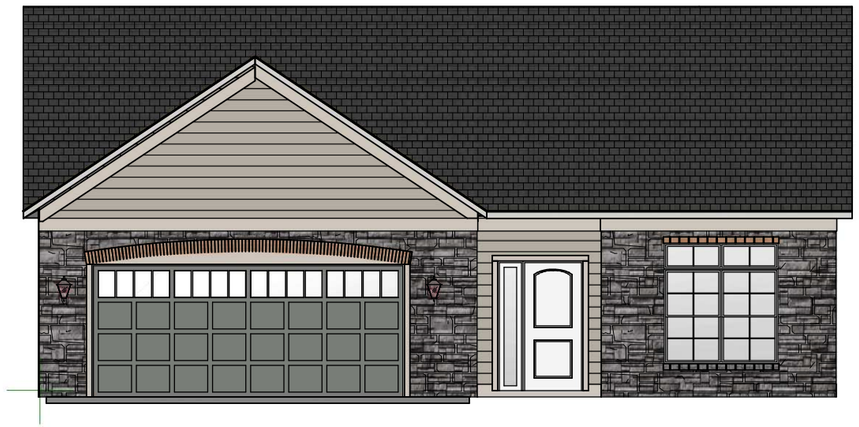
View_Sheets/res-b-02-elev.vxp

REV	DATE	DESIGNER	REMARKS

EXTERIOR COLOR: GAUNTLET GRAY

PROJECT	Promenade Option Model
MODEL	
TITLE	STANDARD ELEVATIONS
DATE	07/23/2020
DRAWN BY	PCR
SCALE	AS SHOWN
SHEET NO.	A1
	01

HARVEST RIDGE-PROMENADE III-BASE ELEVATION



FRONT ELEVATION

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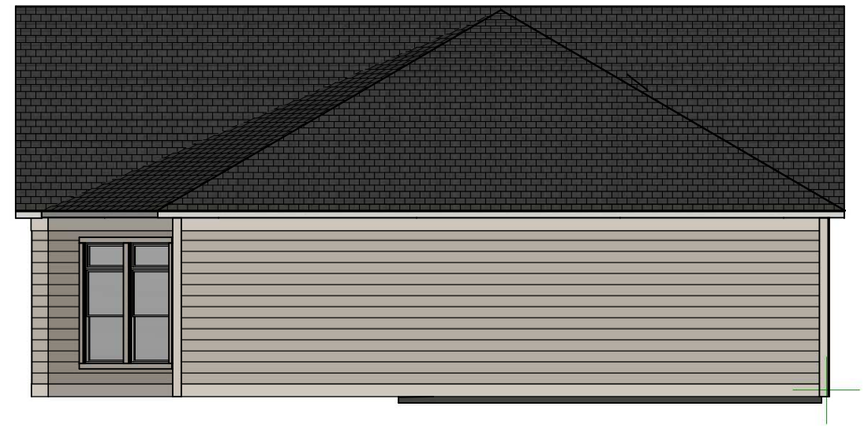

REAR ELEVATION

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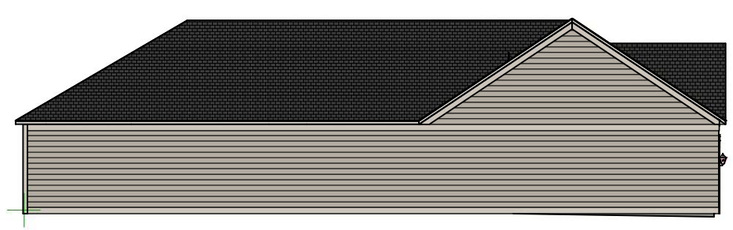

LEFT ELEVATION

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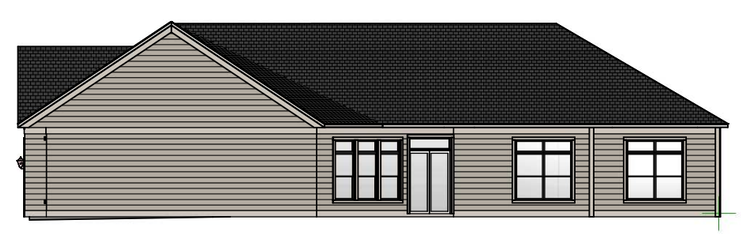

RIGHT ELEVATION

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

View_Sheets/res-b-02-elev.vxp

REV	DATE	DESIGNER	REMARKS

EXTERIOR COLOR: MINDFUL GRAY

PROJECT	Promenade III Option Model
MODEL	
TITLE	STANDARD ELEVATIONS
DATE	08/05/2020
DRAWN BY	PCR
SCALE	AS SHOWN
SHEET NO.	A1
	01

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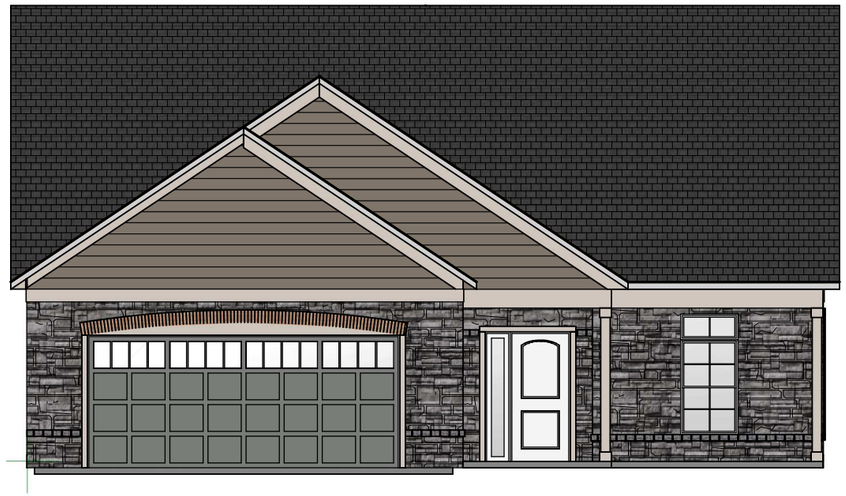
HARVEST RIDGE-TORINO-BASE ELEVATION

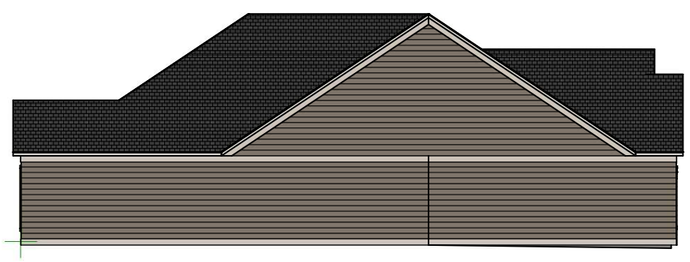


FRONT ELEVATION

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

REAR ELEVATION

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



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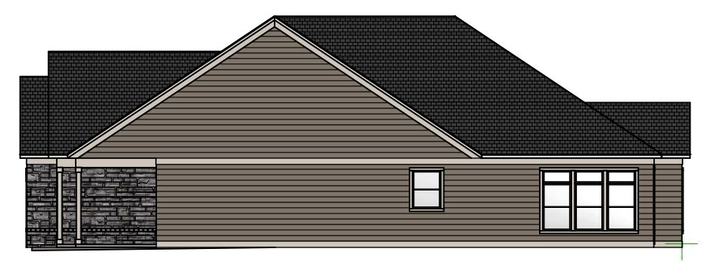

RIGHT ELEVATION

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

View_Sheets/res-b-02-elev.vxp

REV	DATE	DESIGNER	REMARKS

EXTERIOR COLOR: BACKDROP

DATE	08/05/2020
DRAWN BY	PCR
SCALE	AS SHOWN
PROJECT	Torino Option Model
MODEL	
TITLE	STANDARD ELEVATIONS
SHEET NO.	A1
	01

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Verona
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HARVEST RIDGE-VERONA-BASE ELEVATION

FRONT ELEVATION

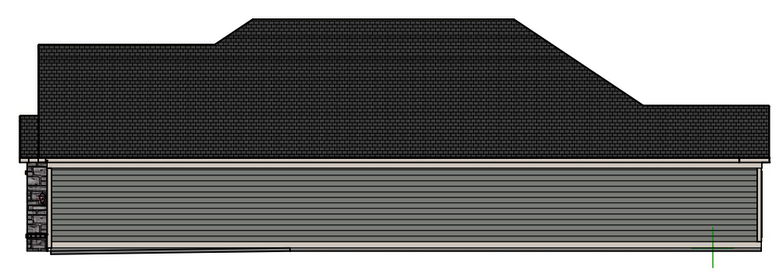
SCALE: 1/4" = 1'-0"

REAR ELEVATION

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

LEFT ELEVATION

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



RIGHT ELEVATION

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

View_Sheets/res-b-02-elev.vxp

REV	DATE	DESIGNER	REMARKS

EXTERIOR COLOR: CITYSCAPE

SHEET NO. A1	DATE 08/06/2020
PROJECT Verona Options	DRAWN BY PCR
MODEL	SCALE AS SHOWN
TITLE 01 STANDARD ELEVATIONS	

PLAN AND ZONING COMMISSION
May 17, 2022
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

J. Larson Homes, LLC request to rezone property from R-1, One-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:

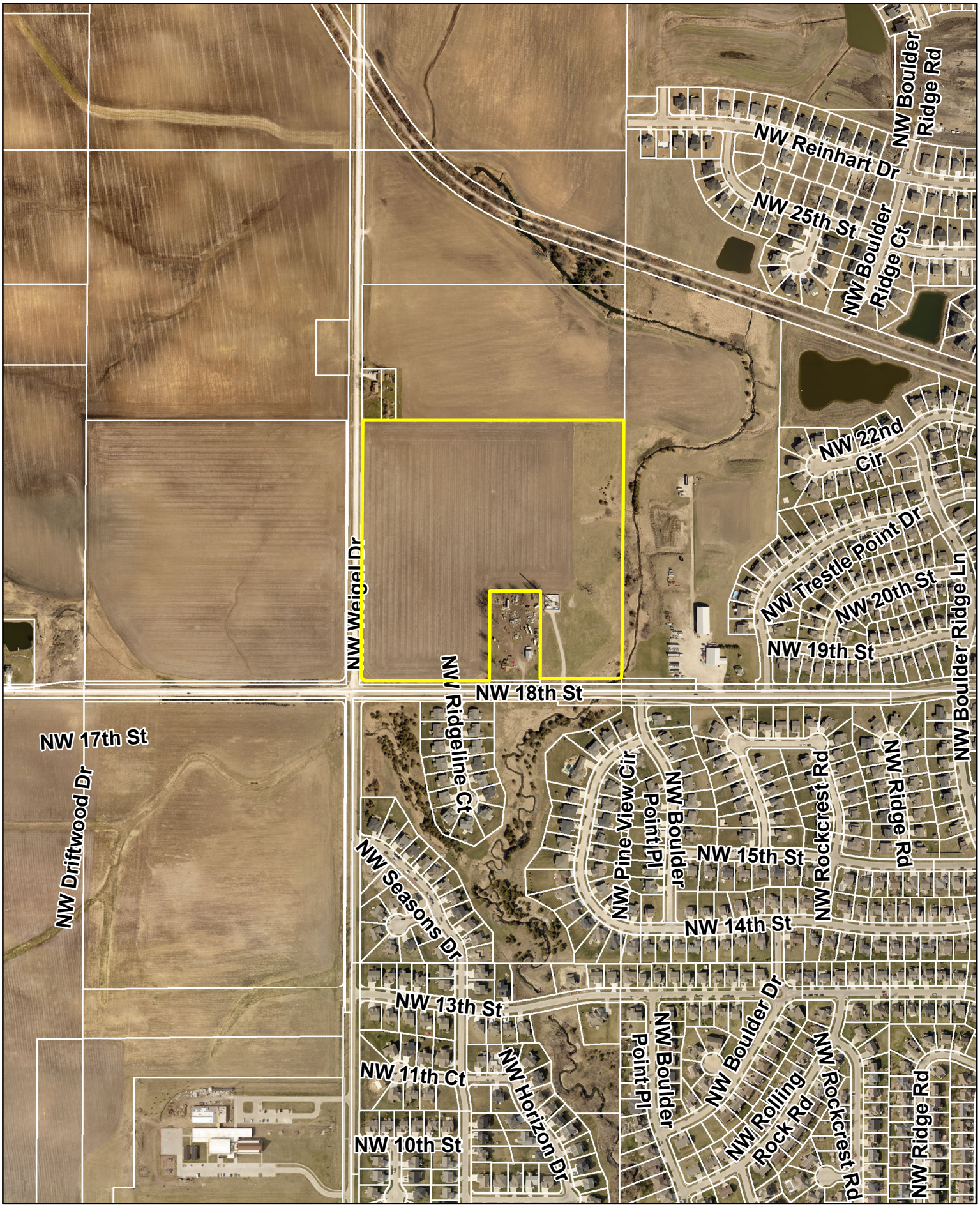
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Aerial Map
Staff Report
Applicant Letter
Rezoning Map
PUD Master Plan
PUD Manual
Zoning Map
Future Land Use Map



N

1 inch = 600 feet

Date: 5/11/2022

Brandywine PUD

Ankeny
bringing it all together.

city of Ankeny

bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: May 17, 2022

Agenda Item: Brandywine PUD Rezoning – Public Hearing
Report Date: May 11, 2022
Prepared By: Derek Silverthorn EJC
Associate Planner

Discussion

The applicant, J. Larson Homes, LLC, requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of one parcel totaling 34.51 acres (+/-), and is located northeast of the intersection at NW 18th Street and NW Weigel Drive. The subject property is currently zoned R-1, One-Family Residence District. Surrounding properties to the north and east are zoned the same, while properties to the south are zoned R-2, One-Family and Two-Family Residence District, restricted to single-family residential. Properties to the west are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre; and C-1, Neighborhood Retail Commercial District.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map,* which indicates this property as Medium Density Residential (MDR). The Comprehensive Plan considers Medium Density Residential as a density of 5 to 12 dwelling units per acre, which would most appropriately align with the R-3, Multiple-Family Residential Zoning District. PUDs exist to promote development by allowing greater flexibility than what is normally permitted. The purpose of the proposed rezoning to PUD is to facilitate single-family detached residential development that would otherwise not be allowed in the R-3 zoning district due to smaller lot widths, lot areas, and setbacks. The proposed rezoning would allow minimum lot widths of 50 feet and lot areas of 5,000 square feet; whereas standard R-3 regulations require minimum lot widths of 65 feet and lot areas of 8,000 square feet.

The PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, and storm water detention areas; however, final designs will be determined and approved with final platting. The PUD manual discusses bulk regulations, architectural character, landscape screening to be provided along NW 18th Street and NW Weigel Drive, stormwater management, and utility services. Building elevations are provided to represent one- to two-story houses to be constructed with varying building materials, colors, and roof pitches.

The developer has submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, exceeding the minimum required 50% of property owners; and 75.16% of the land area within 250' of the subject property—not including City of Ankeny or Polk County—encompassing five of 20 such property owners, and exceeding the minimum required 60% of surrounding property ownership. Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on May 4, 2022; and a legal notice of the proposed rezoning was published on May 6, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. The applicant posted the signage on Tuesday, May 10, 2022, providing the minimum required seven days of notification for the proposed rezoning before this public hearing.

Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on June 7, 2022.

April 15, 2022

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: BRANDYWINE PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 121.1035.01

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

On behalf of John Larson with J. Larson Homes, LLC, as applicant, we respectfully submit the rezoning amendment request for the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

With this amendment, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of R-1: One-Family Residence District to proposed zoning designation of PUD: Planned Unit Development District. We are requesting this modification to allow for 50-foot wide single family detached residential lots

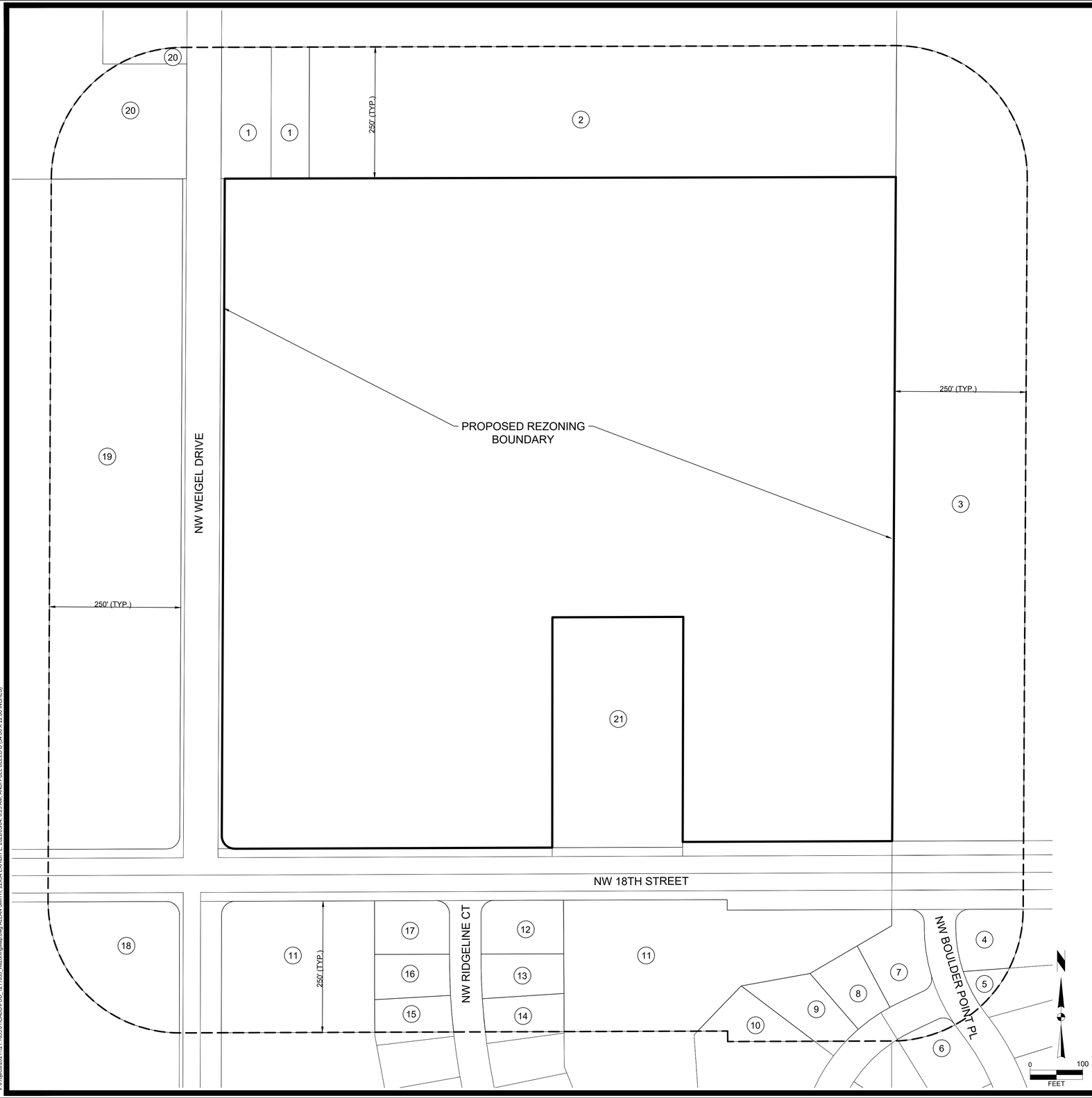
Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

