

**Docket Number:** 20/9436

**Appellant:** Tanam Des Moines, LLC, 4224 Hubbell Avenue, Suite 1, Des Moines, IA 50317 (Property Owner), represented by Bill Rosener with InRoads, LLC

**Appeal:** The appellant requests a sign area variance to increase the allowable signage for the subject property from 40 square feet to 100 square feet.

### **Background**

The subject property is located at 4756 NE 20<sup>th</sup> Lane, Des Moines, and is legally described as Lot 1 of D&M Development Plat 1, within Section 13 of Township 79 North, Range 24 West of the 5<sup>th</sup> P.M. (Saylor Township). The property is approximately 17.32 acres in size and is zoned "HI" Heavy Industrial District. The subject property is located at the southwest corner of the East Mixmaster interchange of Interstate 80/35 and Interstate 235. The site is less than one (1) mile from the City of Ankeny corporate limits where they extend to the northeast corner of the East Mixmaster, and also less than one (1) mile from the City of Des Moines corporate limits where they extend north along NE Aurora Avenue. Surrounding properties within unincorporated Polk County are zoned "HI" Heavy Industrial District and developed with a variety of industrial and commercial uses. The subdivision plat of D&M Plat 1 developed in 2018 and 2019 created five (5) new industrial lots along a newly constructed public street known as NE 20<sup>th</sup> Lane, which connects east to NE 22<sup>nd</sup> Street and curves south connecting to NE 46<sup>th</sup> Avenue.

The subject property is currently owned by Tanam Des Moines, LLC, and operated by InRoads, LLC as an asphalt plant and asphalt and concrete recycle yard. This disposal use was approved on the subject property through a Conditional Use Permit and associated Variances by the Polk County Board of Adjustment on February 18, 2020. Polk County approved the development site plan for establishment of the new use in April of 2020. Through the site plan review process staff communicated with the owner/operator that the permitted signage for the property under the Ordinance was a maximum of 40 square feet. This amount can be utilized between any wall signs and one (1) freestanding or monument sign. Staff has interpreted that installation of signage on any associated equipment on the property would be considered allowable wall signage. This is consistent with how similar properties and uses have been treated. Recently, it came to staff's attention that new wall signage had been installed on the equipment batch plant silos, which are approximately 75 feet tall, and are visible from Interstate I 80/35. Staff informed the appellant of the requirement to obtain a Sign Permit. Review of the submitted permit application showed that the total area of the existing wall signage was approximately 60.25 square feet. Staff made the appellant aware of their options to either reduce the area to comply with the maximum 40 square feet of signage area permitted for the site, or request a variance.

### **Summary of Request**

The Polk County Zoning Ordinance, *Article 11: Signs, Division 3* stipulates the type of signage, and maximum signage area, permitted for uses within unincorporated Polk County. The subject property is currently operated as an asphalt plant and asphalt and concrete recycle yard by InRoads, LLC. As a single-tenant industrial site the property is permitted a maximum of 40 square feet of total signage area, based on the lineal feet of frontage of the existing operations center located on the property. The 40 square feet of signage can be utilized between any wall signs and

one (1) freestanding sign. The appellant is requesting a variance to increase the total amount of permitted signage from 40 square feet to 100 square feet to accommodate existing wall signs totaling approximately 60.25 square feet, an approximately 24 square feet future freestanding entrance sign, and approximately 15 square feet for future onsite informational signage. See attached application, including description, existing site plan and future monument sign rendering, as *Attachment A* to this report. The existing wall signage is located on the two (2) batch plant silos, which are approximately 75 feet tall. The future freestanding entrance sign is proposed along the property's main drive entrance to the east, lying just north of the public street extension of NE 21<sup>st</sup> Court.

The portion of the appellant's request regarding the need for 15 square feet of additional signage for "informational signing in the recycle yard" is not needed. Onsite informational or directional signage is permitted by right under the administration of the current Ordinance, and therefore not subject to the maximum allowance of other advertising signage. Informational/directional signage must be no larger than four (4) square feet per sign, and contain no advertising messaging or logos. There is no limit to the number of these signs so long as these conditions are met and they do not negatively impact traffic visibility. Staff has discussed this with the appellant following submittal of this variance appeal application.

