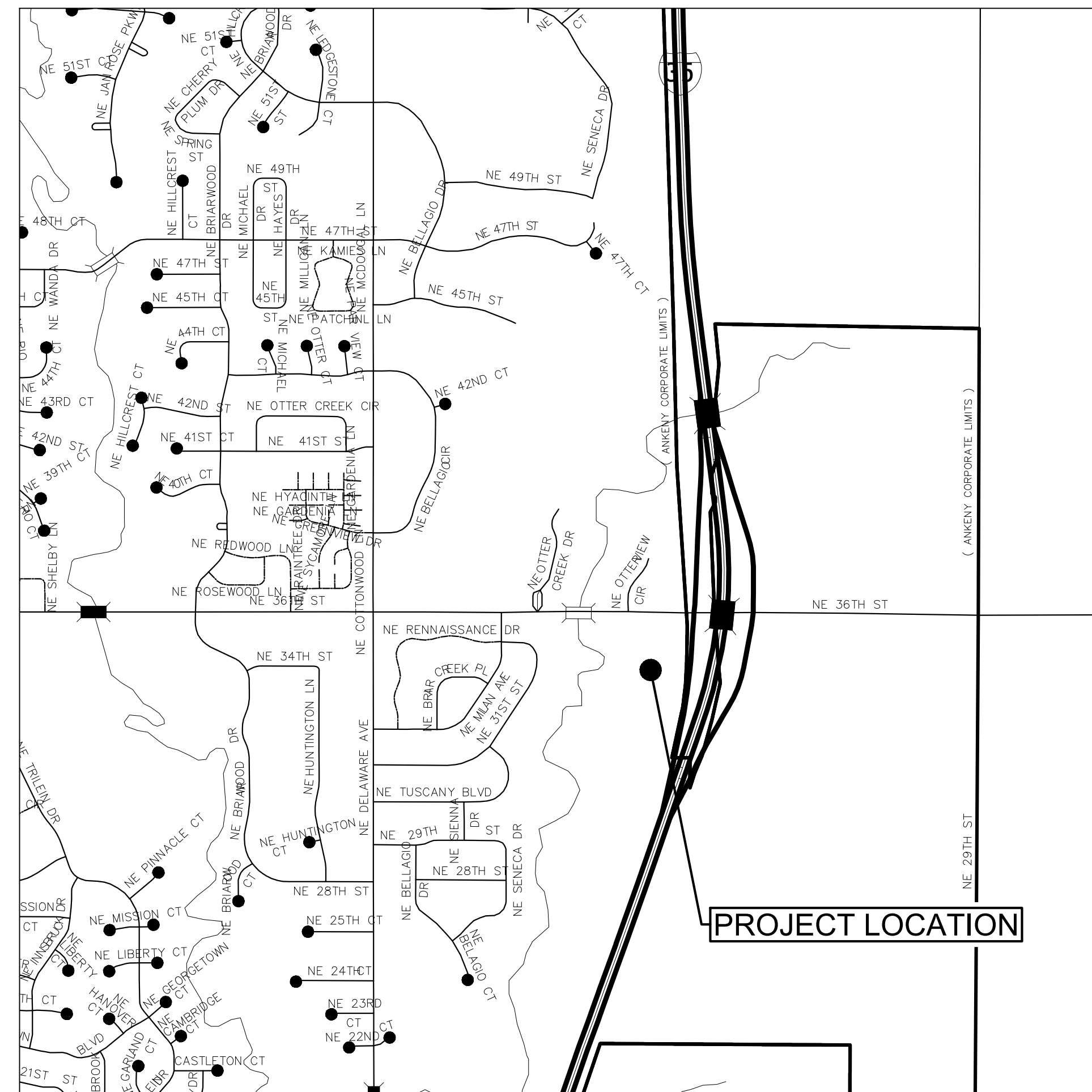


SITE PLAN
FOR
DONS OF TUSCANY PAVILION
1505 NE 36TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER / DEVELOPER

DRA PROPERTIES, L.C.
1515 NE 36TH STREET
ANKENY, IA 50021
CONTACT: STEVE OLSON
PHONE: 515-419-3900



SCALE: 1" = 1000'

VICINITY MAP



SHEET LIST TABLE

C100 TITLE SHEET
C101 PROJECT INFORMATION
C102 OVERALL SITE SITUATION PLAN
C200 DIMENSION PLAN
C300 GRADING AND UTILITY PLAN

REVISED AS PER CITY COMMENTS				DATE	BY
1	MARK	REVISION			
	Engineer: CDD	Checked By: BKC	Scale: 1" = 1000'		
	Technician: CMC	Date: 03-03-2023	T-R-S: 80N-23W-07		

Project No: 123.0143.01

Sheet C100

TALONS OF TUSCANY PAVILION

TITLE SHEET

SNYDER & ASSOCIATES, INC.