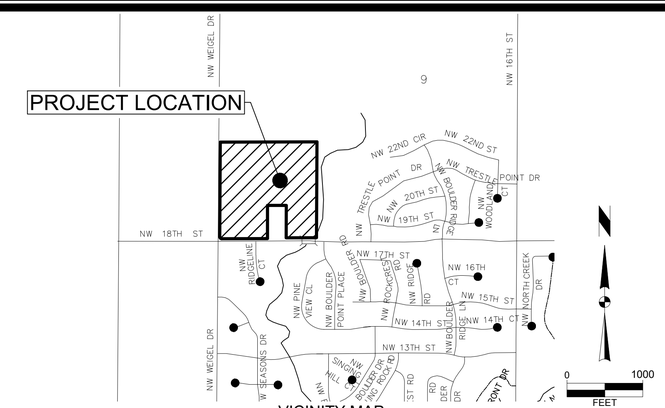
Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure
cc: John Larson, J. Larson Homes, LLC (w/enclosure emailed)
File (electronic)





VICINITY MAP

REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVE MOECKLY
(515) 681-6051

DEVELOPER

J LARSON HOMES
5721 MERLE HAY ROAD, SUITE 200
JOHNSTON, IOWA 50131
JOHN LARSON
(515) 491-4090

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

ADJACENT OWNERS

1. POLLARD FAMILY FARMS
   1620 S KELLOGG AVE STE 107
   AMES, IA 50010-8001
2. HARDSHIP LAND LLC
   303 LOCUST ST STE 400
   DES MOINES, IA 50309-1770
3. WALTER & BONITA HARMON
   B & W FARMS LLC
   3510 NW 18TH ST
   ANKENY, IA 50023-7844
4. ERIC & MEREDITH JACOBSON
   1707 NW BOULDER POINT PL
   ANKENY, IA 50023-9335
5. SCOTT & KAYLA OLSON
   1703 NW BOULDER POINT PL
   ANKENY, IA 50023-9335
6. DENNY & BETTY NUESE
   1701 NW PINE VIEW CIR
   ANKENY, IA 50023-2369
7. DONALD & KRISTI WOLFE
   1702 NW PINE VIEW CIR
   ANKENY, IA 50023-2369
8. STEPHEN & LORI GRIFFITH
   1628 NW PINE VIEW CIR
   ANKENY, IA 50023-2379
9. RICK & MICHELLE SANDER
   1624 NW PINE VIEW CIR
   ANKENY, IA 50023-2379
10. DAVID & CHARLENE HARMON
    3510 NW 18TH ST
    ANKENY, IA 50023-7844
11. CITY OF ANKENY
    410 W 1ST ST
    ANKENY, IA 50023-1557
12. ZACHARY & KAYLEE DURHAM
    1709 NW RIDGELINE CT
    ANKENY, IA 50023-2753
13. DOUGLAS & KATHRYN WISGERHOF
    1705 NW RIDGELINE CT
    ANKENY, IA 50023-2753
14. DANIEL & KIMBERLY BACH
    1701 NW RIDGELINE CT
    ANKENY, IA 50023-2753
15. DANIELA DOTY
    1704 NW RIDGELINE CT
    ANKENY, IA 50023-2753
16. CALVIN & YOLANDA GRIFFITHS
    1708 NW RIDGELINE CT
    ANKENY, IA 50023-2753
17. BRECK & MEGAN WESTERLY
    1712 NW RIDGELINE CT
    ANKENY, IA 50023-2753
18. GREENLAND HOMES INC
    1201 SW STATE ST STE 105
    ANKENY, IA 50023-2672
19. SCS ANKENY LLC
    760 W MAIN ST
    BARRINGTON, IL 60010-4120
20. TJL INVESTMENTS LLC
    DNF LLC
    1360 NW 121ST ST
    CLIVE, IA 50325-8165
21. GREGG TODD
    3802 NW 18TH ST
    ANKENY, IA 50023-7842

ADJACENT OWNERSHIP AREAS

OWNER	AREA (AC)	PERCENTAGE OF OWNERSHIP	PERCENTAGE OF APPROVAL
1	0.96	3.07%	
2	6.41		20.51%
3	8.37		26.80%
4	0.30	0.97%	
5	0.08	0.25%	
6	0.04	0.14%	
7	0.38	1.20%	
8	0.27	0.88%	
9	0.34	1.08%	
10	0.26		0.84%
~~11~~	~~4.18~~	~~NEUTRAL~~	
12	0.37	1.17%	
13	0.29	0.92%	
14	0.24	0.76%	
15	0.22	0.71%	
16	0.27	0.87%	
17	0.33	1.06%	
18	1.12		3.59%
19	7.32		23.42%
20	1.17	3.75%	
21	2.50	8.00%	
Total	31.24	24.84%	75.16%

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	5-06-22	AWS
1	REVISED OWNERSHIP APPROVAL	4-28-22	AWS

Engineer: CDD | Checked By: BKC | Scale: 1" = 100'
Technician: AWS | Date: 4-1-2022 | T-R-S: 80N-24W-09
Project No: 121.1035.01 | Sheet C100

LARSON - MOECKLY PROPERTY

REZONING MAP

ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 121.1035.01
Sheet C100

V:\Projects\2021\121.1035.01\CADD\PUD_121.1035_RezoningMap.dwg ALLAN SMITH, 22"X34 EXHIBIT 1, 2022/05/04, 8:23 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

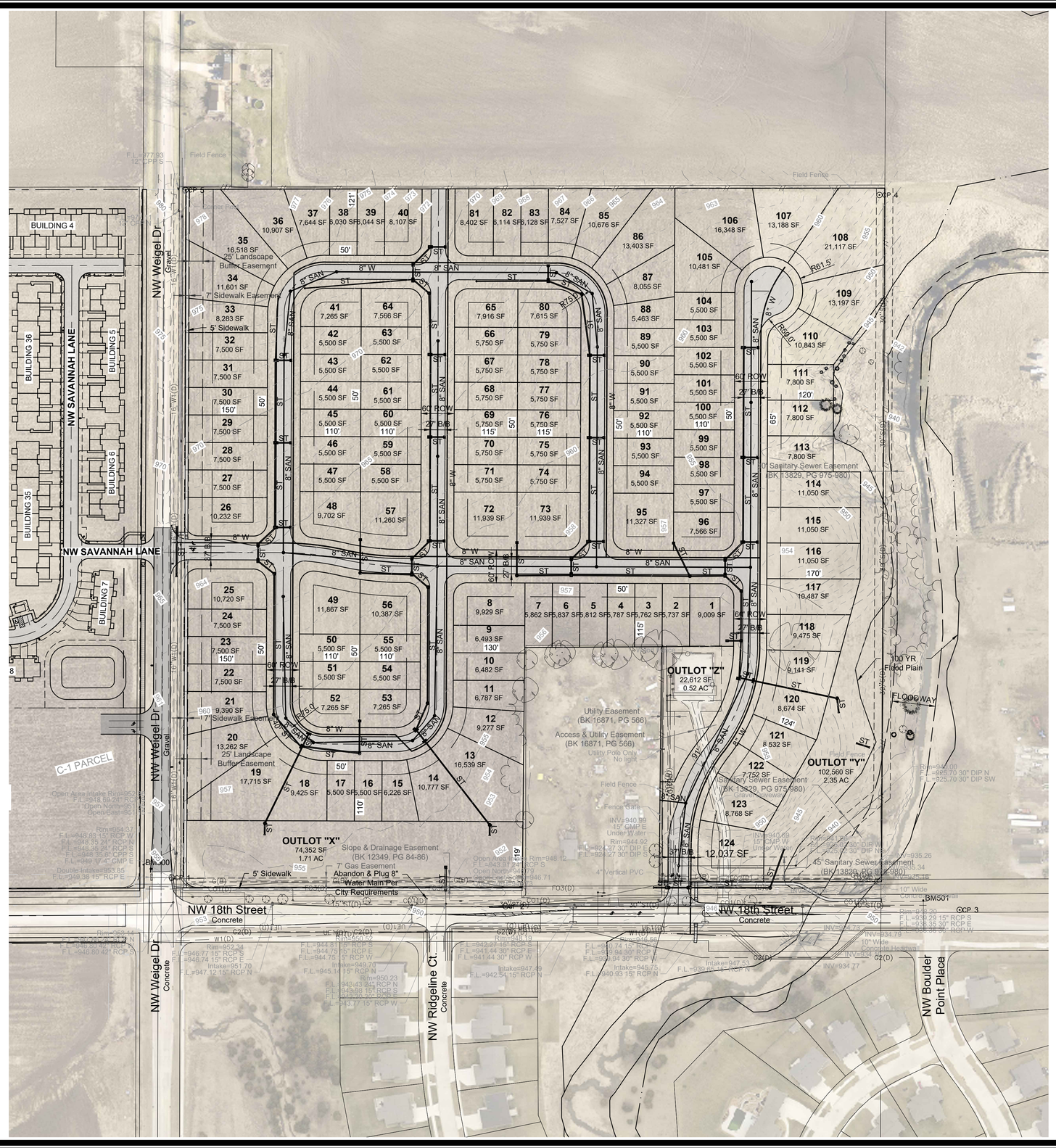
LEGEND

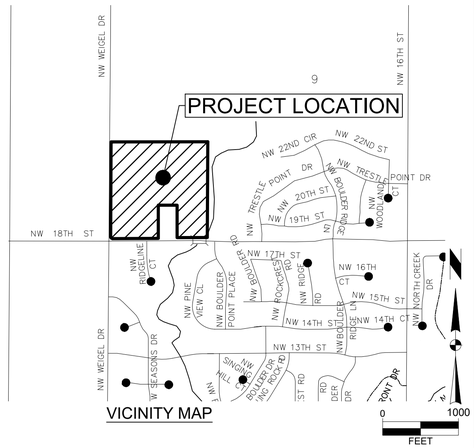
FEATURES	FOUND
Section Corner	
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●
ROW Marker	■
ROW Rail	H
Control Point	CP
Bench Mark	
Platted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	
Section Line	
1/4 Section Line	
1/4 1/4 Section Line	
Easement Line	

FEATURES	EXISTING
Spot Elevation	X 1225.25
Contour Elevation	1225
Fence (Barbed, Field, Hog)	
Fence (Chain Link)	
Fence (Wood)	
Fence (Silt)	
Tree Line	
Tree Stump	
Deciduous Tree \\ Shrub	
Coniferous Tree \\ Shrub	
Communication	C(*)
Overhead Communication	OC(*)
Fiber Optic	FO(*)
Underground Electric	E(*)
Overhead Electric	OE(*)
Gas Main with Size	G(*)
High Pressure Gas Main with Size	HPG(*)
Water Main with Size	W(*)
Sanitary Sewer with Size	S(*)
Duct Bank	DUCT(*)
Test Hole Location for SUE w/ID	

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	
Storm Sewer with Size	ST(*)
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	ICV





VICINITY MAP

REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVE MOECKLY
(515) 681-6051

DEVELOPER

J LARSON HOMES
5721 MERLE HAY ROAD, SUITE 200
JOHNSTON, IOWA 50131
JOHN LARSON
(515) 491-4090

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

FLOOD PLAIN

ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE AE - AREAS WITH BASE FLOOD ELEVATIONS AS PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1902260185F WITH A DATE OF FEBRUARY 1, 2019.

NOTES

1. REFER TO THE LARSON-MOECKLY PROPERTY PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
2. FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY
3. LANDSCAPE PLANS WILL BE APPROVED AT THE TIME OF EACH FINAL PLAT AND SITE PLAN.
4. A CONNECTION TO NW WEIGEL DRIVE SHALL NOT BE ALLOWED UNTIL NW WEIGEL DRIVE HAS PAVED HARD SURFACE FROM NW 18TH STREET TO THE ACCESS POINT.
5. LOTS 19-35 AND 124 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO NW 18TH STREET OR NW WEIGEL DRIVE.
6. DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION ALONG PUBLIC STREETS, INCLUDING NW WEIGEL DRIVE.
7. UTILITIES ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.
8. DEVELOPER SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG NW 18TH STREET AND NW WEIGEL DRIVE.
9. OUTLOTS "X" AND "Y" WILL BE UTILIZED FOR DETENTION AND ARE TO BE OWNED AND MAINTAINED BY THE HOA.
10. DRIVEWAYS FOR LOTS 25 AND 26 WILL ACCESS THE NORTH-SOUTH STREET (NOT THE 3-LANE EAST-WEST STREET SECTION).
11. BENDS ARE REQUIRED TO BE SHOWN FOR THE WATER MAIN WITH CONSTRUCTION DRAWINGS.

0 100 FEET

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	5-12-22	AWS
1	REVISED PER CITY COMMENTS	5-06-22	AWS

Engineer: CDD | Checked By: BKC | Scale: 1" = 100'
Technician: AWS | Date: 4-15-2022 | T-R-S: 80N-24W-09
Project No: 121.1035.01

Sheet C200

ANKENY, IOWA

BRANDYWINE
PUD MASTER PLAN

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

SNYDER & ASSOCIATES

Project No: 121.1035.01
Sheet C200

V:\Projects\2021\121.1035.01\CAD\PUD_121.1035_MasterPlan.dwg ALLAN SMITH, 22/34 EXHIBIT L, 2022/05/11, 4:47 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

BRANDYWINE PUD

ANKENY, IOWA

Developed by

J. LARSON HOMES, LLC

PUD PLAN

APRIL 15, 2022

REVISED: MAY 12, 2022

SNYDER
& ASSOCIATES

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- Petition Cover Letter
- Rezoning Application Form
- Petitions for Rezoning
- Rezoning Map

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- PUD Master Plan

3. BULK REGULATIONS

- Bulk Regulations
- Architectural Character
- Single Family Detached Elevations

4. SUPPORTING EVIDENCE

- Supporting Evidence Statement
- Vicinity Map and Rezoning Description
- Existing Topography/Drainage Areas
- FIRM Map
- Water Usage Calculations
- Traffic Impact Study

1. REZONING AMENDMENT REQUEST

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

May 6, 2022

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: BRANDYWINE PUD RESUBMITTAL
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 121.1035.01

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

On behalf of John Larson with J. Larson Homes, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklet and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The plans illustrate a single family detached residential development on approximately 34.51 acres located east of NW Weigel Drive and north of NW 18th Street.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. Please find accompanying the following items:

- 6 copies of the PUD Booklet,
- 6 Full Size PUD Master Plan,
- 6 Half Size Rezoning Map, and
- Comment Response Letter addressing Staff Comments.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure
cc: John Larson, J. Larson Homes, LLC (w/enclosure emailed)
File (electronic)

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

April 15, 2022

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: BRANDYWINE PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 121.1035.01

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

On behalf of John Larson with J. Larson Homes, LLC, as applicant, we respectfully submit the rezoning amendment request for the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

With this amendment, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of R-1: One-Family Residence District to proposed zoning designation of PUD: Planned Unit Development District. We are requesting this modification to allow for 50-foot wide single family detached residential lots

Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure
cc: John Larson, J. Larson Homes, LLC (w/enclosure emailed)
File (electronic)

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

Rezoning Application Form

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

Northeasterly corner of the intersection of NW 18th Street and NW Wiegel Drive, SE 1/4 of the SW 1/4 Section 9, T. 80 N., R. 24 W.

Gross acreage of rezoning: 34.733 acres
Current property zoning: R-1: One-Family Residence District
Proposed property zoning: PUD: Planned Unit Development
Conditions:
None

Is property within Ankeny's corporate limits ☑ yes ☐ no

Applicant/Contact Person:
Full Name: John Larson Company: J. Larson Homes, LLC
Address: 5721 Merle Hay Road, Suite 20
City, State, Zip: Johnston, Iowa 50131
Office Phone: Cell Phone: 515-491-4090
E-mail: johnlarson89@gmail.com

Property Owner:
Full Name: ~~Paula~~ Steven L. Moeckly Company: Moeckly Family Farm, LLC
Address: 4121 NW 110th Avenue
City, State, Zip: Polk City, Iowa 50226
Office Phone: 515-250-4477 Cell Phone:
E-mail:

Attorney
Full Name: Bryan Loya Firm Name: Wilson & Egge, PC
Address: 222 NW Sunrise Drive, Suite 222
City, State, Zip: Waukee, Iowa 50263
Office Phone: 515-369-2502 Cell Phone:
E-mail: bryan@wilsonlawfirmpc.com

Land Surveyor/Engineer: Snyder and Associates, Inc.
Address: 2727 SW Snyder Blvd.
City, State, Zip: Ankeny, Iowa 50023
Office Phone: 515-964-2020 Cell Phone: 515-669-1419
E-mail: bkculp@snyder-associates.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: John W Larson Date: 4-11-22
(Applicant/Contact Person)
Note: No other signature may be substituted for the Property Owner's Signature

and: Steven L Moeckly Date: 4-11-22
(Property Owner)
Original signatures are required
Steven L Moeckly 4-11-22

City of Ankeny Page 3 of 6

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:

See Attached Exhibit 'A'

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):
Single Family Detached Residential Lots

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 R-1 to PUD.