Staff mailed out 15 notices regarding this request, including the date and time of the public hearing, to surrounding property owners within the 250-foot notification boundary. To-date staff has received zero (0) responses regarding this Appeal.

### **Natural Resources**

The subject property does not contain any areas of floodplain, wetlands or other environmental hazards or features. The property has some varying topography. There is an elevation of approximately 920 feet along the eastern property line near the main drive entrance onto NE 21<sup>st</sup> Court. The plant site and equipment area has an elevation of approximately 935 feet. There is a high elevation on the property of approximately 941 feet adjacent to the northern property line along Interstate 80/35.

### **Roads & Utilities**

The property fronts NE 20<sup>th</sup> Lane to the south, NE 21<sup>st</sup> Court to the east, as well as Interstate 80/35 to the north. NE 20<sup>th</sup> Lane and NE 21<sup>st</sup> Court are paved, two-lane curb and gutter local roadways maintained by Polk County, and were designed and installed as part of the subdivision plat of D&M Plat 1. NE 21<sup>st</sup> Court is a short public street extension north of NE 20<sup>th</sup> Lane and provides frontage along the subject property as well as Lots 2 and 3 to the east. It also provides potential future access to undeveloped ground further north. Access to the subject property is taken from the east, being located on Outlot 'V' just to the north of NE 21<sup>st</sup> Court. Outlot 'V' is improved to provide access to adjacent lots within the development, including the subject property, but is retained by the plat developer at this time. The property is served by Polk County sanitary sewer. Public water service is provided by Des Moines Water Works.

## **Recommendation**

**The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.**

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?  
Yes. The size and frontage of the subject property as well as the nature of the disposal use warrant a larger sign allowance than is provided under the Polk County Zoning Ordinance.
- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)  
Yes. Signage is permitted for established industrial and commercial businesses within the "HI" Heavy Industrial District. Furthermore, the sign regulations within the Ordinance are set up to accommodate commercial and industrial sites with large building frontages. It is not well suited to allow reasonable amounts of signage for disposal or other uses, which primarily utilize property through outdoor storage and equipment, and have minimal building frontage.
- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?  
Yes. The recommended increase in signage to 85 square feet is a reasonable accommodation for a parcel of this size and for this type of business. It will permit the existing wall signage to remain on the batch plant silos as well as allow a reasonably sized future monument signage for the property.
- 4.) Is there a special condition or circumstance that did not result from the actions of the applicant?  
Yes. The appellant was made aware of the 40 square feet maximum signage area prior to placing the current wall signs. However, the physical conditions of the property, the use with lacking building frontage, and the County's sign regulations are the primary reasons for staff support of this variance, and these conditions/circumstances are not a result of the appellant's actions.
- 5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?  
Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance. No environmental areas are anticipated to be impacted by this proposal.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were answered in the affirmative, staff recommends approval of the requested variance, modified from the original request, to increase the allowable signage area from 40 square feet

to 85 square feet (**not** the requested 100 square feet). Staff's recommendation to modify the appellant's request to no more than a total of 85 square feet is based on the fact that the requested additional 15 feet of signage area for "informational signing in the recycle yard" is not needed given that such signage is permitted by right under the current Ordinance and regulations discussed previously in this report. Staff's recommendation for approval is subject to the following conditions:

1. This Variance applies only to the current ownership and operation of the property as an asphalt batch plant and asphalt and concrete recycle yard by owner/operator Tanam Des Moines, LLC and InRoads, LLC.
2. The appellant shall obtain a Sign Permit immediately for the existing wall signage on the batch plant silos, and shall obtain a Sign Permit prior to the future installation of any signs on the subject property. The Sign Permit for the existing wall signage on the batch plant silos must include a rendering exhibit identifying the dimensions of each signage area, and verifying that the cumulative area is at or under the 60.25 square feet as identified on this Variance Appeal Application.
3. Future buildings on the property would be permitted wall signage in accordance with the Ordinance based on their lineal feet of street frontage, and would increase the total signage area that may be allowed for the one (1) permitted freestanding sign for the property. However, no additional wall signage beyond the existing 60.25 square feet accommodated by this variance is permitted for the plant control house building, batch plant silos or other associated equipment, based on the existing dimensions and frontage of the plant control house building.