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



Project No: 123.0143.01

Sheet C100

V:\P\04-2023\123.0143.01\CD\04.DWG 12/31/23 12:01:43 PM ANS FULL BLEED D (34.0 X 22.0 INCHES)

LEGEND

FEATURES

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

FOUND

●
■
●
P
M
R
D
C
MPE

SET

△
○
□
■

FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING

X 1225.25
X
//
□
○

PROPOSED

X 1225.25
X
//
□
○

Deciduous Tree \ Shrub

○

Coniferous Tree \ Shrub

⊙

Communication

○

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

ST(*)

Storm Sewer with Size

ST(*)

Storm Manhole

ST

Single Storm Sewer Intake

ST

Double Storm Sewer Intake

ST

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

⊙

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 (Q) 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

- 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.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2023 SUDAS URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- 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.
- NOTIFY OWNER, ENGINEER, AND THE CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- 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.
- 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.
- 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.

UTILITY CONTACT INFORMATION

G1-GAS MAIN	MIDAMERICAN ENERGY
UE1-UNDERGROUND ELECTRIC	MATT DAVITT 515-242-4289 matthew.davitt@midamerican.com
W1-WATER MAIN	CITY OF ANKENY - WATER SHAWN BUCKNER 515-963-3524 sbuckner@ankenyiowa.gov
ST1-STORM SEWER	CITY OF ANKENY - STORMWATER JARED BRIGHT 515-963-3534 jbright@ankenyiowa.gov
S1-SANITARY SEWER	CITY OF ANKENY - SANITARY SEWER ROGER MCFARLAND 515-965-6483 rmcfarland@ankenyiowa.gov
FO1-FIBER OPTIC	CENTURYLINK DUSTIN WITHERS 515-263-7202 dustin.withers@centurylink.com
FO2-FIBER OPTIC	AUREON NETWORK SERVICES Jeff Klocko 515-830-0445 jeff.klocko@aureon.com

CONTROL POINTS

POLK COUNTY LOCAL COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100	N=126058.19 E=100662.98 Z=941.48 CUT 'X' TOP CURB @ STORM INTAKE, +/- 50' SOUTH OF CART HOUSE, +/- 50' NORTH OF CAR SHOP, +/- 50' EAST OF PUTTING GREEN
CP200	N=126017.65 E=100465.16 Z=933.77 CUT 'X' TOP CURB ON CART PATH, +/- 100' WEST OF CAR SHOP, +/- 50' SOUTH OF PUTTING GREEN
CP201	N=125923.22 E=100473.36 Z=935.28 CUT 'X' TOP CURB @ CURB DROP ON CART PATH, +/- 50' WEST OF CAR SHOP, +/- 15' WEST OF PATH STORM INTAKE, +/- 100' SOUTH OF PUTTING GREEN

DATE OF SURVEY

JANUARY 13, 2023

POLLUTION PREVENTION PLAN NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION
- 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.
 - 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
- 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.
 - 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.
 - 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

- 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.
- 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.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- 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:
 - 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.
 - 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.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - 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.
 - 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.
 - 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.
 - 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.
 - RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - 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.
 - 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.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

PROPERTY DESCRIPTION

LOT 1 ALBAUGH GOLF AND COMMERCIAL AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY ADDRESS

1505 NE 36TH STREET
ANKENY, IA 50021

ZONING

C-2 GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 40'
SIDE YARD SETBACK = NONE
EXCEPT WHEN ADJACENT RESIDENTIAL DISTRICT = 25'
MAXIMUM HEIGHT = 45'
MAXIMUM STORIES = 3

ERU CALCULATIONS

4,701 SF / 4,000 = 2 ERU

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON PANEL NUMBER 19153C00065F EFFECTIVE FEBRUARY 1, 2019 WITH LATEST LETTER OF MAP REVISION EFFECTIVE DATE MAY 6, 2022.