Parcel owner(s) signatures

Moerkly Family Farm LLC. (owner name) — (Signature)

(owner name) — (Signature)

Parcel owners within 250' of the above tract:

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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Legal Description / Address:

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Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Greenland Homes Inc.
Address: The Reserve at the Grove, Office - 1201 State Street suite 105 Ankeny IA 50023
Signature: [illegible] Date: 4-6-22
Printed Name: Corey Kautz Title: President

Property Owner:
Address:
Signature: Date:
Printed Name: Title:

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:

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Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: B4 W Farms LLC
Address: 3510 NW Irvine St Ankeny
Signature: David Harmon Date: 4-11-2022
Printed Name: David Harmon Title: manager

Property Owner: David Harmon
Address: 1616 NW Pine Valley Circle Ankeny
Signature: David Harmon Date: 4-11-2022
Printed Name: David Harmon Title: owner

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hardship Land L.L.C
Address: 303 Locust St. DSM, IA 50309
Signature: [signature] Date: 3/14/22
Printed Name: Sonny Hall Title: President

Property Owner:
Address:
Signature: Date:
Printed Name: Title:

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:

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Parcel owner(s) signatures

(owner name) (Signature)

(owner name) (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hardship Land L.L.C
Address: 303 Locust St. DSM, IA 50309
Signature: [signature] Date: 3/14/22
Printed Name: Sonny Hall Title: President

Property Owner: SCS ANKENY, LLC
Address: 4102 NW 18th STREET ANKENY, IA
Signature: [signature] Date: 4/27/2022
Printed Name: ANTHONY RODRIGUEZ Title: AUTHORIZED REPRESENTATIVE

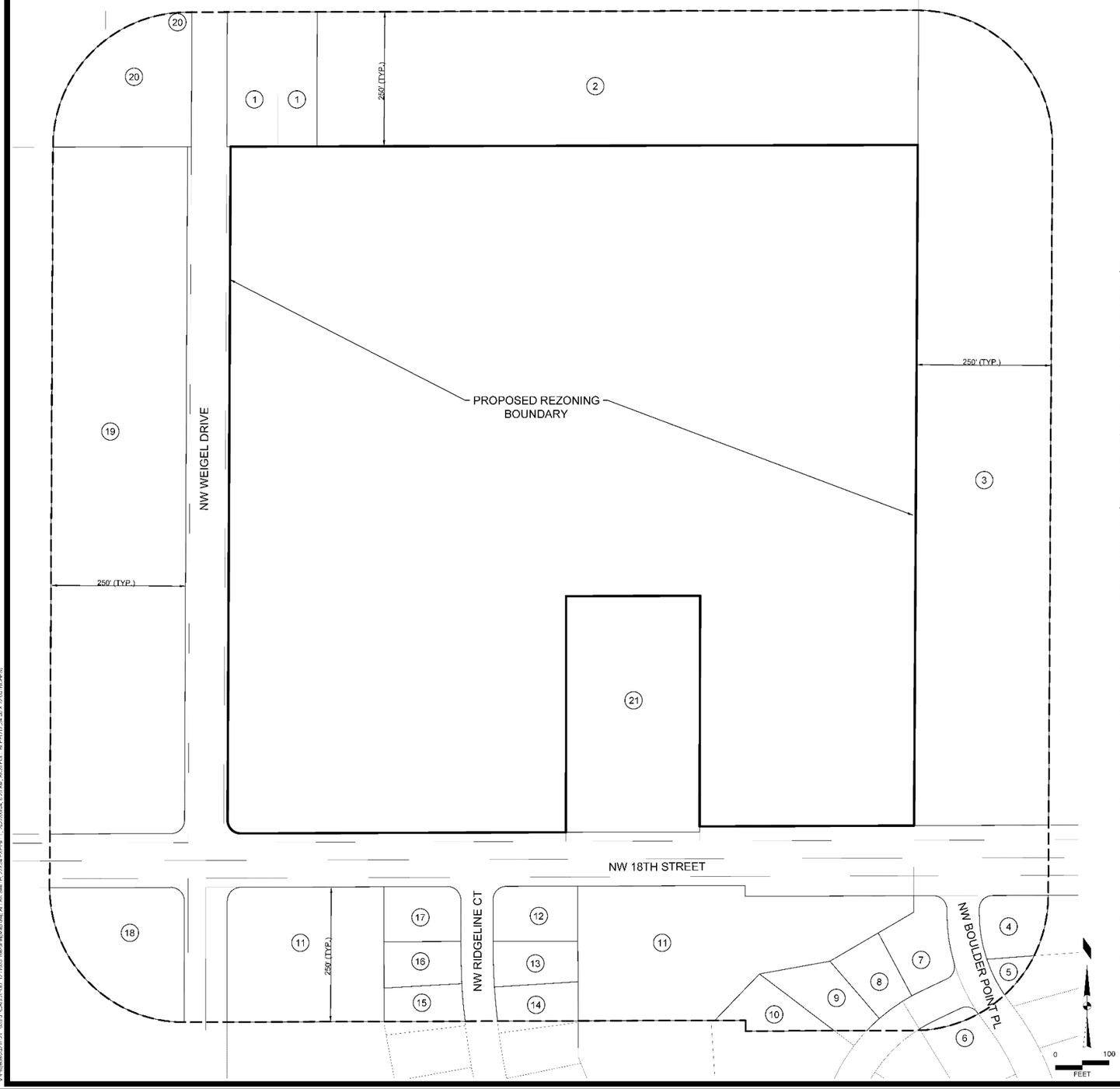
EXHIBIT 'A'

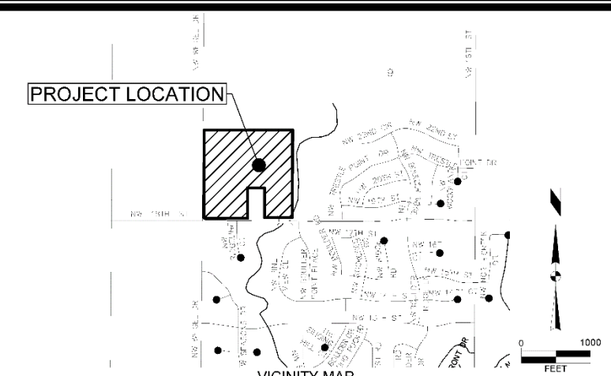
BRANDYWINE PUD REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.





VICINITY MAP

REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVE MOECKLY
(515) 681-6051

DEVELOPER

J LARSON HOMES
5721 MERLE HAY ROAD, SUITE 200
JOHNSTON, IOWA 50131
JOHN LARSON
(515) 491-4090

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

ADJACENT OWNERS

1. POLLARD FAMILY FARMS
   1620 S KELLOGG AVE STE 107
   AMES, IA 50010-8001
2. HARDSHIP LAND LLC
   303 LOCUST ST STE 400
   DES MOINES, IA 50309-1770
3. WALTER & BONITA HARMON
   B & W FARMS LLC
   3510 NW 18TH ST
   ANKENY, IA 50023-7844
4. ERIC & MEREDITH JACOBSON
   1707 NW BOULDER POINT PL
   ANKENY, IA 50023-9335
5. SCOTT & KAYLA OLSON
   1703 NW BOULDER POINT PL
   ANKENY, IA 50023-9335
6. DENNY & BETTY NUESE
   1701 NW PINE VIEW CIR
   ANKENY, IA 50023-2369
7. DONALD & KRISTI WOLFE
   1702 NW PINE VIEW CIR
   ANKENY, IA 50023-2369
8. STEPHEN & LORI GRIFFITH
   1628 NW PINE VIEW CIR
   ANKENY, IA 50023-2379
9. RICK & MICHELLE SANDER
   1624 NW PINE VIEW CIR
   ANKENY, IA 50023-2379
10. DAVID & CHARLENE HARMON
    3510 NW 18TH ST
    ANKENY, IA 50023-7844
11. CITY OF ANKENY
    410 W 1ST ST
    ANKENY, IA 50023-1557
12. ZACHARY & KAYLEE DURHAM
    1709 NW RIDGELINE CT
    ANKENY, IA 50023-2753
13. DOUGLAS & KATHRYN WISGERHOF
    1705 NW RIDGELINE CT
    ANKENY, IA 50023-2753
14. DANIEL & KIMBERLY BACH
    1701 NW RIDGELINE CT
    ANKENY, IA 50023-2753
15. DANIELA DOTY
    1704 NW RIDGELINE CT
    ANKENY, IA 50023-2753
16. CALVIN & YOLANDA GRIFFITHS
    1708 NW RIDGELINE CT
    ANKENY, IA 50023-2753
17. BRECK & MEGAN WESTERLY
    1712 NW RIDGELINE CT
    ANKENY, IA 50023-2753
18. GREENLAND HOMES INC
    1201 SW STATE ST STE 105
    ANKENY, IA 50023-2672
19. SCS ANKENY LLC
    760 W MAIN ST
    BARRINGTON, IL 60010-4120
20. TJL INVESTMENTS LLC
    DNF LLC
    1360 NW 121ST ST
    CLIVE, IA 50325-8165
21. GREGG TODD
    3802 NW 18TH ST
    ANKENY, IA 50023-7842

ADJACENT OWNERSHIP AREAS

OWNER	AREA (AC)	PERCENTAGE OF OWNERSHIP	APPROVAL
1	0.96	3.07%	
2	6.41		20.51%
3	8.37		26.80%
4	0.30	0.97%	
5	0.08	0.25%	
6	0.04	0.14%	
7	0.38	1.20%	
8	0.27	0.88%	
9	0.34	1.08%	
10	0.26		0.84%
~~11~~	~~4.18~~	~~NEUTRAL~~	
12	0.37	1.17%	
13	0.29	0.92%	
14	0.24	0.76%	
15	0.22	0.71%	
16	0.27	0.87%	
17	0.33	1.06%	
18	1.12		3.59%
19	7.32		23.42%
20	1.17	3.75%	
21	2.50	8.00%	
Total	31.24	24.84%	75.16%

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	5-06-22	AWS
1	REVISED OWNERSHIP APPROVAL	4-26-22	AWS

Engineer: CDD | Checked By: BKC | Scale: 1" = 100'
Technician: AWS | Date: 4-1-2022 | T-R-S: 80N-24W-09
Project No: 121.1035.01

Sheet C100

ANKENY, IOWA

LARSON - MOECKLY PROPERTY

REZONING MAP

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 121.1035.01
Sheet C100

2. PUD PLAN EXHIBIT

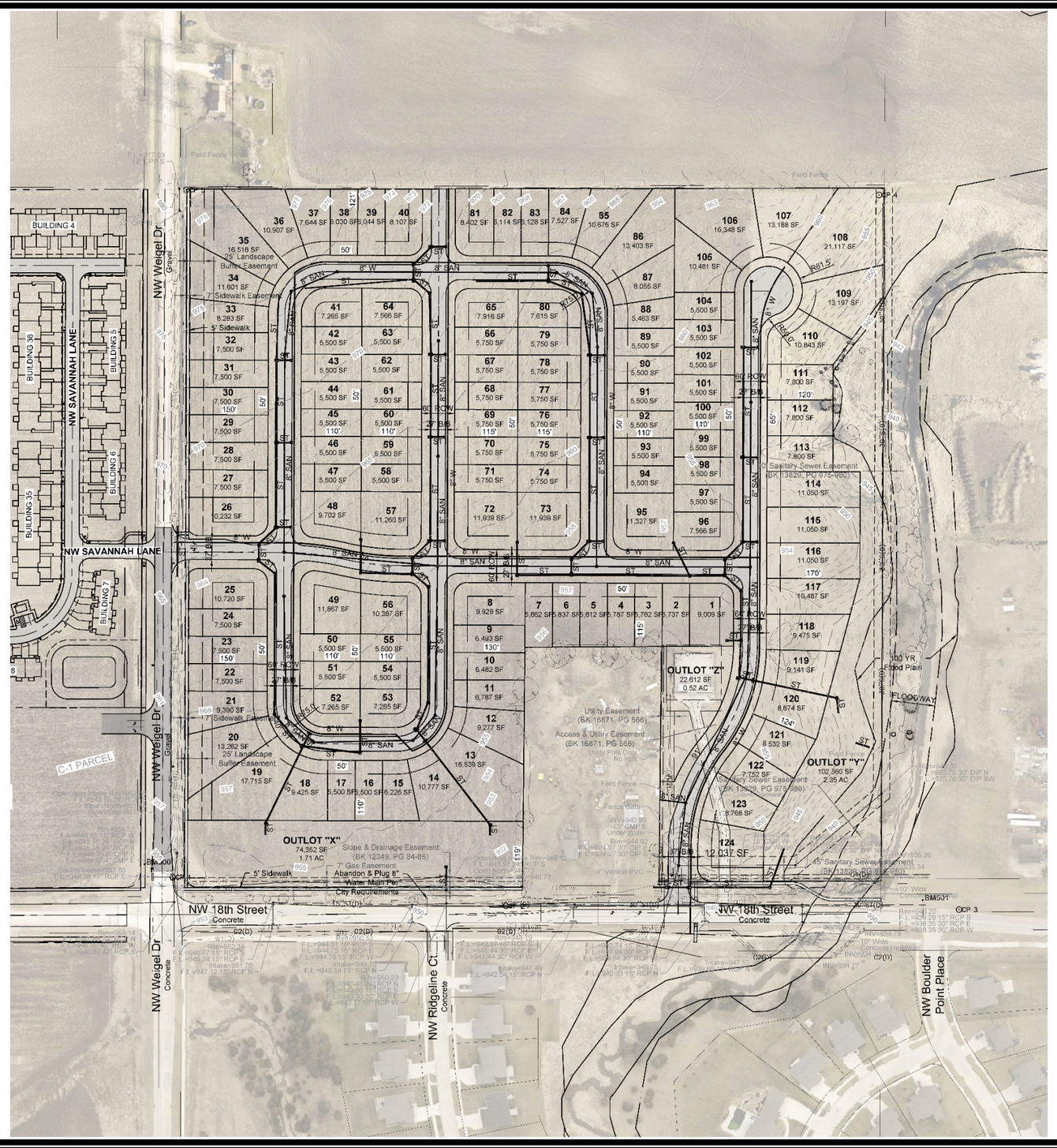
LEGEND

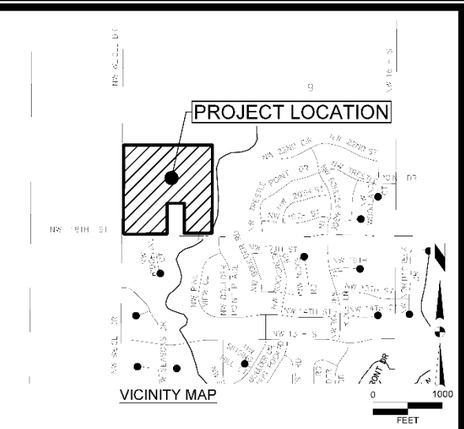
FEATURES	FOUND
Section Corner	
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	
ROW Marker	
ROW Rail	
Control Point	CP
Bench Mark	
Platted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	
Section Line	
1/4 Section Line	
1/4 1/4 Section Line	
Easement Line	

FEATURES	EXISTING
Spot Elevation	X 1225.25
Contour Elevation	1225
Fence (Barbed, Field, Hog)	
Fence (Chain Link)	
Fence (Wood)	
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	
Storm Sewer with Size	
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	





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JOHN LARSON
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ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

FLOOD PLAIN

ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE AE - AREAS WITH BASE FLOOD ELEVATIONS AS PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1902260185F WITH A DATE OF FEBRUARY 1, 2019.

NOTES

1. REFER TO THE LARSON-MOECKLY PROPERTY PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
2. FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY
3. LANDSCAPE PLANS WILL BE APPROVED AT THE TIME OF EACH FINAL PLAT AND SITE PLAN.
4. A CONNECTION TO NW WEIGEL DRIVE SHALL NOT BE ALLOWED UNTIL NW WEIGEL DRIVE HAS PAVED HARD SURFACE FROM NW 18TH STREET TO THE ACCESS POINT.
5. LOTS 19-35 AND 124 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO NW 18TH STREET OR NW WEIGEL DRIVE.
6. DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION ALONG PUBLIC STREETS, INCLUDING NW WEIGEL DRIVE.
7. UTILITIES ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.
8. DEVELOPER SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG NW 18TH STREET AND NW WEIGEL DRIVE.
9. OUTLOTS "X" AND "Y" WILL BE UTILIZED FOR DETENTION AND ARE TO BE OWNED AND MAINTAINED BY THE HOA.
10. DRIVEWAYS FOR LOTS 25 AND 26 WILL ACCESS THE NORTH-SOUTH STREET (NOT THE 3-LANE EAST-WEST STREET SECTION).
11. BENDS ARE REQUIRED TO BE SHOWN FOR THE WATER MAIN WITH CONSTRUCTION DRAWINGS.

0 100 FEET

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	5-12-22	AWS
1	REVISED PER CITY COMMENTS	5-06-22	AWS

Engineer: CDD | Checked By: BKC | Scale: 1" = 100'
Technician: AWS | Date: 4-15-2022 | T-4-S: 80N-24W-09
Project No: 121.1035.01 | Sheet C200

BRANDYWINE
PUD MASTER PLAN
ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 121.1035.01
Sheet C200

3. BULK REGULATIONS

BRANDYWINE PUD
BULK REGULATIONS

Single Family Detached Residential Lots

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.

Permitted Uses – Principal

- One-story, two-story, and one and one-half story homes with basements.

Permitted Uses – Accessory

- Rear yard setbacks for accessory buildings shall be a minimum of 5 feet. Side yard setbacks shall be a minimum of 3 feet. For double frontage lots the accessory building shall be set back to the front yard setback of 25 feet.

Area and Size Regulations

- The minimum lot area shall be 5,000 square feet.
- The single-family detached lots shall be a minimum 50 feet wide and have a minimum depth of 100 feet.
- Front yard setbacks along public streets shall be a minimum of 25 feet.
- Side yard setbacks shall be a minimum of 5 feet allowable on each side.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures.
- Minimum finish area for the single-family homes shall be 1,000 square feet for a ranch plan and 1,150 square feet for one and one-half and two-story plans.
- Two parking stalls shall be provided for each residence.

BRANDYWINE PUD
ARCHITECTURAL CHARACTER

RESIDENTIAL AREAS

The single family detached residential homes in the Brandywine PUD will feature a common traditional architectural element. The consistency in the homes will create a neighborhood feel while varying home elevations and features will help with curb appeal.

Key elements such as front porches, plan variety, alternated housing styles and colors, varying roof pitches, and quality-building materials combine to give the developer and the homeowners a successful combination. Acceptable building exteriors will include masonry (natural and/or manufactured brick or stone), vinyl, cedar, stucco, EIFS, Masonite, LP SmartSide, or Hardi-Plank siding. The roof of all homes shall be standard 3-tab or architectural type shingles. The same single family detached model elevations will not be constructed next to each other along the street frontages. The colors of the homes will be natural colors such as earth tones, greens, grays and muted yellows. Vibrant colors can be only used to accent building details, provided they add to the overall attractiveness and design of the home.