Variance Appeal Application



Board of Adjustment Authority

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

Increase the allowable signage from 40 SF to 100 SF

(time stamp)  
Official Use Only

2. Subject Property Address: 4756 NE 20th Lane, Des Moines

3. Subject Property Zoning District: Heavy Industrial

4. District and Parcel Number: 270/00901-000-001

5. Subject Property Legal Description (attach if necessary):  
Lot 1 D&M Development Plat 1

6. Filing Fee: \$315 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

Joseph Manatt  
Applicant (Print Name)

*Joseph Manatt*  
Signature

8/26/20  
date

Owner  
Interest in Property (owner, renter, prospective buyer, etc.)

joe@inroadspaving.com  
Email

4224 Hubbell Ave, Des Moines, Iowa 50317  
Address, City, State and Zip

(515) 348- 8148  
Phone

(515) 266- 0998  
Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

William Rosener  
Applicant Representative (Print Name)

InRoads LLC  
Firm or Business Name

4224 Hubbell Ave, Des Moines, Iowa 50317  
Address, City, State and Zip

bill@inroadspaving.com  
Email

(515) 348- 8148  
Phone

(515) 266- 0998  
Fax



Required Information: (must be included prior to making submittal)

1. Complete Application including the description of requested variance(s) with specific information for the request and state the reason(s) the variance is necessary and why you cannot comply with the regulations of the Zoning Ordinance.
2. Submit site drawing as required see details below.

#### Site Drawing

All variance appeals must submit three (3) 11x17 copies of a site drawing with the application. The site drawing must be fully dimensioned and legible. All required information must be drawn to a scale. The Zoning Administrator may require a petitioner to submit a site plan drawn by an engineer or architect. The site plan shall include the following:

1. Boundary drawing of the lot or area involved.
2. Location, dimensions, height and setbacks of all existing and proposed buildings and structures and the uses of each.
3. Use of the proposed addition to building or structure.
4. Approximate location of the vehicle entrance to the site.
5. Show the approximate location of water and sewer (septic system) facilities, if applicable.
6. Location of parking area and number of stalls required, if applicable.
7. General location of landscaping, buffer areas and screening, if applicable.
8. If the appeal is for a sign, the appeal must be accompanied by both a fully dimensioned, to scale elevation and site plan drawing of the sign, showing the exact location and size of the sign.

#### Variance Regulations

No variance from the provisions or requirements of this ordinance shall be authorized by the Board of Adjustment unless the Board finds beyond reasonable doubt that all the following conditions and circumstances exist. These regulations are found in the Zoning Ordinance, Article 17. Variance. The conditions and circumstances will be addressed by the Polk County Planning Division staff in reviewing the variance(s) request.

1. There must be exceptional or extraordinary circumstances or special conditions applying to the property in question, and do not exist generally on other properties in the same zoning district. By virtue of the unique or special conditions, it is, therefore, exceptionally difficult to place a use permitted in said district on the property.
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity and such variances will not permit uses that are prohibited in that district.
3. The authorization of such variance will not be of substantial detriment to adjacent property and will not be contrary to the purpose of this Ordinance and the public interest.
4. That the special conditions or circumstances did not result from the actions of the applicant.
5. The variance will not entirely void the natural resource protection requirements of this Ordinance.

The condition and/or situation of a property for which a variance is sought must be of an unusual nature. A variance shall not be authorized if the condition or situation is of a general or recurrent nature such that adopting a general regulation as an amendment to this Ordinance is a reasonably practicable solution.

The variance granted shall be the minimum necessary to permit a use of the property. A variance shall neither increase the number of permitted dwelling units by more than one (1), nor allow the minimum lot area required for a use to be decreased by more than ten (10) percent. If natural resources are involved, then mitigation for any damage to the environment shall be a condition of the variation.

Polk Co. Board of Adjustment  
5885 NE 14<sup>th</sup> St  
Des Moines, IA 50313

August 26, 2020

RE: Application for Signage Variance at 4756 NE 20<sup>th</sup> Lane

Honorable Members of the Board,

On behalf of TANAM Des Moines, LLC. and InRoads, LLC. we are respectfully requesting an increase in signage from the allotted 40 square feet (SF) to 100 SF on the property located at 4756 NE 20<sup>th</sup> Lane. This property was approved for a Conditional Use Permit for a Hot-Mix Asphalt (HMA) plant and an Asphalt/Concrete Recycle Yard by the Polk Co. Board of Adjustment on February 18, 2020. During the design of the site plan for the facility, InRoads, LLC was operating under the belief that the signage for the 17.32 Acres would be in the range of 150 SF. However, the basis for signage allotment under the Polk Co. ordinance is the lineal feet of frontage of the buildings on site. The only building on the InRoads asphalt plant site is the control house which measures 40' long, hence 40 SF of signage.