Typical elevations are shown for general character representation only. These do not reflect all the homes that will be constructed within the Brandywine PUD, they are meant to provide an idea of the character of the homes allowed within the development

ELEVATIONS

SINGLE FAMILY DETACHED ELEVATION

SINGLE FAMILY DETACHED ELEVATIONS

SINGLE FAMILY DETACHED ELEVATION

SINGLE FAMILY DETACHED ELEVATIONS

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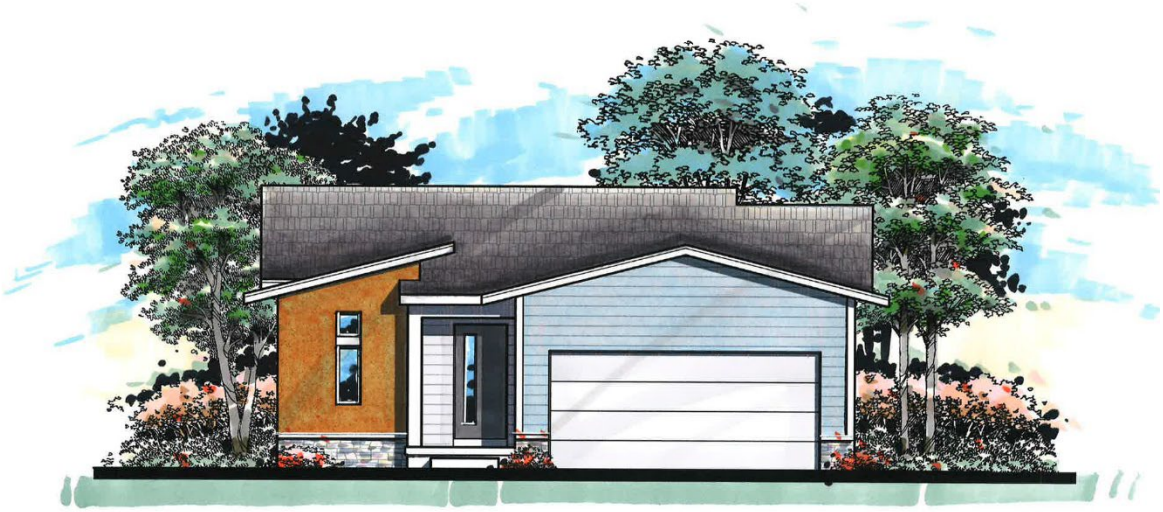


SINGLE FAMILY DETACHED ELEVATION

4. SUPPORTING EVIDENCE

BRANDYWINE PUD
SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development generally drains from northwest to southeast outletting into Rock Creek located in the southeastern corner of the development. The existing homestead parcel separates the west half from the east half of the development drainage.

Initial review of the storm water detention will require two locations for basins. The west basin will be along NW 18th Street and be incorporated to enhance the bufferyard with additional separation along NW 18th Street. The east basin will be located along the Rock Creek corridor and will utilize the open area shown on the PUD Master Plan. The basins will provide water quality volume and water quantity volume for the development.

Storm sewers will generally be located on the south and west sides of the street systems with intermittent intakes along the curb lines to intercept storm water flows. The storm sewer will be public within the single family detached area.

Rock Creek is a FEMA regulated drainage channel. According to the mapping, the 100-year floodplain is within the southeasterly corner of the development. (See the attached drainage map and FIRM map.)

SANITARY SEWER

There is an existing WRA owned 30-inch trunk sanitary sewer that is located on the south edge of the development north of NW 18th Street. A new public 8-inch sanitary sewer is proposed to be installed in the center of the public street and extend through the development.

WATER MAIN

The existing 12-inch water main is located on the south side of NW 18th Street with an 8-inch stub extending north under NW 18th Street. The current plan is to abandon the existing stub on NW Ridgeline Court and drill under NW 18th Street at the easterly roadway and connect onto the 12-inch water main on the south side of NW 18th Street. This option will be further analyzed as the construction plan design proceeds. A proposed 8-inch water main will be extended though the development and connection to the 16-inch water main in NW Weigel Drive to provide for an internal loop within the development.

All new water mains will be public improvements and will provide water and fire protection for the interior lots of the development. The water main is proposed to be a public utility and will generally be located on the north and west sides of the street.

PUBLIC STREETS

Public streets proposed within the single family detached area are 27-feet back to back 7-inch thick roadway within a 60-foot wide right of way. At the NW 18th Street and NW Weigel Drive intersections the internal streets will be widened to allow for two outbound lanes with a single inbound lane.

An east bound left turn lane off of NW 18th Street is planned for construction during the initial phase of construction. The widening of the roadway is planned to occur to the north of the existing pavement. Reconstruction of two intakes will need to occur with this widening.

Driveways for Lots 25 and 26 will access the north/south street, not the new street located between them. All lots adjacent NW 18th Street and NW Weigel Drive will not have direct access onto those streets.

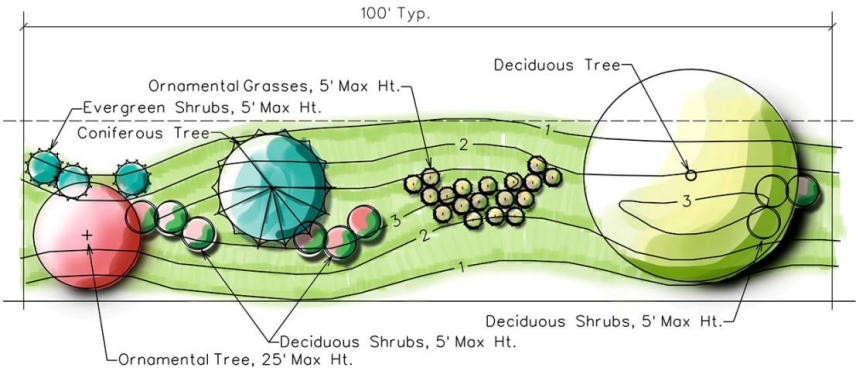
SIDEWALKS

Sidewalks (5-foot in width) are proposed along both sides of the public street within the public right-of-way in the single family detached area. These will be installed 1-foot inside of the right-of-way with the construction of the homes. A 5-foot sidewalk is also required along NW 18th Street and NW Weigel Drive.

SCREENING, OPEN SPACE AND LANDSCAPING

Proposed screening will meet the requirements of Chapter 194: Parking, Loading and Screening as well as the open space, landscaping and parking lot shading requirement of the Ankeny Zoning Ordinance.

A Type B Screen will be provided along NW 18th Street and NW Weigel Drive. The screen will be installed during the development of the public improvements for the corresponding area being platted. Below is an example of the typical landscape buffer that would be required along this length of property boundary. In locations where a berm will block or impede drainage, a 6-foot high opaque fence may be allowed to pass drainage beneath.



TYPICAL LANDSCAPE BUFFER

SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements.

FRANCHISE UTILITIES

The gas main will be located in a gas easement located at the front of each lot. The electric, telephone, and cable television utilities are proposed along the front and potentially the rear of the lot within public utility easements.

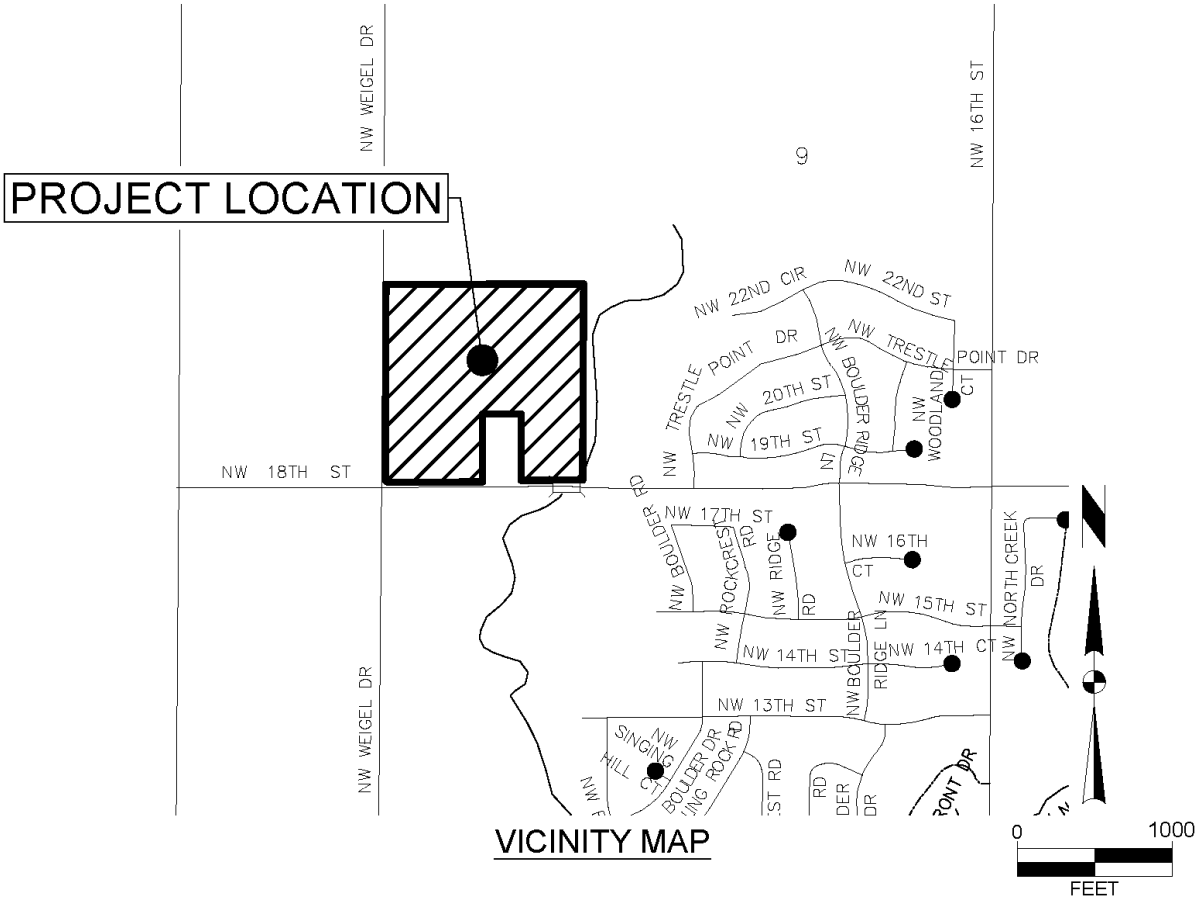
PARK SITE DEDICATION

Park site dedication is required for this development. The City of Ankeny allows payment in lieu of providing park area(s) within the project site. The Applicant will provide the payment option of $12,000 / acre for the area required by the City. The development will include areas of open space within the project. These areas will include existing Rock Creek and the proposed detention areas.

LAND USE CATEGORY

The current Land Use Category is Medium Density Residential allowing up to twelve (12) units per acre. This maximum density may not be exceeded without a Land Use Plan Amendment.

VICINITY MAP AND REZONING DESCRIPTION



VICINITY MAP

BRANDYWINE PUD REZONING DESCRIPTION

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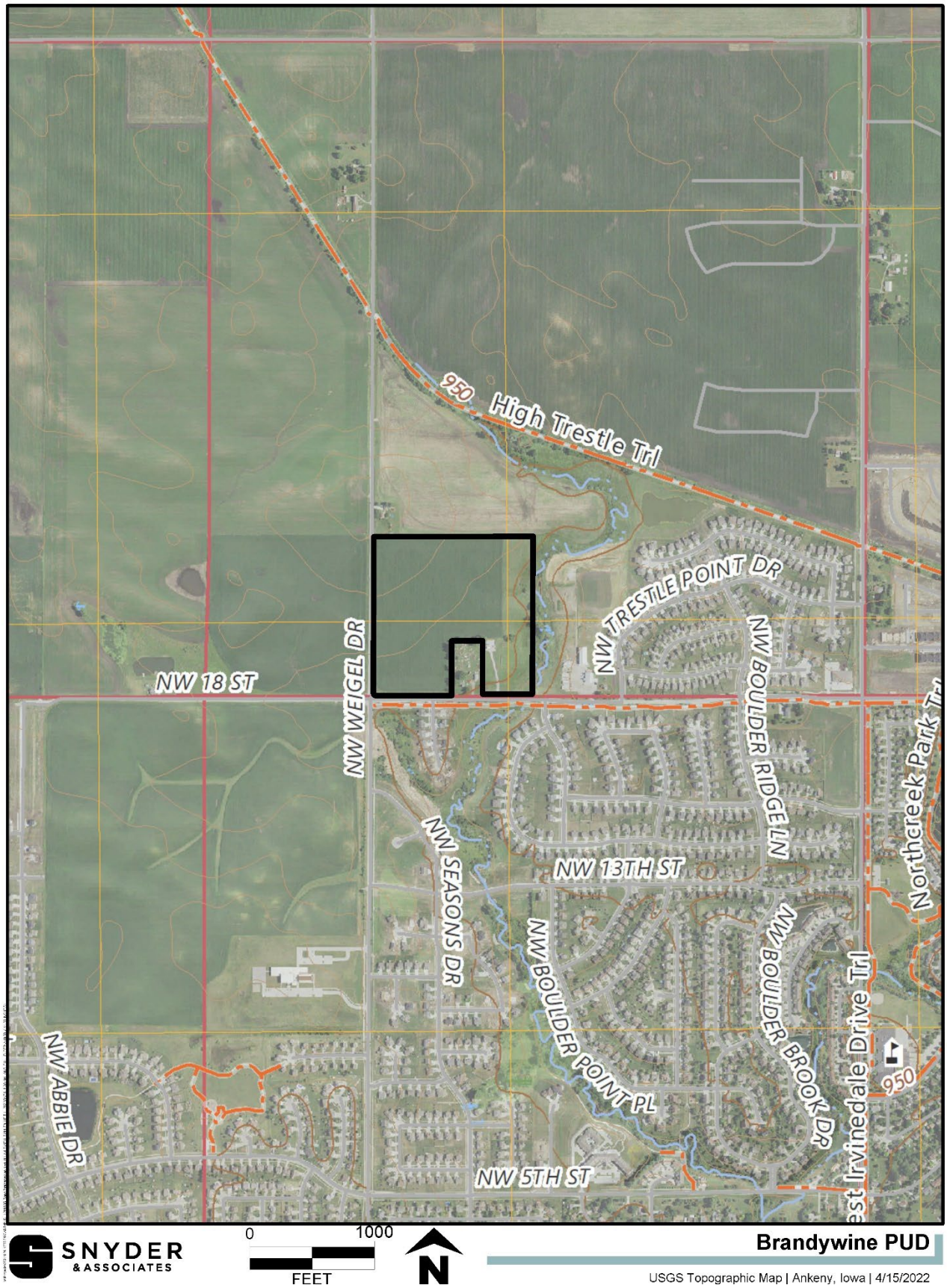
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

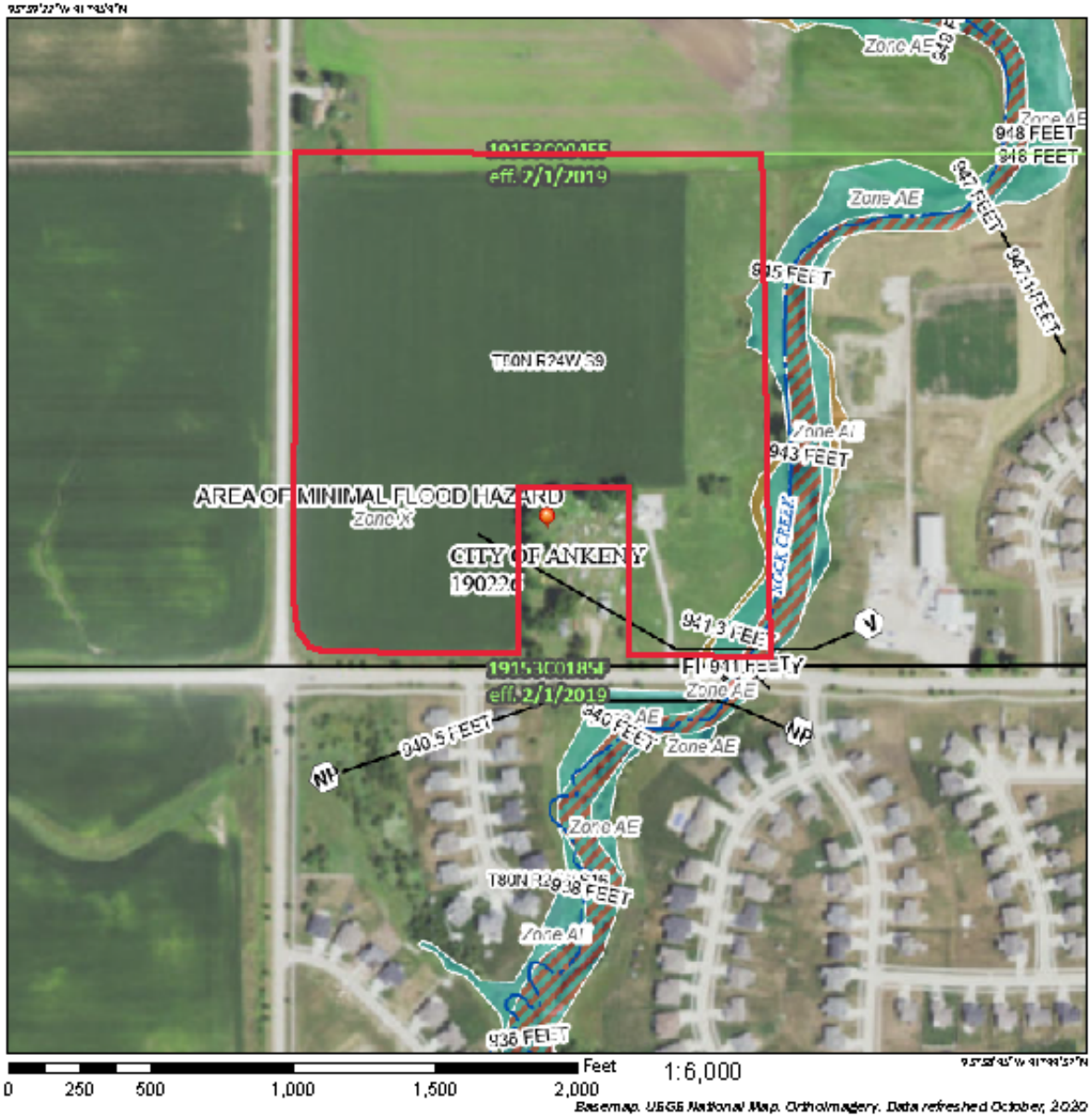
EXISTING TOPOGRAPHY / DRAINAGE AREAS


950
High Trestle Trl
NW TRESTLE POINT DR
NW BOULDER RIDGE LN
NW 18 ST
NW WEIGEL DR
NW 13TH ST
NW SEASONS DR
NW BOULDER POINT PL
NW BOULDER BROOK DR
Northcreek Park Tr
Irvinedale Drive Trl
950
NW ABBIE DR
NW 5TH ST
0
1000
FEET
N
SNYDER & ASSOCIATES
Brandywine PUD
USGS Topographic Map | Ankeny, Iowa | 4/15/2022

FIRM MAP

National Flood Hazard Layer FIRMette

FEMA



Basemap: USGS National Map: Orthoimagery. Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not voided as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/5/2022 at 2:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WATER USAGE CALCULATIONS

PROJECT:	BRANDYWINE PUD	No:	121.1035.01
		DATE:	April 15, 2022
SUBJECT:	WATER USAGE CALCULATIONS	BY:	CDD CK:
		PAGE:	1 OF: 5

SNYDER & ASSOCIATES

SANITARY SEWER

124 SINGLE FAMILY DETACHED LOTS

PER SUDAS

FOR MEDIUM DENSITY RESIDENTIAL
USE 3 PEOPLE /UNIT AND 100 GPCD
PEAKING FACTOR (PF) = (18+P^0.5)/(4+P^0.5) WHERE P IS POPULATION IN THOUSANDS

PEAK FLOW : 124 UNITS X 3 PEOPLE PER UNIT = 372 PEOPLE
PF = (18+.372^0.5)/ (4+.372^0.5) = 4.037
= 150174 GPD

= 0.150 MGD
CHANGE TO CFS (MGD / 0.646) = 0.2325 CFS

8" MAIN @ 2/3 FULL, FACTOR = 0.79 , THEREFORE
FULL FLOW = 0.2325 / 0.79 = 0.294 CFS

FOR FLOW = 0.294 CFS, DETERMINE MINIMUM SLOPE FOR 8 " MAIN

Q = $(1.486/n)*A*R^{2/3}*S^{1/2}$, n = 0.013 A = 0.34907 SF
R = 0.194 FT

0.294 CFS = 13.37 * $S^{1/2}$
=> S = 0.04843 %

CITY OF ANKENY MINIMUM SLOPE = 0.50 %,
CITY OF ANKENY PREFERRED SLOPE = 0.60 %,
THEREFORE, OK.

WATER MAIN

A NEW 8" MAIN WILL BE EXTENDED THROUGH THE DEVELOPMENT AND LOOP INTO THE EXISTING WATER MAIN SYSTEM ON THE COLLECTOR ROADS. THIS WILL PROVIDE SERVICE AND FIRE PROTECTION TO THE SITE.

PER SUDAS

FIRE FLOW	=	1500	GPM	
INSTANTANEOUS PEAK FLOW	=	AVERAGE FLOW X (7/(P^.167) WHERE P IS POPULATION IN THOUSANDS		
AVERAGE FLOW	=	37200	GPD	(372 PEOPLE @ 100 GPCD)
INSTANTANEOUS PEAK FLOW	=	307157	GPD	
	=	213.3	GPM	

THEREFORE, OK

D. Density Table

Table 3B-1.01: Minimum Values

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people / AC	3 people / unit	100 gpcd*
Medium Density (Multi-Family) Residential	15 people / AC 6.0 people / duplex	3 people / unit	100 gpcd*
High Density (Multi-Family) Residential	30 people / AC	2.5 people / unit	100 gpcd*
Office and Institutional	5,000 gpd / AC (IDNR)	Special Design Density	N/A
Commercial and Light Industrial	5,000 gpd/AC (IDNR)	Special Design Density	N/A
Industrial	10,000 gpd/AC (IDNR)	Special Design Density	N/A

* Iowa Department of Natural Resources (DNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

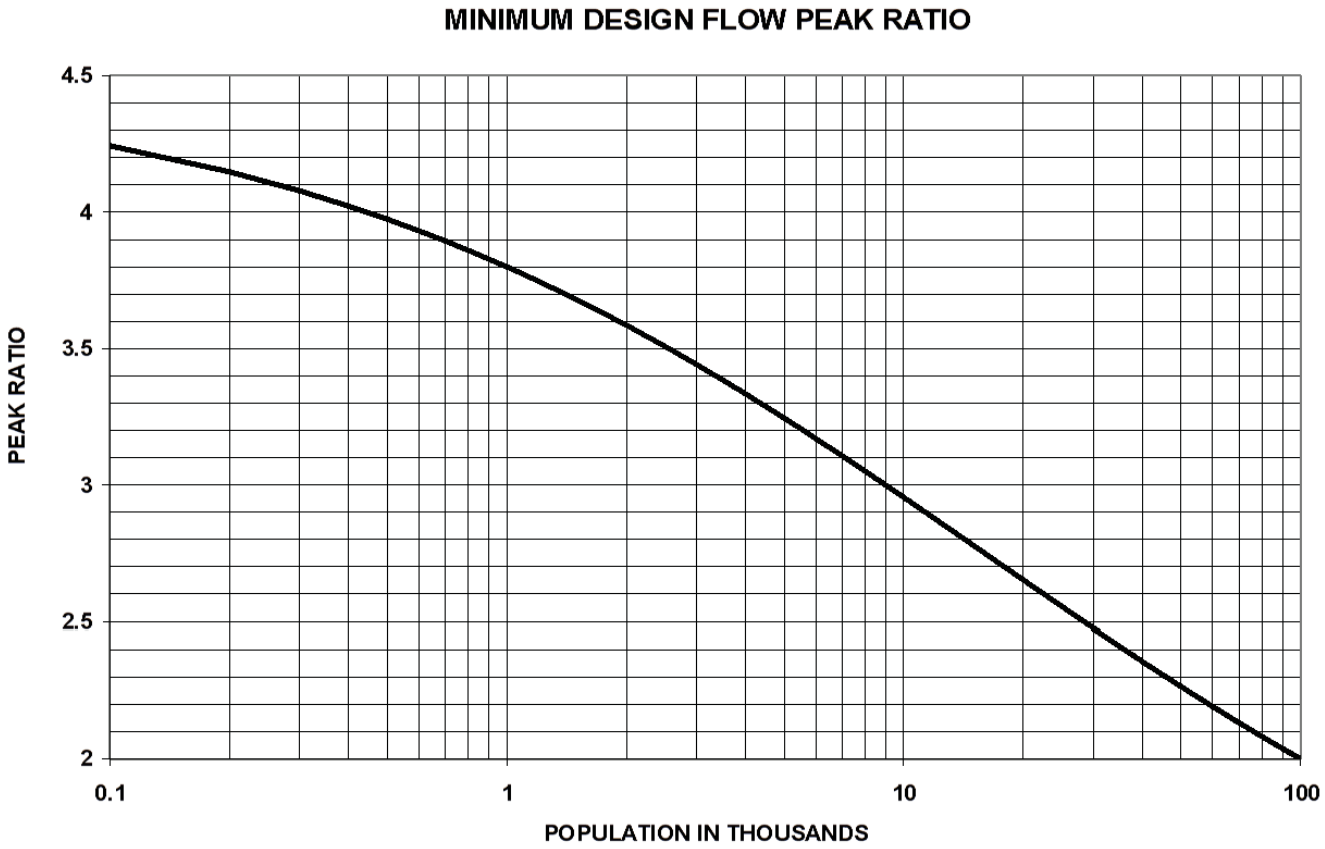
The area densities listed include the peaking factor.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

E. Special Design Densities

Special design densities should be based on specific flow measurements or known flow rates and are subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer prior to submittal to the Iowa DNR.

Figure 3B-1.01: Ratio of Peak to Average Daily Sewage Flow



Curve Equation: Peak Ratio = $[(18 + P^{0.5}) / (4 + P^{0.5})]$ where P = population in thousands

Source: Fair, G.M. and Geyer, J.C. "Water Supply and Wastewater Disposal"
1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

2. **Minimum Size Requirements:**

   a. **Water Service Stub:** The water service stub must meet the Jurisdiction's standards and provide adequate design flows.

   b. **Distribution Mains:** All water mains should be sized large enough to provide existing and future residential, commercial, and industrial water demands and fire protection flows to the area to be served. The minimum water main size is 8 inches in diameter, unless otherwise approved by the Jurisdictional Engineer. The Jurisdiction reserves the right to increase the size of the mains to meet future water demands.

   c. **Arterial or Feeder Mains:** Arterial or feeder mains, typically 12 inches and larger, should conform to an existing grid pattern or as directed by the Jurisdiction to meet long range plans of the Jurisdiction.

3. **Pressure Requirements:** The recommended minimum operating pressure of the distribution system should be no less than 35 psi. The residual pressure required under fire flow conditions should not drop below 20 psi at any hydrant or any point in the system. When operating pressure exceeds 100 psi, individual or system pressure reducing devices may be required.

E. Flow Considerations

1. **Design Flows:** The water main system must be able to meet the following flow requirements:

   a. Peak day demands plus fire flow demands.

   b. Instantaneous peak demands for water mains from source, treatment, and/or storage facilities.

2. **Peak Day Demands:**

   a. **General:** The peak day demand is the average rate of consumption on the maximum day. The maximum day is the 24 hour period during which the highest consumption total is recorded in the latest 3 year period. High consumption that will not occur again due to changes in the system, or that was caused by unusual operations, should not be considered.

   When no actual figure for maximum daily consumption is available, it should be estimated on the basis of consumption in other cities of similar character. Such estimates should be at least 2.0 times greater than the average daily water demand for cities having more than 500 people and 2.5 times greater than the average daily water demand for cities having 500 people or less.

   b. **Average Day Demand (minimum):**

   Area x Area Density x Rate = Average Daily Demand **Equation 4B-1.01**

   Number of Units x Unit Density x Rate = Average Daily Demand **Equation 4B-1.02**

Table 4B-1.01: Density

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people/AC	3.0 people/unit	100 gpcd
Medium Density (Multi-Family) Residential	15 people/AC	3.0 people/unit 6.0 people/duplex	100 gpcd
High Density (Multi-Family) Residential	30 people/AC	2.5 people/unit	100 gpcd
Office and Institutional	Special Design Density[1]		
Commercial	Special Design Density[1]		
Industrial	Special Design Density[1]		

[1] Special design densities should be subject to approval by the Jurisdictional Engineer based on methodology provided by the Project Engineer.

Note: If the Project Engineer uses values different than the above table, approval by the Jurisdictional Engineer and Iowa DNR is required.

3. **Instantaneous Peak Demands:** Where existing data is not available to accurately predict the instantaneous peak demand for the design year, the following criteria may be used as a minimum for estimating the instantaneous peak demand:

   a. 220 people or less = Average day demand (gpm) x 9.0.

   b. More than 220 people = Average day demand (gpm) x $7/P^{0.167}$
   P = design year population in thousands.

   If major water users exist in the system, the peak may be greater than those listed above.

4. **Fire Flows:** The following general information is taken from the *Fire Suppression Rating Schedule* (Edition 05-2008) of the Insurance Services Office (ISO). The latest ISO requirements must be checked to verify fire flow criteria. Insurance requirements for fire protection may vary with each Jurisdiction and must be confirmed by the Project Engineer.

   a. For one- and two- family dwellings not exceeding two stories in height, the following needed fire flows should be used.

Distance Between Buildings	Needed Fire Flow
Over 100’	500 gpm
31’ to 100’	750 gpm
11’ to 30’	1,000 gpm
10’ or less	1,500 gpm

   For wood shingle roof coverings on the building or on exposed buildings add 500 gpm to the needed fire flows.

   b. Multi-family, commercial, and industrial areas are considered high risk areas. The fire flows available in these areas require special consideration. The distribution and arterial mains in the high risk areas are to accommodate required fire flows in those areas.

TRAFFIC IMPACT STUDY

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

MOECKLY FARMS
TRAFFIC IMPACT STUDY

Ankeny, Iowa | April 12, 2022

Prepared for:
J Larson Homes

Snyder & Associates, Inc. Project No. 121.1035

Prepared by:

LICENSED PROFESSIONAL ENGINEER ANTHONY J. BOES P12387 IOWA	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. Anthony J. Boes 4/12/22 Anthony J. Boes, P.E. Date License Number P12387 My License Renewal Date is December 31, 2023 Pages or sheets covered by this seal: ALL

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
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Exhibit 2. Opening Year Peak Hour Background Traffic
Exhibit 3. Opening Year Trip Distribution (Inbound)
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Exhibit 5. Opening Year Peak Hour Trips
Exhibit 6. Opening Year Peak Hour Traffic
Exhibit 7. Design Year Background Traffic
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Exhibit 9. Design Year Trip Distribution (Outbound)
Exhibit 10. Design Year Peak Hour Trips
Exhibit 11. Design Year Peak Hour Traffic
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Turn Lane Warrant Analysis Worksheets
Capacity Analysis Reports

INTRODUCTION

This study was performed to evaluate traffic operations associated with the planned Moeckly Farms residential development. The site is to be constructed in the Northeast quadrant of the intersection of NW 18th Street and NW Weigel Drive. Figure 1 provides the site location. A site concept plan is provided in the appendix.

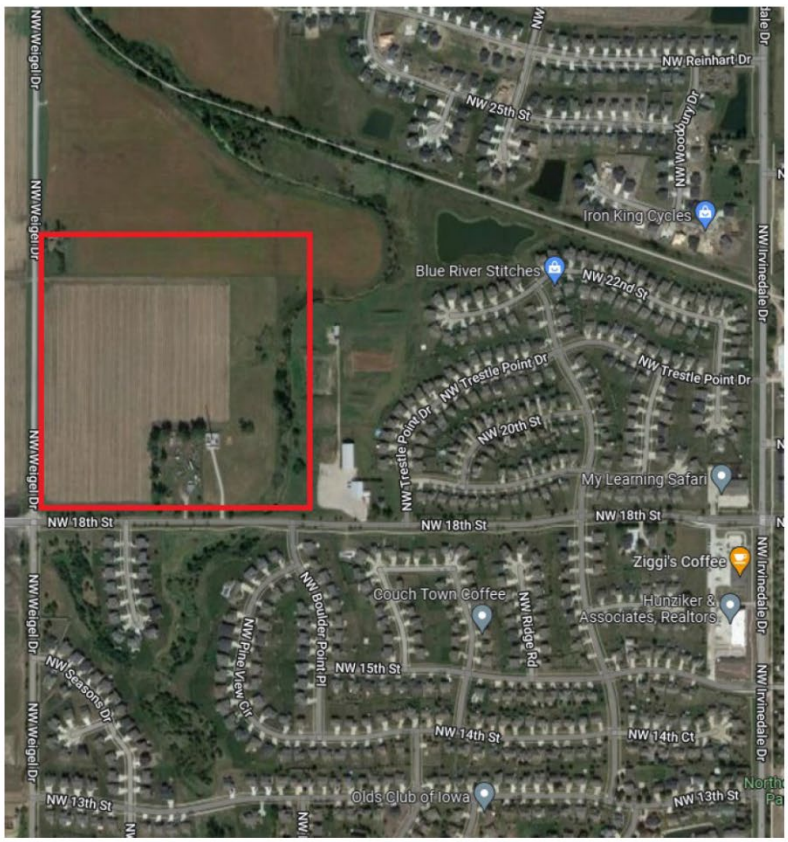


Figure 1. Location Map

This traffic impact study evaluated transportation system needs related to the planned development. Traffic forecasts and analyses included opening year and design year Build and No Build scenarios. Analyses of the below four study intersections (two of which provide access to the site) were conducted.

- NW 18th Street & NW Irvinedale Drive
- NW 18th Street & proposed Access B
- NW 18th Street & NW Weigel Drive
- NW Weigel Drive & proposed Access A

EXISTING CONDITIONS

Within the study area, NW 18th Street is two-lane arterial street with a 35 mph speed limit. At the NW 18th Street intersection with NW Weigel Dr, left turn lanes are provided for the northbound and westbound approaches. The west leg of the intersection is currently under construction and will ultimately extend west to IA 415. For this study, it is assumed that left turn lanes will be provided for all four approaches by the opening year. The intersection is currently stop-controlled for the northbound and southbound approaches.

NW Weigel Drive is two-lane collector street south of NW 18th Street and a local street to the north. The NW Weigel Drive speed limit is 35 mph.

NW Irvinedale Dr is a two-lane arterial street with a 35 mph speed limit. The NW Irvinedale Dr intersection with NW 18th St is signalized and has left turn lanes for the eastbound and westbound approaches. The City is planning to reconstruct the intersection to provide left and right turn lanes for each approach.

TRAFFIC DATA

Turning movement traffic counts were not collected for this study. Instead, opening year (2024) and design year (2044) Build traffic projections from the Savannah Ankeny Traffic Impact Study were used for background traffic conditions for this study, as requested by the City of Ankeny.

PROPOSED DEVELOPMENT

The proposed development includes 124 single-family home lots. Approximately 25% (31) of the lots are expected to be occupied in the opening year. For this initial development phase (Phase 1), access to the site is planned only from NW 18th St (Access B).

Full development and occupancy of the site is expected by the design year. Full development will include the NW Weigel Dr access (Access A).

FUTURE TRAFFIC

Trip Generation

Estimated trip generation for the site was calculated using data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. "Single-Family Housing" (ITE Code: 210) was used with dwelling units as the independent variable. **Table 1** shows the estimated trip generation for the opening and design years.

Table 1. Estimated Trip Generation

Scenario	Land Use	ITE Code	Quantity	Unit	Daily				AM Peak (1)				PM Peak (2)			
					Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Opening Year	Single-Family Housing	210	31	DU	9.43	292	146	146	0.70	22	6	16	0.94	29	18	11
Design Year	Single-Family Housing	210	124	DU	9.43	1169	585	584	0.70	87	23	64	0.94	117	74	43

(1) AM Peak hour of adjacent street traffic 7-9 AM.
(2) PM Peak hour of adjacent street traffic 4-6 PM.

Trip Distribution

To estimate the distribution of generated trips, the background traffic was reviewed to determine the likely split of traffic entering and exiting the site to/from NW 18th St and NW Weigel Dr. Estimated trip distribution is provided in the appendix.

Background Traffic

Background traffic for this study was assumed to be Opening Year (2024) Build Traffic Projections and Future Year (2044) Build Traffic projections from the previous Savannah Ankeny Traffic Impact Study. Estimated background traffic is provided in the appendix.

Opening Year (2024) and Design Year (2044) Peak Hour Traffic

Combining the trip generation and distribution with background traffic results in the total estimated turning movement traffic volumes at the study intersections. Total peak hour turning movement traffic forecasts with the planned development is provided in the appendix.

TURN LANE WARRANT ANALYSIS

The potential need for right and left turn lanes at the study intersections was evaluated using the following criteria, per City of Ankeny Requirements. Turn lane warrant worksheets are provided in the appendix.