TANAM Des Moines, LLC is requesting the signage increase from 40 SF to 100 SF to encompass the current wall signage on the plant silos totaling 60.25 SF, in addition to a low profile entrance sign (shown on the site plan) of approximately 24 SF, and approximately 15 square feet for informational signing in the recycle yard.

The variance is requested based on the following circumstances:

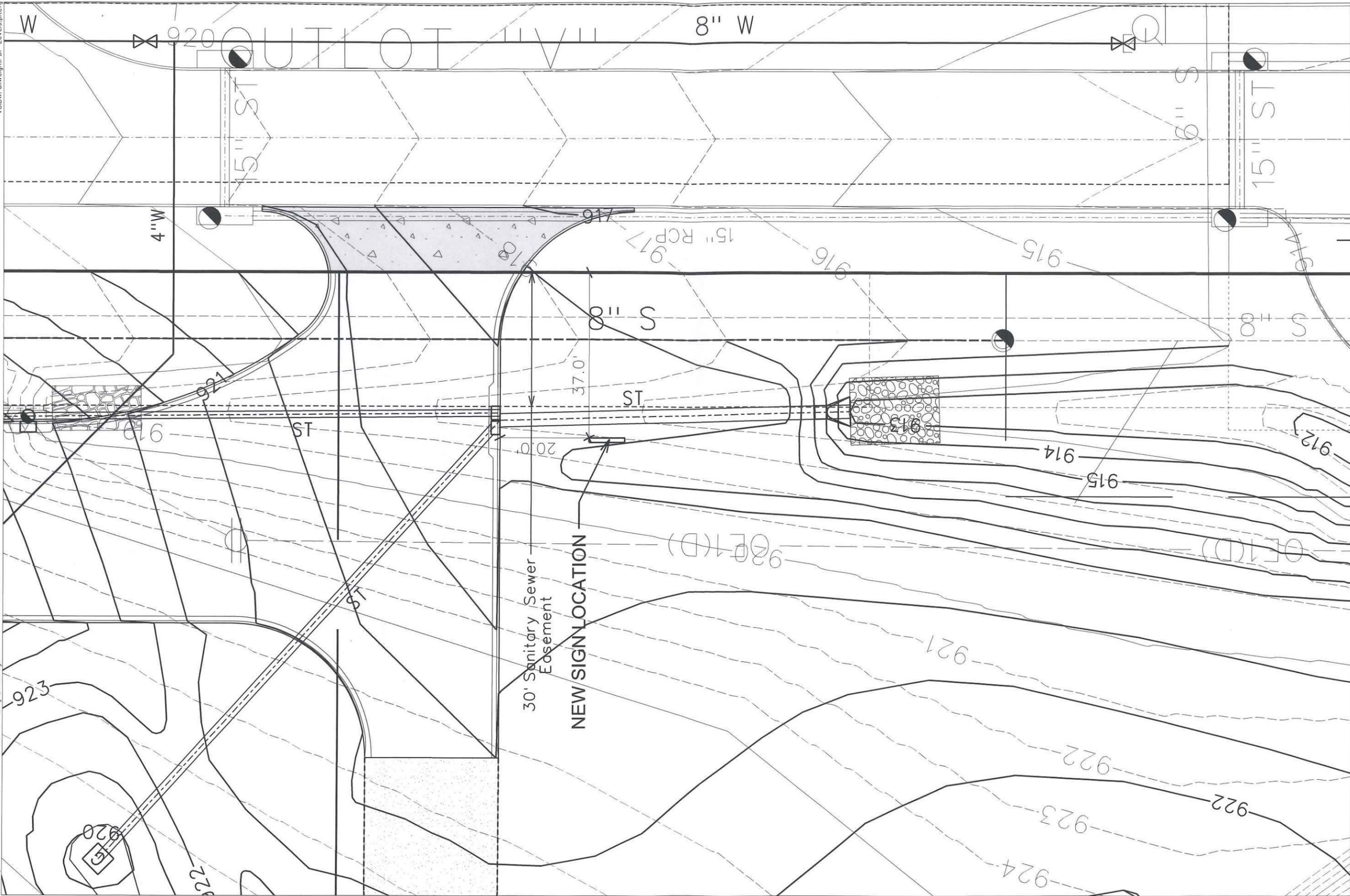
1. The InRoads HMA facility and Pavement Recycle Yard is unique and the use of lineal building frontage (40 SF) does not represent an equivalent signage allotment comparable to the size and scale of the new asphalt production facility and recycle yard.
2. The current signage on the asphalt plant, and proposed entrance sign, is representative of the surrounding properties and the increase would be in line with the financial investment made in the facility and property by InRoads, LLC.
3. The authorization of the variance would not be detrimental to adjacent properties or contrary to the purpose of this ordinance.

4. There is no fault to the ordinance variance request. The reason for the request lies in the nature of the ordinance being applied to building projects versus a large-scale production facility with little actual building frontage.
5. This request will have no impact on the natural resource protection requirements of this ordinance.

Thank you for your consideration of this proposal. Please do not hesitate to call with any questions or concerns.

Regards,

William Rosener  
Vice President  
InRoads, LLC.  
Cell 515-450-0100

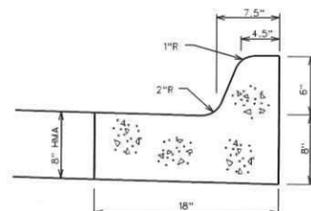
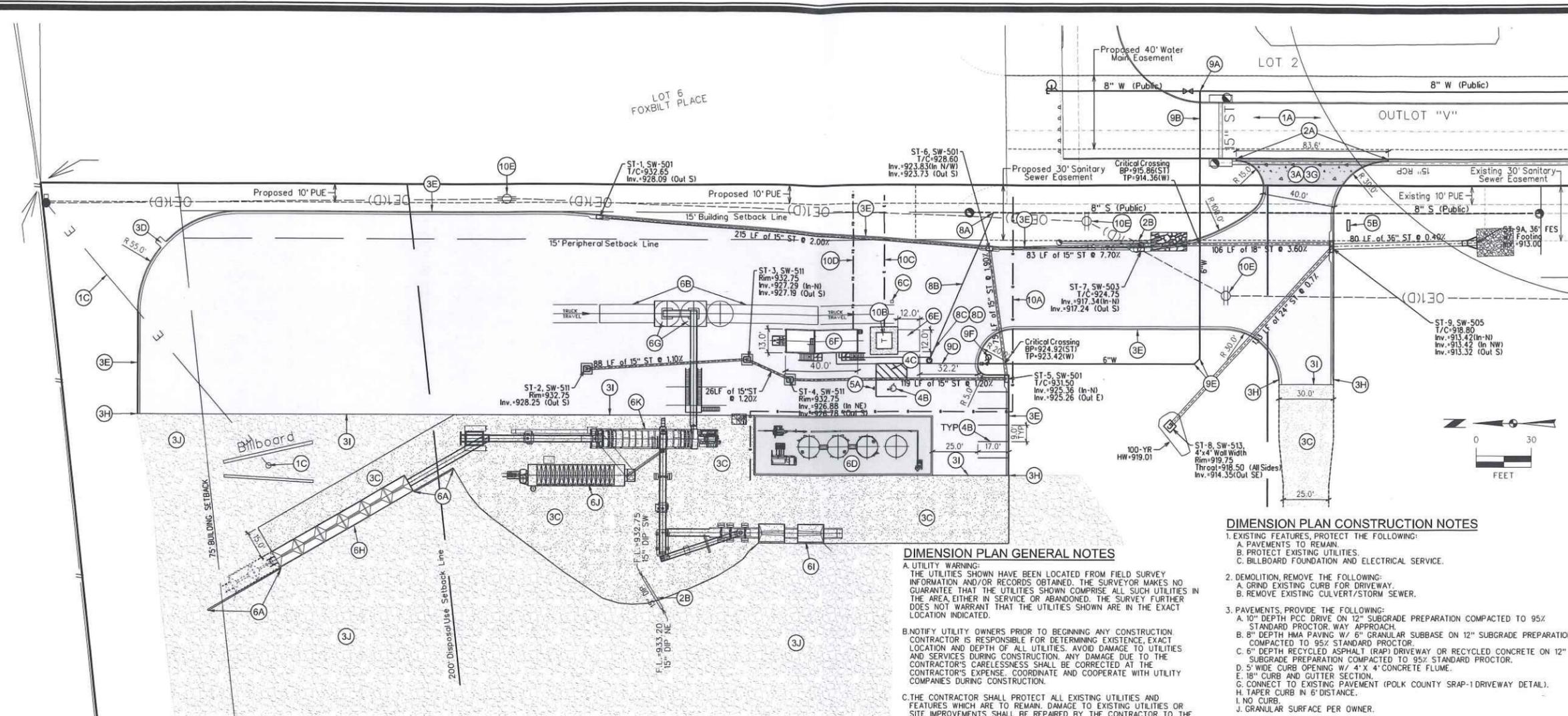