- NCHRP Report 745 for left turn lanes on uncontrolled arterial street approaches.
- NCHRP Report 457 for left turn lanes on uncontrolled non-arterial street approaches.
- NCHRP Report 457 for right turn lanes on uncontrolled approaches and signalized intersections.

Per NCHRP Report 745 criteria, an eastbound left turn lane is warranted for projected opening year traffic on NW 18th St at the planned Access B intersection. As few as five left turns in the peak hour satisfy the criteria.

At the NW Weigel Dr and Access A intersection, northbound or southbound left or right turn lanes are not warranted for projected design year traffic, per NCHRP Report 457 criteria.

Left turn lane warrants were not evaluated at the NW 18th St intersections with NW Weigel Dr and NW Irvinedale Dr because left turn lanes currently exist or are planned at these intersections. Similarly right turn lane warrants at the NW 18th St and NW Irvinedale Dr intersection were not evaluated, as they are currently planned.

At the NW Weigel Dr and NW 18th St intersection, northbound and southbound right turn lanes are not warranted for projected design year traffic (assuming future traffic signal). The Savannah Ankeny TIS recommended providing eastbound and westbound right turn lanes at this intersection for opening year traffic.

TRAFFIC SIGNAL WARRANT ANALYSIS

The potential need for a traffic signal at the intersection of NW 18th St & NW Weigel Dr was evaluated using Manual on Uniform Traffic Control Devices (MUTCD) traffic volume warrant criteria (Warrants 1-3). Warrant analyses were based on projected AM and PM peak hour traffic (two hours). Signal warrant analysis results are summarized in **Table 2**, and detailed worksheets are provided in the appendix.

Table 2. Traffic Signal Warrant Results

Year	Scenario	Warrant 1 8-Hour	Warrant 2 4-Hour	Warrant 3 Peak Hour
Opening Year 2024	No Build	2 hours met	1 hour met	No 0 hours met
	Build	2 hours met	1 hour met	No 0 hours met
Design Year 2044	No Build	2 hours met	2 hours met	Yes 1 hour met
	Build	2 hours met	2 hours met	Yes 1 hour met

Warrant analyses show that Warrant 3 (Peak Hour) is projected to be met in the design year for the Build and No Build scenarios. With only two hours of projected traffic for each scenario, it is not possible to determine if Warrant 1 and/or Warrant 2 criteria will be met.

TRAFFIC OPERATIONS ANALYSIS

Intersection capacity analyses were completed for opening year 2024, and design year 2044 Build and No Build scenarios, Analyses were conducted for the AM and PM peak hours. These analyses were performed using *Synchro 11* software with *Synchro* methods for signalized intersections and *Highway Capacity Manual 6th Edition* (*HCM 6)* methods for unsignalized intersections. **Table 3** shows the Level of Service (LOS) criteria for determining operational performance. LOS A provides the least delay, and LOS F provides the most delay. Typically, LOS D is the minimum acceptable LOS for urban intersection approaches. However, LOS E-F is not unusual for stop controlled minor street or driveway approaches to higher volume arterial streets during peak hours.

Table 3. Level of Service (LOS) Definition

LOS	Average Delay per Vehicle (seconds)	
	Signalized Intersection	Unsignalized Intersection
A	< 10	< 10
B	10 to 20	10 to 15
C	20 to 35	15 to 25
D	35 to 55	25 to 35
E	55 to 80	35 to 50
F	> 80 or V/C > 1.0	> 50 or V/C > 1.0

V/C = Volume to Capacity Ratio

The following lane configurations and traffic control were assumed for analyses:

Opening Year

- NW 18th St & NW Weigel Dr: Left turn lanes for all approaches, right turn lanes for EB and WB approaches. Stop-control for NB and SB approaches.
- NW 18th St & NW Irvinedale Dr: Existing lane configurations with left turn lanes for the EB and WB approaches. Existing traffic signal control.
- NW 18th St & Access B: EB left turn lane on NW 18th St. Single lane SB approach with stop-control.
- NW 18th St & Access A: Single-lane approaches all directions. Stop-control for EB approach.

Design Year

- NW 18th St & NW Weigel Dr: Left turn lanes for all approaches, right turn lanes for EB and WB approaches. Traffic signal control.
- NW 18th St & NW Irvinedale Dr: Left and right turn lanes for all approaches. Traffic signal control.
    - Due to high AM Peak EB delays, high volume/capacity ratio and long projected queues, this intersection was also analyzed as a multi-lane roundabout using Highway Capacity Software (HCS7).
- NW 18th St & Access B: EB left turn lane on NW 18th St. Single lane SB approach with stop-control.
- NW 18th St & Access A: Single-lane approaches all directions. Stop-control for EB and WB approaches.

Analysis results are summarized in **Table 4** and **Table 5**. Detailed reports are provided in the appendix.

Table 4. Capacity Analysis Results, No Build Conditions

Scenario	Intersection	Control Type	AM Peak Delay (sec)	AM Peak LOS	PM Peak Delay (sec)	PM Peak LOS
Opening Year	NW 18th St & NW Irvinedale Dr	Signal	28.8	C	30.7	C
	NW 18th St & NW Weigel Dr	NB STOP	32.3	D	27.7	D
		SB STOP	75.0	F	72.3	F
	NW Weigel Dr & Access A	EB STOP	8.9	A	8.8	A
Design Year	NW 18th St & NW Irvinedale Dr	Signal	35.9	D	27.6	C
		RAB	19.4	C	17.6	C
	NW 18th St & NW Weigel Dr	Signal	9.0	A	7.6	A
	NW Weigel Dr & Access A	EB STOP	9.8	A	9.4	A

Table 5. Capacity Analysis Results, Build Conditions

Scenario	Intersection	Control Type	AM Peak Delay (sec)	AM Peak LOS	PM Peak Delay (sec)	PM Peak LOS
Opening Year	NW 18th St & NW Irvinedale Dr	Signal	29.2	C	31.7	C
	NW 18th St & Access B	SB STOP	19.4	C	19.2	C
	NW 18th St & NW Weigel Dr	NB STOP	33.2	D	28.3	D
		SB STOP	81.0	F	79.8	F
	NW Weigel Dr & Access A	EB STOP	8.9	A	8.9	A
Design Year	NW 18th St & NW Irvinedale Dr	Signal	37.7	D	30.0	C
		RAB	20.6	C	18.9	C
	NW 18th St & Access B	SB STOP	31.9	D	26.7	D
	NW 18th St & NW Weigel Dr	Signal	9.1	A	7.7	A
	NW Weigel Dr & Access A	EB STOP	10.1	B	9.6	A
		WB STOP	12.4	B	12.1	B

Opening year analyses show LOS F operations SB at the NW 18th St and NW Wiegel Dr intersection (Build and No Build). However, projected average delays are less the 90 seconds.

For all other intersections, acceptable overall operations (LOS D or better) are provided in the opening year and design year. However, at the NW 18th St and NW Irvinedale Dr intersection, the design year No Build AM peak hour analysis shows the volume capacity (v/c) ratio for the EB through lane to be 0.99, and the projected 95th percentile queue length is more than 700'. For the Build scenario, the (v/c) ratio and queuing are slightly worse. With a multi-lane roundabout at this intersection, delays and queuing are significantly reduced.

CONCLUSIONS & RECOMMENDATIONS

Based on analyses performed, the following conclusions and recommendations are provided:

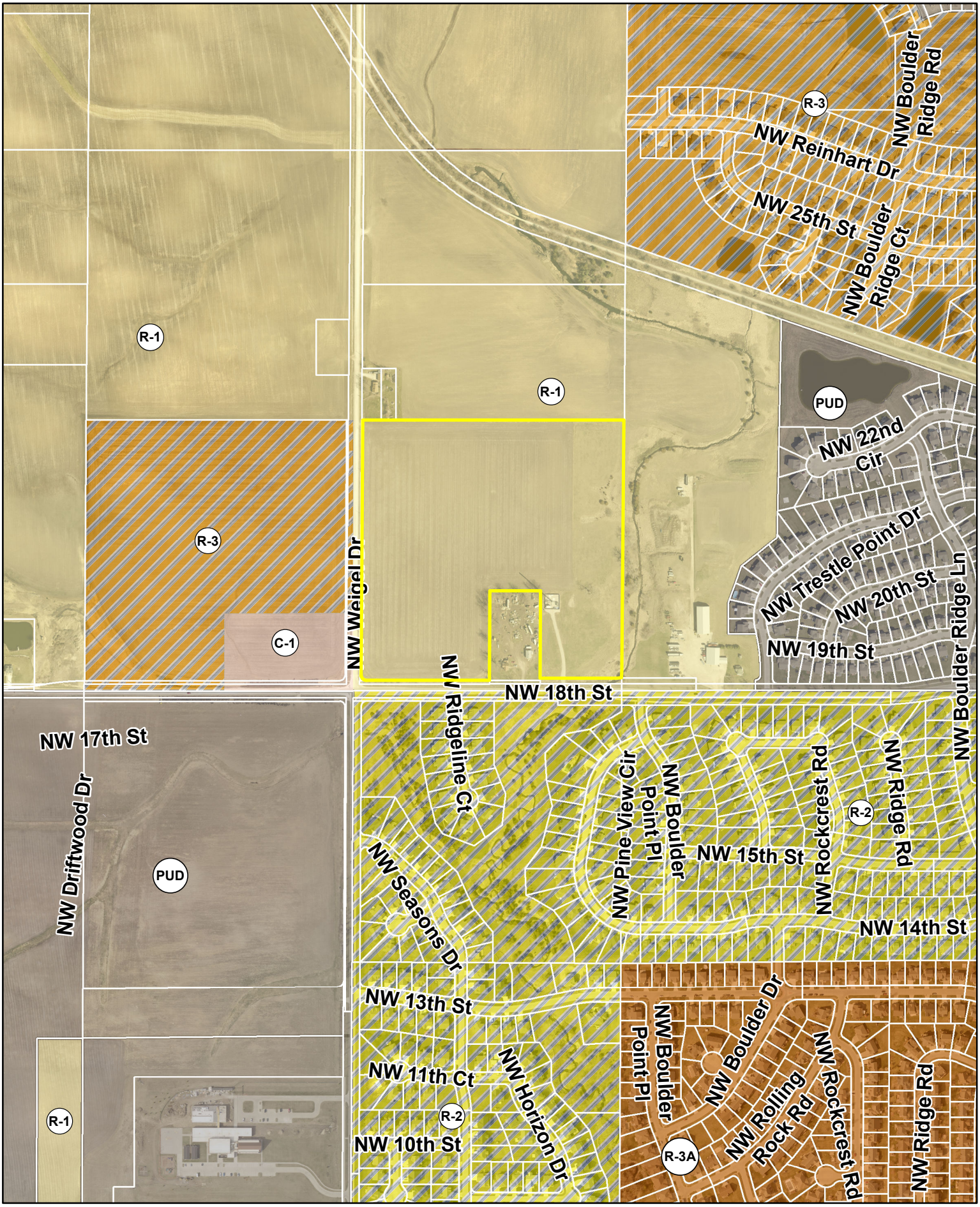
- Construct an EB left turn lane (100' min length) on NW 18th St at proposed Access B. The City typically requests 150' full storage for left turn lanes on arterials. Consideration should be given to widening NW 18th Street east of NW Weigel Dr to provide left turn lanes or a continuous two-way left turn lane (TWLTL) for other similar residential street intersections along the corridor. Locating Access B as far west as possible (as shown in Exhibit 1) is recommended to provide more uniform access spacing and reduce the potential for box culvert modifications to the east.

- Single lane approaches for proposed site accesses (Access A and Access B) provide acceptable operations. A two-lane approach (separate SB left and right turn lanes) could be considered to reduce delays for right turning vehicles exiting the site at Access B. The City normally requests two outbound lanes for collector or local street approaches at intersections with arterials.

- At the NW 18th St and NW Weigel Dr intersection, left turn lanes for all approaches and right turn lanes for the EB and WB approaches should be provided as recommended by the Savannah Ankeny TIS. Due to projected high delays for the NB and SB stop-controlled approaches, operations at this intersection should be monitored and a traffic signal should be installed when warranted. Additional analysis with all-way stop control found unacceptable operations for opening year traffic.

- At the NW 18th St and NW Irvinedale Dr intersection, a multi-lane roundabout should be considered to accommodate projected design year traffic. The roundabout could provide two through lanes EB and WB through the intersection with downstream merges. Unlike traditional intersections, lane continuity upstream and downstream of roundabouts is not a significant concern.

- Based on comparison of Build and No Build analyses, traffic to/from the planned site is not expected to significantly affect traffic operations at the NW 18th St intersections with NW Weigel Dr and NW Irvinedale Dr.



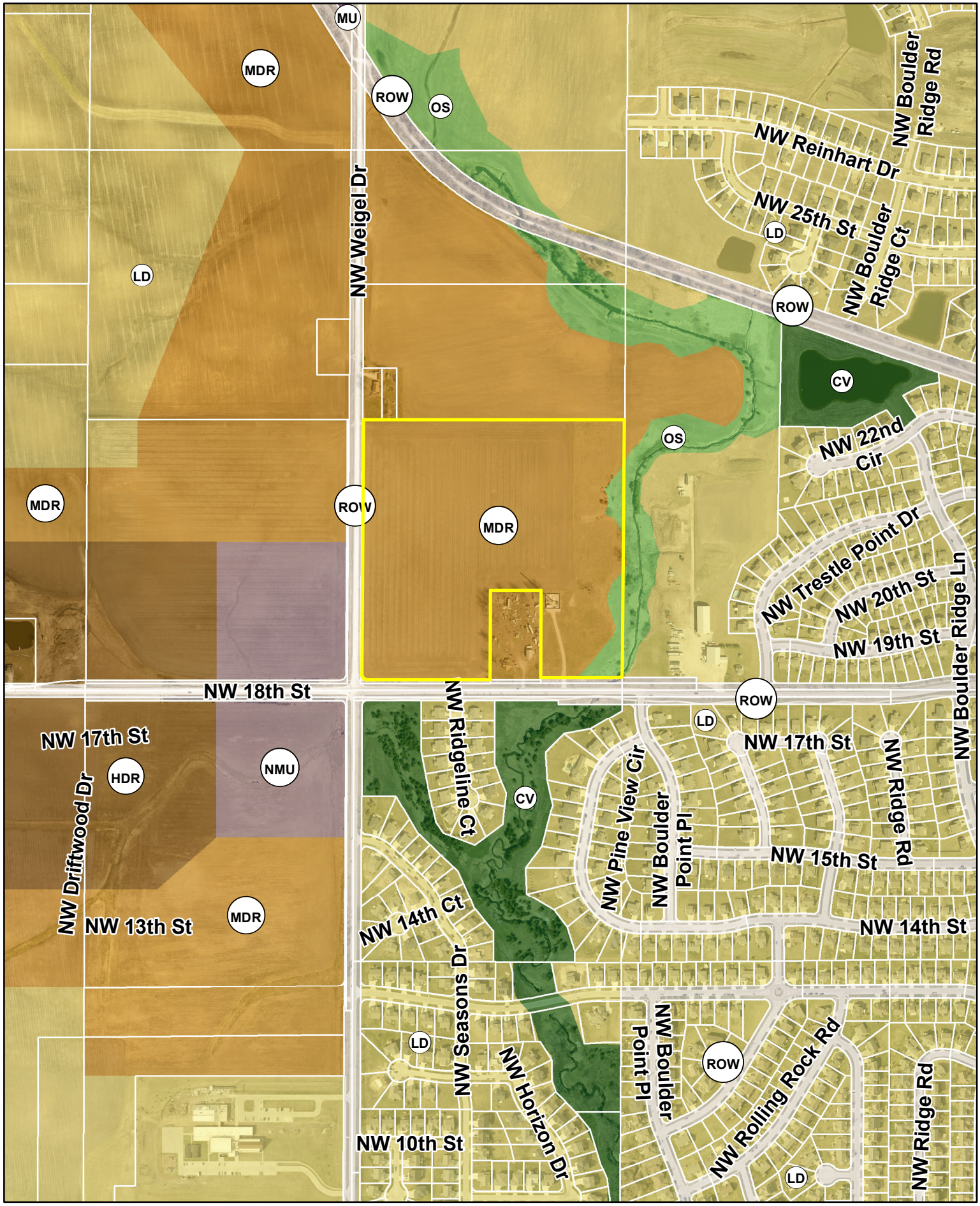
N

1 inch = 600 feet

Date: 5/11/2022

Brandywine PUD
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 600 feet

Date: 5/11/2022

Brandywine PUD
Future Land Use Map

Ankeny
bringing it all together.

PLAN AND ZONING COMMISSION
May 17, 2022
6 : 30 PM

Print

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. May 16, 2022 City Council Report - Staff

2. Director's Report

    Tentative agenda items for June 7, 2022

    Building Permit Report April 2022

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
April 2022 Building Permit Report

City of Ankeny

Building Permit Report

Month of April 2022

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	April-22		April-21		1/1/2022-4/30/2022		1/1/2021-4/30/2021		7/1/2021-4/30/2022	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	77	$22,359,300	117	$32,949,561	196	$57,786,682	273	$77,722,542	456	$136,761,920
New Single Family Attached/Duplex	6	$1,731,624	17	$4,000,708	61	$14,837,205	97	$21,085,749	187	$45,360,879
New Multi - Family	1	$5,757,654	0	$0	2	$6,507,654	0	$0	46	$22,686,664
Total New Residential Permits	**84**	**$29,848,578**	**134**	**$36,950,269**	**259**	**$79,131,541**	**370**	**$98,808,291**	**689**	**$204,809,463**
Additions/Alterations/Other (1)	90	$1,055,585	103	$766,890	241	$3,369,334	282	$2,666,310	626	$7,670,022
Total New Dwelling Units	***107***		***134***		***281***		***370***		***757***	
NON-RESIDENTIAL										
New Commercial	4	$37,187,467	2	$1,028,500	10	$77,315,345	5	$16,728,500	25	$118,355,158
COM Additions/Alterations/Other	8	$1,043,030	14	$13,641,503	40	$7,333,497	37	$20,508,871	107	$40,623,566
New Church	0	$0	0	$0	0	$0	0	$0	0	$0
CHR Additions/Alterations/Other	0	$0	0	$0	0	$0	5	$4,784,000	2	$55,000
New School	0	$0	0	$0	0	$0	0	$0	0	$0
SCH Additions/Alterations/Other	1	$6,000	0	$0	3	$40,550	1	$5,176,000	3	$40,550
Total Non Residential Permits	**13**	**$38,236,497**	**16**	**$14,670,003**	**53**	**$84,689,392**	**48**	**$47,197,371**	**137**	**$159,074,274**
MISC PERMITS (2)	119	$185,722	128	$174,324	276	$514,471	311	$405,753	859	$1,118,025
TOTALS	**306**	**$69,326,382**	**381**	**$52,561,486**	**829**	**$167,704,738**	**1011**	**$149,077,725**	**2311**	**$372,671,784**

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from April 2022

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	4/1/2022	$268,821	22-1395-NEW	609 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/1/2022	$207,915	22-1398-NEW	617 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/1/2022	$272,303	22-1478-NEW	3222 NW 27th Cir	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2022	$304,262	22-1479-NEW	3226 NW 27th Cir	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2022	$269,757	22-1481-NEW	3230 NW 27th Cir	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2022	$288,667	22-1489-NEW	3234 NW 27th Cir	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2022	$291,647	22-1494-NEW	3238 NW 27th Cir	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/4/2022	$242,381	22-1517-NEW	3913 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/4/2022	$224,683	22-1518-NEW	3905 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/4/2022	$207,795	22-1519-NEW	3901 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/4/2022	$268,821	22-1524-NEW	3825 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/5/2022	$227,609	22-1423-NEW	4423 NW 17th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/5/2022	$259,698	22-1442-NEW	4402 NW 13th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/5/2022	$244,427	22-1443-NEW	4406 NW 13th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/5/2022	$284,288	22-1444-NEW	4413 NW 13th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/5/2022	$322,454	22-1445-NEW	4417 NW 13th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/5/2022	$275,318	22-1515-NEW	1306 NW 27th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/5/2022	$315,003	22-1516-NEW	1302 NW 27th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/5/2022	$304,262	22-1520-NEW	1217 NW Reinhart Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/5/2022	$261,023	22-1599-NEW	3101 NW 27th Cir	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2022	$295,796	22-1600-NEW	3132 NW 27th Cir	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2022	$263,451	22-1607-NEW	2701 NW Boulder Ridge RD	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2022	$288,879	22-1608-NEW	2709 NW Boulder Ridge RD	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2022	$253,096	22-1640-NEW	2522 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2022	$285,392	22-1645-NEW	2526 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2022	$395,672	22-1662-NEW	2915 NW Beechwood Ct	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	4/5/2022	$308,889	22-1741-NEW	4315 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/6/2022	$264,313	22-1742-NEW	4311 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/6/2022	$308,889	22-1744-NEW	4307 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/6/2022	$255,368	22-1745-NEW	4310 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/6/2022	$310,829	22-1747-NEW	4306 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/6/2022	$265,513	22-1748-NEW	4224 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2022	$492,176	22-1536-NEW	5909 NE Grant Ct	Harvest Ridge Builders	Clarity Construction Inc
Single Family Detached	New Building	4/11/2022	$365,643	22-1673-NEW	1509 SW Franklin Dr	Elevated Builders LLC	Elevated Custom Builders
Single Family Detached	New Building	4/11/2022	$267,129	22-1674-NEW	713 NE Country Meadow Dr	Elevated Builders LLC	Elevated Custom Builders
Single Family Detached	New Building	4/11/2022	$241,085	22-1808-NEW	3805 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/11/2022	$207,795	22-1809-NEW	3817 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/11/2022	$221,472	22-1814-NEW	3813 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/11/2022	$218,145	22-1816-NEW	3809 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/11/2022	$288,141	22-1862-NEW	2534 SW Plaza Pkwy	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/11/2022	$388,177	22-1865-NEW	2530 SW Plaza Pkwy	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/13/2022	$251,101	22-1610-NEW	3304 NW 27th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/18/2022	$330,612	22-1567-NEW	118 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvest Ridge Builders

Single Family Detached	New Building	4/18/2022	$392,417	22-1568-NEW	126 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Detached	New Building	4/18/2022	$330,743	22-1569-NEW	6227 NE Grant Ln	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Detached	New Building	4/19/2022	$447,014	22-1907-NEW	2838 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/19/2022	$318,224	22-2020-NEW	2313 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/20/2022	$337,890	22-1400-NEW	3211 NW 27th Cir	Vander Kamp Homebuilders	Vander Kamp Homebuilders
Single Family Detached	New Building	4/20/2022	$345,387	22-1401-NEW	3203 NW 27th Cir	Vander Kamp Homebuilders	Vander Kamp Homebuilders
Single Family Detached	New Building	4/21/2022	$265,648	22-1684-NEW	210 SW Prairie Trail Pkwy	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/21/2022	$251,261	22-1763-NEW	2401 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$293,130	22-1764-NEW	2405 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$250,016	22-1889-NEW	2530 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$222,153	22-1958-NEW	610 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/21/2022	$243,847	22-2087-NEW	608 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$288,879	22-2089-NEW	612 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$266,470	22-2091-NEW	4110 NE 7th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$270,018	22-2144-NEW	418 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/21/2022	$293,761	22-2196-NEW	2203 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/21/2022	$392,438	22-2197-NEW	3505 NW Westwood St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/25/2022	$364,046	22-2085-NEW	4409 NE 45th Ct	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	4/25/2022	$291,151	22-2130-NEW	122 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Detached	New Building	4/26/2022	$268,054	22-2107-NEW	4201 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/26/2022	$268,472	22-2108-NEW	3517 NE 11th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/26/2022	$254,066	22-2248-NEW	622 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Inc
Single Family Detached	New Building	4/26/2022	$224,603	22-2250-NEW	618 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	4/27/2022	$392,650	22-2183-NEW	2017 SE Justice Ct	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	4/28/2022	$313,559	22-1739-NEW	2428 SW Plaza Pkwy	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/28/2022	$265,131	22-2165-NEW	4104 NE 6th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/28/2022	$255,703	22-2167-NEW	4108 NE 6th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/28/2022	$261,082	22-2168-NEW	706 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/29/2022	$280,937	22-1687-NEW	312 SW Prairie Trail Pkwy	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/29/2022	$281,198	22-1689-NEW	420 SW 16th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/29/2022	$345,586	22-1880-NEW	1615 SW Westview Dr	Meadowbrook Homes LLC	Meadowbrook Homes LLC
Single Family Detached	New Building	4/29/2022	$345,240	22-2006-NEW	1504 SW Walnut St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/29/2022	$312,798	22-2007-NEW	1414 SW Walnut St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/29/2022	$317,031	22-2221-NEW	2706 NW Boulder Ridge RD	Gardner Homes Inc	Gardner Homes Inc
Single Family Attached	New Building	4/18/2022	$288,604	22-1308-NEW	1304 NW Driftwood Dr	Claman Custom Homes	Claman Custom Homes
Single Family Attached	New Building	4/18/2022	$288,604	22-1307-NEW	1402 NW Driftwood Dr	Claman Custom Homes	Claman Custom Homes
Single Family Attached	New Building	4/18/2022	$288,604	22-1304-NEW	1406 NW Driftwood Dr	Claman Custom Homes	Claman Custom Homes
Single Family Attached	New Building	4/18/2022	$288,604	22-1302-NEW	1504 NW Driftwood Dr	Claman Custom Homes	Claman Custom Homes
Single Family Attached	New Building	4/18/2022	$288,604	22-1305-NEW	1508 NW Driftwood Dr	Claman Custom Homes	Claman Custom Homes
Single Family Attached	New Building	4/18/2022	$288,604	22-1306-NEW	1512 NW Driftwood Dr	Claman Custom Homes	Claman Custom Homes
Multi-Family (24 Units)	New Building	4/27/2022	$5,757,654	22-1358-NEW	1645 SW Magazine Rd	JCorp Inc	JCorp Inc
Single Family Attached	Pergola	4/1/2022	$29,000	22-1558-PERG	607 NW Jackson Dr	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Building Alteration	4/1/2022	$25,427	22-1727-ALT	2822 NW Westwood Ct	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Pergola	4/4/2022	$1,000	22-1581-PERG	1615 NW 30th Ct	Cole Schinkel	Cole Schinkel
Single Family Detached	Porch	4/5/2022	$3,840	22-1714-PRCH	2714 NE Innsbruck Dr	Midwest Builders Of Iowa	Midwest Builders Of Iowa

Single Family Detached	Building Alteration	4/5/2022	$23,432	22-1738-ALT	420 NE 55th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	4/7/2022	$16,078	22-1891-ALT	4428 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	4/8/2022	$25,868	22-1691-ALT	5305 NW 17th St	Andrew Schmidt	Andrew Schmidt
Single Family Detached	Porch	4/8/2022	$4,480	22-1890-PRCH	4703 NE Hillcrest Ct	Ankeny Home Services	Ankeny Home Services
Single Family Detached	Building Alteration	4/11/2022	$24,963	22-1935-ALT	3115 NW 16th Ct	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Solar	4/11/2022	$21,949	22-1984-SOL	1111 NW Boulder Dr	CB Solar Inc	CB Solar Inc
Single Family Detached	Building Addition	4/12/2022	$142,985	21-7320-ADD	1906 SW Franklin Dr	MJ Properties	MJ Properties
Single Family Attached	Porch	4/13/2022	$2,800	22-1646-PRCH	2110 SW Westwood St	Mustafa Mujdzic	Mustafa Mujdzic
Single Family Attached	Pergola	4/14/2022	$35,476	22-1954-PERG	709 NE Keystone Dr	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Pergola	4/15/2022	$6,000	21-3307-PERG	2303 SW Woodbury Ln	Brian P Freeseman	Brian P Freeseman
Single Family Detached	Building Alteration	4/15/2022	$1,500	22-2046-ALT	418 NE 8th St	Chris Loehr	Rigid Edge Construction
Single Family Detached	Building Alteration	4/15/2022	$11,600	22-2047-ALT	418 NE 8th St	Chris Loehr	Rigid Edge Construction
Single Family Detached	Building Alteration	4/15/2022	$13,201	22-2077-ALT	3409 SW Fox Run Dr	Shepherd's Home Repair	Shepherd's Home Repair
Single Family Detached	Gazebo	4/15/2022	$6,400	22-2080-GAZ	3130 SW Prairie View Rd	Spot On Construction	Spot On Construction
Single Family Detached	Building Addition	4/18/2022	$25,071	22-1928-ADD	3610 NW Linwood Ln	Kaufman Construction	Kaufman Construction
Single Family Detached	Solar	4/18/2022	$30,000	22-2112-SOL	1620 NE Meadow Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	4/19/2022	$33,490	22-1511-SOL	715 SW 48th St	Dexton Lybbert	Skyline Solar
Single Family Detached	Building Alteration	4/19/2022	$1,000	22-2157-ALT	2810 SW Prairie Trail Pkwy	Cutolo Donald	Cutolo Donald
Single Family Detached	Solar	4/20/2022	$17,000	22-2030-SOL	4902 NW 2nd Ct	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	4/20/2022	$4,292	22-2224-ALT	5005 NW 7th St	Goodman Home Services, LLC	Goodman Home Services, LLC
Single Family Detached	Building Alteration	4/21/2022	$23,200	22-1756-ALT	907 NE Meadow Landing Dr	Stephfon Johnson	Davis & Reed Homes
Single Family Detached	Building Addition	4/21/2022	$26,188	22-1801-ADD	5018 NE Seneca Dr	Kimberley Construction	Kimberley Construction
Single Family Detached	Building Addition	4/22/2022	$48,053	22-2233-ADD	1328 NE 47th St	Premier Construction Services	Premier Construction Services
Single Family Detached	Solar	4/22/2022	$25,000	22-2245-SOL	3807 NE Bellagio Cir	One Source Solar	1 Source Solar
Single Family Detached	Solar	4/22/2022	$20,100	22-2246-SOL	3221 NW 22nd St	One Source Solar	1 Source Solar
Single Family Detached	Building Alteration	4/22/2022	$45,000	22-2268-ALT	525 NE 16th St	Kendel Richlen	Kendel Richlen
Single Family Detached	Porch	4/22/2022	$2,880	22-2286-PRCH	3313 NW Reinhart Dr	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	4/25/2022	$26,448	22-1414-ALT	3403 NW 15th St	Ballman Construction	Ballman Construction
Single Family Detached	Pergola	4/25/2022	$4,000	22-2119-PERG	702 NE Michael Dr	Bradley A Ramer	Bradley A Ramer
Single Family Detached	Porch	4/25/2022	$2,880	22-2287-PRCH	3403 NW Reinhart Dr	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	4/26/2022	$3,600	22-2330-ALT	206 SE Uehlamar Dr	BAM Basements	BAM Basements
Single Family Detached	Pergola	4/26/2022	$6,500	22-2230-PERG	822 SE 9th St	Roa Works, LLC	Roa Works, LLC
Single Family Detached	Solar	4/26/2022	$15,000	22-2373-SOL	706 NW Autumn Crest Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	4/27/2022	$15,869	22-1587-ALT	4722 NW 5th St	Ferris Construction LLC	Ferris Construction LLC
Single Family Detached	Building Alteration	4/27/2022	$14,941	22-2392-ALT	3119 SW Chestnut Ct	Central Iowa Carpentry, LLC	Central Iowa Carpentry, LLC
Single Family Detached	Building Addition	4/28/2022	$25,071	22-2291-ADD	618 SE 2nd St	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	4/28/2022	$32,480	22-2430-ALT	2015 SW Vintage Pkwy	Samantha Scott	Samantha Scott
Single Family Detached	Building Alteration	4/29/2022	$17,122	22-2141-ALT	3308 NW 27th St	Candor Homes, LLC	Candor Homes, LLC
Single Family Detached	Garage	4/4/2022	$42,665	22-1507-GAR	4309 NE Briarwood Dr	David Batts	Executive Interiors
Single Family Detached	Garage	4/19/2022	$37,332	22-2194-GAR	509 SW Ash Dr	Lets Roll Contracting	Lets Roll Contracting
Single Family Detached	Shed	4/12/2022	$5,760	22-1887-SHD	614 SE 10th St	Steve Hartley	Steve Hartley
Single Family Detached	Shed	4/12/2022	$3,200	22-1978-SHD	702 SW 48th St	Rosanne Herzog	Tuff Shed
Single Family Detached	Shed	4/13/2022	$2,400	22-1953-SHD	3402 SE 18th ST	Curtis R Brooks	Curtis R Brooks
Single Family Detached	Shed	4/13/2022	$2,400	22-2022-SHD	1321 NE 51st St	Mark Peckham	Tuff Shed
Single Family Detached	Shed	4/14/2022	$1,600	22-1929-SHD	5013 NE Innsbruck Dr	James Haberichter	James Haberichter
Single Family Detached	Shed	4/14/2022	$2,400	22-2054-SHD	2410 NW Park Meadows Dr	Joseph G Wiltgen	Joseph G Wiltgen

Single Family Detached	Shed	4/14/2022	$3,200	22-2055-SHD	5404 NW 17th St	Beaumont J Pierson	Tuff Shed
Single Family Detached	Shed	4/18/2022	$2,400	22-2150-SHD	3110 NW 16th Ct	James O Thompson	James O Thompson
Single Family Detached	Shed	4/19/2022	$1,600	22-2162-SHD	1318 NW Cedarwood Dr	Barbara J Doling	Greg A Dougherty
Single Family Detached	Shed	4/22/2022	$2,800	22-2086-SHD	3904 SE Primrose Dr	Kent Ryan	Tuff Shed
Single Family Detached	Shed	4/26/2022	$1,920	22-2314-SHD	1303 NW Reinhart Dr	Ermin Begovic	Ermin Begovic
Single Family Detached	Shed	4/28/2022	$2,400	22-2163-SHD	433 NE 16th St	Tuff Shed	Tuff Shed
Single Family Detached	Spa/Hot Tub	4/7/2022		22-1878-SPA	701 SW Springfield Dr	Brent R Frazee	Brent R Frazee
Single Family Detached	Spa/Hot Tub	4/13/2022		22-1583-SPA	318 SE Park View Dr	Tyson Brian	Tyson Brian
Single Family Detached	Spa/Hot Tub	4/26/2022		22-2376-SPA	1812 SW Greenwood St	Larry L Moklestad	Gonzalez Contractors, LLC
Single Family Detached	Swimming Pool	4/1/2022		22-1685-POOL	650 SW Kenworthy Dr	Sarah A Gable	Sarah A Gable
Single Family Detached	Swimming Pool	4/5/2022		22-1699-POOL	6009 NE Briarwood Dr	Valley Pool & Hot Tubs	Valley Pool & Hot Tubs
Single Family Detached	Swimming Pool	4/5/2022		22-1751-POOL	904 NE Williamsburg Ct	Darryl Bresson	Darryl Bresson
Single Family Detached	Swimming Pool	4/12/2022		22-1884-POOL	614 SE 10th St	Steve Hartley	Steve Hartley
Single Family Detached	Swimming Pool	4/20/2022		22-1934-POOL	6102 NE Briarwood Dr	Andrew Contracting	Andrew Contracting
Single Family Detached	Deck	4/1/2022	$3,840	22-1705-DECK	5308 SW Wildflower Dr	Home by Home Exteriors & More	Home by Home Exteriors & More
Single Family Detached	Deck	4/4/2022	$1,560	22-1580-DECK	1615 NW 30th Ct	Cole Schinkel	Cole Schinkel
Single Family Detached	Deck	4/4/2022	$1,824	22-1661-DECK	706 SE Michael Dr	Jeffrey Hagelberg	Jeffrey Hagelberg
Single Family Detached	Deck	4/5/2022	$1,872	22-1448-DECK	218 NW Jackson Dr	Vishal Patel	Vishal Patel
Single Family Detached	Deck	4/5/2022	$1,560	22-1750-DECK	4210 NW Linwood Dr	Philip Sheriff	Philip Sheriff
Single Family Detached	Deck	4/7/2022	$2,304	22-0993-DECK	3119 SW Chestnut Ct	Kevin J Garetson	Kevin J Garetson
Single Family Detached	Deck	4/7/2022	$5,064	22-1228-DECK	1106 SW Cherry St	Robert E Pearson	Robert E Pearson
Single Family Detached	Deck	4/7/2022	$6,816	22-1332-DECK	3111 SW 24th Ct	Vishal Patel	Vishal Patel
Single Family Detached	Deck	4/8/2022	$3,456	22-1235-DECK	4110 NW Westwood St	Hannah Winters	Hannah Winters
Single Family Detached	Deck	4/8/2022	$1,200	22-1789-DECK	3801 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	4/11/2022	$7,224	22-1415-DECK	502 NE 19th Ct	Better Builders	Better Builders
Single Family Detached	Deck	4/12/2022	$4,116	22-1652-DECK	1314 NW Campus Dr	The HomeLife Brothers	The HomeLife Brothers
Single Family Detached	Deck	4/12/2022	$1,152	22-1916-DECK	418 SE 7th St	Monica A Warnken	Monica A Warnken
Single Family Detached	Deck	4/13/2022	$900	22-1977-DECK	1405 NW Seasons Dr	Philip Sheriff	Philip Sheriff
Single Family Detached	Deck	4/15/2022	$4,940	22-1449-DECK	3210 NE 8th St	Vishal Patel	Vishal Patel
Single Family Detached	Deck	4/15/2022	$2,208	22-1622-DECK	1510 NE Trilein Dr	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	4/15/2022	$2,088	22-2104-DECK	4219 NW 8th Ct	Aaron Crabb	Aaron Crabb
Single Family Detached	Deck	4/19/2022	$5,000	22-1858-DECK	615 SW 50th St	Wells Renovations	Wells Renovations
Single Family Detached	Deck	4/20/2022	$4,056	22-2209-DECK	413 SE 30th St	Jacob K Letsche	Jacob K Letsche
Single Family Detached	Deck	4/21/2022	$4,608	22-2229-DECK	1631 NW 30th Ct	Lil Brother Construction	Lil Brother Construction
Single Family Detached	Deck	4/22/2022	$1,728	22-2252-DECK	3202 NW 25th St	Jamie Hughes	Hughes Construction
Single Family Attached	Deck	4/22/2022	$3,468	22-2270-DECK	3002 NW Westwood St	Natalie Walters	Natalie Walters
Single Family Detached	Deck	4/22/2022	$3,192	22-2271-DECK	705 NW Boulder Point Cir	Steven Jacobsen	Steven Jacobsen
Single Family Detached	Deck	4/25/2022	$2,340	22-2114-DECK	702 NE Michael Dr	Bradley A Ramer	Bradley A Ramer
Single Family Detached	Deck	4/27/2022	$2,688	22-2363-DECK	2506 NW 43rd St	David D Hobbs	David D Hobbs
Single Family Detached	Deck	4/28/2022	$3,120	22-2235-DECK	674 NW Autumn Crest Dr	Clinton Chapman	Clinton Chapman
Retail	New Building	4/13/2022	$18,904,144	22-0746-NEW	4000 NE Spectrum Dr	MG2 Corporation	Novak Construction Company
Retail	New Building	4/13/2022	$2,256,437	22-0892-NEW	4004 NE Spectrum Dr	MG2 Corporation	Jones Covey Group Inc.
Storage	New Building	4/18/2022	$11,026,886	22-0247-NEW	7125 SE Delaware Ave	R.J. Ryan Construction, Inc	R.J. Ryan Construction, Inc
Other (Sports Complex)	New Building	4/25/2022	$5,000,000	22-1088-NEW	2250 SW Vintage Pkwy	DRA Properties	DRA Properties