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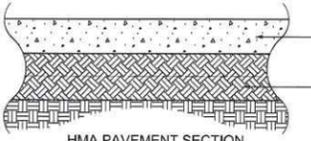
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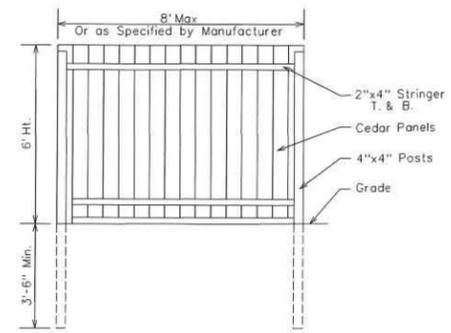
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1 18" PCC STANDARD CURB & GUTTER SECTION  
NO SCALE



2 TYPICAL PAVEMENT CROSS SECTIONS  
NO SCALE



3 TRASH ENCLOSURE  
NO SCALE

**DIMENSION PLAN GENERAL NOTES**

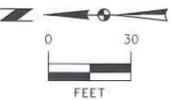
- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR 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. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ANY AND ALL PERMITS TO PLACE ANY WASTE OR WASTE FILL TO BE REMOVED FROM THE SITE AT ITS FINAL LOCATION.
- G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

**PAVEMENT LEGEND**

- 10" PCC PAVEMENT
- 8" HMA PAVEMENT W/ 6" GRANULAR SUBBASE
- 6" RECYCLED ASPHALT PAVING (RAP) OR RECYCLED CONCRETE
- GRANULAR SURFACING TO BE INSTALLED IN PHASES AS THE SITE DEVELOPS. INITIALLY, SURFACING WILL BE INSTALLED IN TECH TRAVEL LANES AND TRAVEL AREAS ALONG THE SOUTHERN AND EASTERN PORTION OF THE STOCKPILE AREA.

**DIMENSION PLAN CONSTRUCTION NOTES**

- 1. EXISTING FEATURES, PROTECT THE FOLLOWING:
  - A. PAVEMENTS TO REMAIN.
  - B. PROTECT EXISTING UTILITIES.
  - C. BILLBOARD FOUNDATION AND ELECTRICAL SERVICE.
- 2. DEMOLITION, REMOVE THE FOLLOWING:
  - A. GRIND EXISTING CURB FOR DRIVEWAY.
  - B. REMOVE EXISTING CULVERT/STORM SEWER.
- 3. PAVEMENTS, PROVIDE THE FOLLOWING:
  - A. 10" DEPTH PCC DRIVE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. WAY APPROACH.
  - B. 8" DEPTH HMA PAVING W/ 6" GRANULAR SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
  - C. 6" DEPTH RECYCLED ASPHALT (RAP) DRIVEWAY OR RECYCLED CONCRETE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
  - D. 5" WIDE CURB OPENING W/ 4" X 4" CONCRETE FLUME.
  - E. 18" CURB AND GUTTER SECTION.
  - F. CONNECT TO EXISTING PAVEMENT (POLK COUNTY SRAP-1 DRIVEWAY DETAIL).
  - G. TAPER CURB IN 6' DISTANCE.
  - H. NO CURB.
  - I. GRANULAR SURFACE PER OWNER.
- 4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - A. 4" WIDE PAINTED PARKING STALL LINES.
  - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
  - C. ACCESSIBLE AISLE 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- 5. SIGNS, PROVIDE THE FOLLOWING:
  - A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
  - B. MONUMENT SIGN.
- 6. SITE AMENITIES, PROVIDE THE FOLLOWING:
  - A. 2'X2'X4" NOMINAL PRECAST CONCRETE BLOCK WALL.
  - B. SCALE AND ASPHALT LOAD OUT. PCC PAVING REQUIRED IN LOCATIONS AS DETERMINED BY THE PLANT MANUFACTURER/SUPPLIER.
  - C. REMOTE TICKET PRINTER.
  - D. LIQUID ASPHALT TANK WITH SECONDARY CONTAINMENT.
  - E. TRASH ENCLOSURE. (HEIGHT = 6')
  - F. PLANT CONTROL HOUSE W/ RESTROOM FACILITY. (HEIGHT = 18')
  - G. ASPHALT SILOS. (HEIGHT = 75')
  - H. COLD FEED AGGREGATE BINS. (HEIGHT = 14')
  - I. RAP BIN. (HEIGHT = 14')
  - J. BAG HOUSE. (HEIGHT = 35')
  - K. DRUM MIXER. (HEIGHT = 22')
- 7. SITE LIGHTING: TO BE SUBMITTED SEPARATELY
- 8. SANITARY SEWER SERVICE FROM POLK COUNTY, PROVIDE AND INSTALL THE FOLLOWING:
  - A. CONNECT TO EXISTING SANITARY SEWER SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
  - B. 6" PVC SANITARY SEWER SERVICE LINE AT 1.00% SLOPE (1/8" PER FOOT).
  - C. COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
  - D. CLEANOUT
- 9. WATER SERVICE FROM DES MOINES WATER WORKS, PROVIDE THE FOLLOWING AS PER DES MOINES WATER WORKS REQUIREMENTS AND GUIDELINES:
  - A. CONNECTION TO EXISTING WATER MAIN UTILIZING 8"X6" TAPPING SLEEVE AND VALVE AS PER DES MOINES WATER WORKS.
  - B. 6" WATER (HORIZONTAL BORE).
  - C. 6" WATER SERVICE.
  - D. 1" DOMESTIC WATER SERVICE WITH CURB STOP.
  - E. 6" X 45" BEND.
  - F. HYDRANT ASSEMBLY.
- 10. FRANCHISE UTILITY SERVICES. COORDINATE WITH UTILITY PROVIDER.
  - A. GAS MAIN/SERVICE.
  - B. TRANSFORMER WITH MOAT.
  - C. ELECTRIC SERVICE.
  - D. TELECOM/FIBER SERVICE.
  - E. EXISTING OVERHEAD ELECTRICAL TO BE REMOVED AND REPLACED UNDERGROUND IN PUE. COORDINATE WITH GRADING AND PIPE INSTALLATION OPERATIONS.



REVISION	DATE	BY
1	04/02/2020	JLH
2	04/16/2020	BKC

Checked By: BKC  
Scale: 1" = 30'  
Field Bk: C200

POLK COUNTY, IOWA  
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-984-2020 | www.snyder-associates.com

**D & M DEVELOPMENT PLAT 1, LOT 1**  
**DIMENSION & UTILITY PLAN**  
**SNYDER & ASSOCIATES, INC.**



# INROADS

METRO ASPHALT PLANT / PAVEMENT RECYCLE YARD

4756 NE 20th Lane | 515.348.8148 | inroadspaving.com

6MM ACM ALUM. PANEL SIGN: 3' 0" X 8' 0" - GRADE: 1' 0"



**515.577.7949**  
TIMOTHY.R.NEAL@GMAIL.COM  
WWW.SIGNSANDESIGN.BIZ  
1506 WATROUS AVE.  
DES MOINES, IA. 50315

JOB NAME/LOCATION: INROADS Asphalt Paving + Materials  
4224 Hubbell Ave.  
Des Moines, IA 50317

ACCOUNT REP.: Timothy R. Neal

DESIGNER: Timothy R. Neal

CUSTOMER APPROVAL:

DATE:

DATE: 8/25/2020

SCALE: 1" = 1'

**IMPORTANT COPYRIGHT INFORMATION:**

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