Office	Building Alteration	4/1/2022	$30,000	22-1594-ALT	2825 S Ankeny Blvd Ste 107	DRA Properties	DRA Properties LLC
Retail	Building Alteration	4/4/2022	$158,000	22-1265-ALT	1510 S Ankeny Blvd Ste 106	Accurate Commercial	Accurate Commercial
Retail	Building Alteration	4/6/2022	$25,000	22-1616-ALT	802 SE Oralabor Rd Ste 106	Kaithyn Hulseberg	Schmidt Barry
Retail	Building Alteration	4/8/2022	$40,000	22-1762-ALT	1510 N Ankeny Blvd Ste 105	B Pham Construction	B Pham Construction
Retail	Fuel Tanks	4/11/2022	$700,000	22-0889-FUEL	4004 NE Spectrum Dr	Costco Wholesale	Jones Covey Group Inc.
Office	Building Alteration	4/13/2022	$60,000	22-1867-ALT	1255 SW Prairie Trail Pkwy	The Weitz Company, LLC	The Weitz Company, LLC
Mixed Use	Building Alteration	4/18/2022	$22,530	22-2129-ALT	1615 SW Main St Ste 107	DRA Properties	DRA Properties LLC
Other	Building Alteration	4/22/2022	$7,500	22-1143-ALT	1403 SW Ordnance Rd	Imprint Architects	Konrad A Christensen
School	Shed	4/1/2022	$6,000	22-1498-SHD	310 NW School St	Rushing Construction	Rushing Construction
Single Family Detached	Fence/Wall	4/1/2022		22-1597-FNCE	4212 NW Northwood Dr	Nicholas J Gerardy	Nicholas J Gerardy
Single Family Detached	Fence/Wall	4/1/2022		22-1656-FNCE	2305 NW North Creek Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/1/2022		22-1670-FNCE	3402 NW Boulder Brook Pl	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/1/2022		22-1671-FNCE	725 NW Boulder Point Cir	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/1/2022		22-1703-FNCE	1213 SE Rio Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/4/2022		22-1693-FNCE	4223 NW Cedarwood Dr	Kimberly Lentz	Thrive Fencing
Single Family Detached	Fence/Wall	4/4/2022		22-1709-FNCE	1915 NE Cameron Dr	Dona Camp	All Star Fencing & Remodeling
Single Family Detached	Fence/Wall	4/5/2022		22-1724-FNCE	4017 NE 6th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/5/2022		22-1757-FNCE	2412 NW Woodbury Dr	Michael Splittgerber	Michael Splittgerber
Single Family Detached	Fence/Wall	4/5/2022		22-1758-FNCE	4304 SW 4th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/5/2022		22-1772-FNCE	1115 NW Reinhart Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/5/2022		22-1817-FNCE	930 NE 28th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/5/2022		22-1818-FNCE	3209 NW 19th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/5/2022		22-1824-FNCE	2115 SW 17th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/6/2022		22-1740-FNCE	1208 NE Tuscany Blvd	Ashley Blount	Steve Trimble
Single Family Detached	Fence/Wall	4/7/2022		22-0875-FNCE	429 SE Sherman Dr	A-Z Home Improvement Special	A-Z Home Improvement Special
Single Family Detached	Fence/Wall	4/7/2022		22-1350-FNCE	1602 NW 31st St	Colton Cornwell	Midwest Fencing
Single Family Detached	Fence/Wall	4/7/2022		22-1856-FNCE	1320 NW 29th St	Juan Cintron	CKS Fence & Construction
Single Family Detached	Fence/Wall	4/7/2022		22-1875-FNCE	2320 SW Abilene Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/7/2022		22-1876-FNCE	321 SW Logan St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/7/2022		22-1879-FNCE	714 NW School St	Kathy A Soppe	Kathy A Soppe
Single Family Detached	Fence/Wall	4/8/2022		22-1441-FNCE	1202 SW Elm St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/8/2022		22-1743-FNCE	4021 NE 6th St	Jeffrey Kampa	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/8/2022		22-1795-FNCE	512 SW Carriage Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/8/2022		22-1815-FNCE	2619 SW 31st St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/8/2022		22-1854-FNCE	2617 NW 25th St	Sejad Dubinovic	Sejad Dubinovic
Single Family Detached	Fence/Wall	4/8/2022		22-1892-FNCE	932 NE 41st St	Huber Fencing	Huber Fencing
Single Family Attached	Fence/Wall	4/8/2022		22-1918-FNCE	2121 NW 43rd St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/11/2022		22-1901-FNCE	2718 NW 43rd St	Nathan J Inman	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/11/2022		22-1919-FNCE	2817 NW Park Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/11/2022		22-1972-FNCE	201 SE Park View Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/11/2022		22-1974-FNCE	3507 SE 17th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/12/2022		22-1885-FNCE	614 SE 10th St	Steve Hartley	Steve Hartley
Single Family Attached	Fence/Wall	4/12/2022		22-1896-FNCE	3303 NW Abilene Rd	Chris Clark	Chris Clark
Single Family Detached	Fence/Wall	4/12/2022		22-1903-FNCE	2010 NW 19th Ct	Jeremiah Slife	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/12/2022		22-1980-FNCE	526 SW Ash Dr	Sanabria Darlene Pinto	Raul Garcia

Single Family Detached	Fence/Wall	4/13/2022		22-1412-FNCE	5106 NW 13th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	4/13/2022		22-1447-FNCE	3411 NE 11th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	4/13/2022		22-2033-FNCE	1218 SE Lowell Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/13/2022		22-2041-FNCE	2940 SW Meadow Ridge Dr	Lindsey M Martens	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/14/2022		22-1657-FNCE	1611 SW Westview Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/14/2022		22-1722-FNCE	4103 NE 7th St	Timothy M Jacobsen	Clanton Creek Fence & Gate
Mixed Use	Fence/Wall	4/15/2022		22-2024-FNCE	2401 SE Tones Dr Ste 5	Dogs Inn, Inc	American Fence Co
Single Family Detached	Fence/Wall	4/15/2022		22-2106-FNCE	418 NW Bramble Rd	Jennifer A Peck	Jennifer A Peck
Single Family Detached	Fence/Wall	4/18/2022		22-2082-FNCE	2408 NW Beechwood St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/18/2022		22-2101-FNCE	3102 NW Westwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/18/2022		22-2102-FNCE	3134 SW Woodfield Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/18/2022		22-2142-FNCE	1008 SW 46th St	Quinn Lafrentz	Quinn Lafrentz
Single Family Detached	Fence/Wall	4/19/2022		22-0741-FNCE	3114 SE Honeysuckle Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/19/2022		22-2094-FNCE	209 NE 17th St	Jacob D Clark	Jacob D Clark
Single Family Detached	Fence/Wall	4/19/2022		22-2127-FNCE	917 NW Rockcrest Rd	Joshua J Kisner	Joshua J Kisner
Single Family Detached	Fence/Wall	4/19/2022		22-2148-FNCE	526 SE Aster Ct	Elizabeth Richardson	Ochoa Concrete & Fencing
Single Family Detached	Fence/Wall	4/19/2022		22-2208-FNCE	1107 NW Mils Dr	Joel Christianson	Joel Christianson
Single Family Detached	Fence/Wall	4/20/2022		22-1955-FNCE	314 SE Wanda Dr	Rodriguez Construction & Renov	Rodriguez Construction & Renov
Single Family Detached	Fence/Wall	4/20/2022		22-2195-FNCE	703 NE 44th Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/20/2022		22-2211-FNCE	501 SE Peterson Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/21/2022		22-2236-FNCE	1105 SW 53rd St	Jeremy L Krajicek	Jeremy L Krajicek
Single Family Detached	Fence/Wall	4/21/2022		22-2251-FNCE	1904 SW Prairie Trail Pkwy	Jennifer Soma	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/22/2022		22-2261-FNCE	716 NE Whitetail Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/22/2022		22-2272-FNCE	1307 NW Reinhart Dr	BK Sitoula	BK Sitoula
Single Family Detached	Fence/Wall	4/25/2022		22-2222-FNCE	2018 SE Oliver Ct	Beemer Landscaping	Beemer Landscaping
Single Family Detached	Fence/Wall	4/25/2022		22-2258-FNCE	911 NE Meadow Landing Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/25/2022		22-2259-FNCE	3533 NE Winding Trail Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/25/2022		22-2278-FNCE	1731 SW Franklin Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/26/2022		22-2012-FNCE	2521 NW Woodbury Dr	Sufia Alam	Sufia Alam
Single Family Detached	Fence/Wall	4/26/2022		22-2305-FNCE	606 NE Hunter Dr	Stefani Blubaugh	Stefani Blubaugh
Single Family Detached	Fence/Wall	4/26/2022		22-2329-FNCE	2417 NW 41st St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	4/26/2022		22-2333-FNCE	621 NE Whitetail Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/26/2022		22-2343-FNCE	2905 SW Coves Dr	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	4/26/2022		22-2344-FNCE	1306 NW Arbor Dr	Brandon Trapp	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	4/26/2022		22-2364-FNCE	201 SE East Lawn Dr	Richard Shipley	Richard Shipley
Single Family Detached	Fence/Wall	4/28/2022		22-2444-FNCE	4114 NW Cedarwood Dr	Debbie Knipp	Debbie Knipp
Storage	Fence/Wall	4/29/2022	$100,000	22-2345-FNCE	7125 SE Delaware Ave	Landscapes by Martin	Landscapes by Martin
Retail	Sign	4/5/2022	$712	22-0915-SIGNP	2302 SE Creekview Dr Ste 1	Iowa Sign Company	Iowa Sign Company
Storage	Sign	4/5/2022	$1,300	22-1574-SIGNP	1610 SE Cortina Dr	Iowa Sign Company	Iowa Sign Company
Office	Sign	4/11/2022	$6,000	22-1369-SIGNP	1517 N Ankeny Blvd Ste A	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	4/11/2022	$8,400	22-1508-SIGNP	1615 SW Main St Ste 202	Signarama Urbandale	Signarama Urbandale
Retail	Sign	4/11/2022	$2,860	22-1702-SIGNP	117 N Ankeny Blvd	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	4/11/2022	$1,550	22-1730-SIGNP	322 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Multi-Family	Sign	4/14/2022	$4,000	22-1810-SIGNP	1235 SW Merchant St	Iowa Sign Company	Iowa Sign Company
Multi-Family	Sign	4/14/2022	$4,600	22-1813-SIGNP	1235 SW Merchant St	Iowa Sign Company	Iowa Sign Company
Other	Sign	4/18/2022	$3,500	22-1153-SIGNP	410 NW Ash Dr	Lashier Graphics & Signs	Lashier Graphics & Signs
Other	Sign	4/18/2022	$9,500	22-1155-SIGNP	410 NW Ash Dr	Lashier Graphics & Signs	Lashier Graphics & Signs

Office	Sign	4/18/2022	$1,300	22-1370-SIGNP	1517 N Ankeny Blvd Ste A	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	4/19/2022	$1,000	22-2043-SIGNP	1830 SW White Birch Cir	Iowa Sign Company	Iowa Sign Company
Office	Sign	4/19/2022	$1,000	22-2044-SIGNP	1830 SW White Birch Cir	Iowa Sign Company	Iowa Sign Company
Industrial	Sign	4/25/2022	$40,000	22-1127-SIGNP	5825 SE Delaware Ave	Omaha Neon Sign Company	Omaha Neon Sign Company
Retail	Temporary Sign	4/11/2022		22-1775-SIGNT	1510 N Ankeny Blvd Ste 104	Image 360	Image 360
Restaurant	Temporary Sign	4/12/2022		22-1979-SIGNT	1510 SW Tradition Dr	Westar Foods, Inc	Westar Foods, Inc
Office	Temporary Sign	4/14/2022		22-1761-SIGNT	110 N Ankeny Blvd Ste 650	Jackson Hewitt	Jackson Hewitt
Other	Temporary Sign	4/18/2022		22-2011-SIGNT	3603 NE Otterview Cir	ASAP Events Advertising	ASAP Events Advertising
Other	Canopy/Tent	4/11/2022		22-1927-TENT	2006 S Ankeny Blvd	Carley Farnsworth	Carley Farnsworth
Retail	Canopy/Tent	4/18/2022		22-2147-TENT	410 N Ankeny Blvd	Hy-Vee	Hy-Vee
Storage	Demolition	4/20/2022		22-1945-DEMO	221 SE Magazine Rd	DeCarlo Demolition Company	DeCarlo Demolition Company
Multi-Family	Demolition	4/27/2022		22-1943-DEMO	1503 S Ankeny Blvd	DeCarlo Demolition Company	DeCarlo Demolition Company
Restaurant	Demolition	4/27/2022		22-1944-DEMO	1020 E 1st St	DeCarlo Demolition Company	DeCarlo Demolition Company
Single Family Detached	Drive Approach	4/5/2022		22-1659-RSTRM	3002 NE Huntington Ln	I-80 Concrete	I-80 Concrete
Single Family Detached	Drive Approach	4/7/2022		22-1917-RSTRM	814 SE 4th St	Brandon A Petersen	Brandon A Petersen
Single Family Detached	Drive Approach	4/11/2022		22-1655-RSTRM	526 NE Roberts Dr	I-80 Concrete	I-80 Concrete
Restaurant	Drive Approach	4/11/2022		22-1803-RSTRM	705 S Ankeny Blvd	CMC Solutions	CMC Solutions
Office	Drive Approach	4/11/2022		22-1804-RSTRM	707 S Ankeny Blvd	CMC Solutions	CMC Solutions
Office	Drive Approach	4/11/2022		22-1805-RSTRM	641 S Ankeny Blvd	CMC Solutions	CMC Solutions
Retail	Drive Approach	4/11/2022		22-1806-RSTRM	625 S Ankeny Blvd	CMC Solutions	CMC Solutions
Single Family Detached	Drive Approach	4/11/2022		22-1986-RSTRM	1602 NE Michael Dr	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	4/11/2022		22-1987-RSTRM	406 NE Crestmoor Pl	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	4/18/2022		22-2171-RSTRM	909 SW Merchant St	Christiaan Nielsen	Christiaan Nielsen
Single Family Detached	Drive Approach	4/19/2022		22-2182-RSTRM	429 SW Oak Ln	Juan Rojas	Juan Rojas
Single Family Detached	Drive Approach	4/25/2022		22-2323-RSTRM	3003 NE Trilein Dr	Ankeny Lawn & Landscape	Ankeny Lawn & Landscape
Single Family Detached	Drive Approach	4/26/2022		22-2374-RSTRM	1107 NW 26th St	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	4/27/2022		22-2289-RSTRM	606 NE Bristol Dr	I-80 Concrete	I-80 Concrete
Single Family Detached	Sidewalk	4/11/2022		22-2016-RSWRP	406 NE Crestmoor Pl	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	4/21/2022		22-2136-RSWRP	1609 NE Hayes Dr	I-80 Concrete	I-80 Concrete
Single Family Detached	Sidewalk	4/22/2022		22-2266-RSWRP	909 SE 3rd St	JCV Construction	JCV Construction
Single Family Detached	Sidewalk	4/26/2022		22-2365-RSWRP	305 NW Kimberly Ln	Iowa Contracting	Iowa Contracting
Single Family Detached	Sidewalk	4/26/2022		22-2366-RSWRP	906 NE Canterbury Dr	Iowa Contracting	Iowa Contracting
Single Family Detached	Sidewalk	4/27/2022		22-2403-RSWRP	3003 SW Butternut Dr	Christopher Houdek	Concrete Brothers
Single Family Detached	Sidewalk	4/28/2022		22-2451-RSWRP	3505 NW Rockridge Rd	Montano Construction Plus	Montano Construction Plus
Single Family Detached	Approach/Sidewalk	4/13/2022		22-2037-RSTRM	410 NE Crestmoor Pl	Solis Concrete	Solis Concrete
Single Family Detached	Approach/Sidewalk	4/15/2022		22-2084-RSTRM	909 SE 4th St	Grimes Concrete	Grimes Concrete