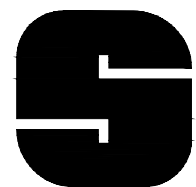
TALONS OF TUSCANY PAVILION

PROJECT INFORMATION

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com



SNYDER
& ASSOCIATES



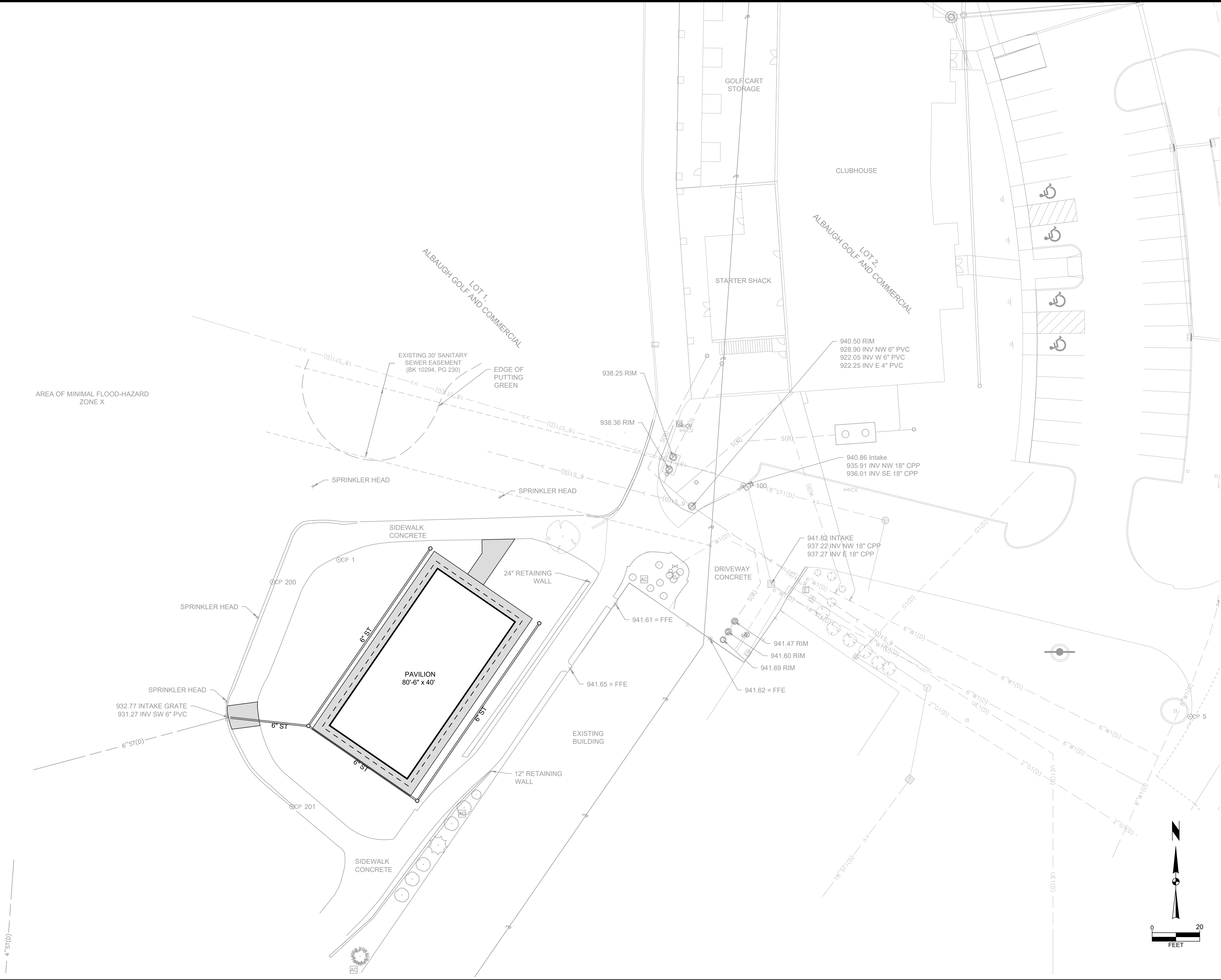
Project No: 123.0143.01

Sheet C101

Sheet C101

Project No: 123.0143.01

V:\Projects\2023\123.0143.01\CADD\SP - 1230143 SITE.dwg CHAD CONLEY, OVERALL SITE SITUATION PLAN, 2023/03/21, 12:01 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



TALONS OF TUSCANY PAVILION

OVERALL SITE SITUATION PLAN



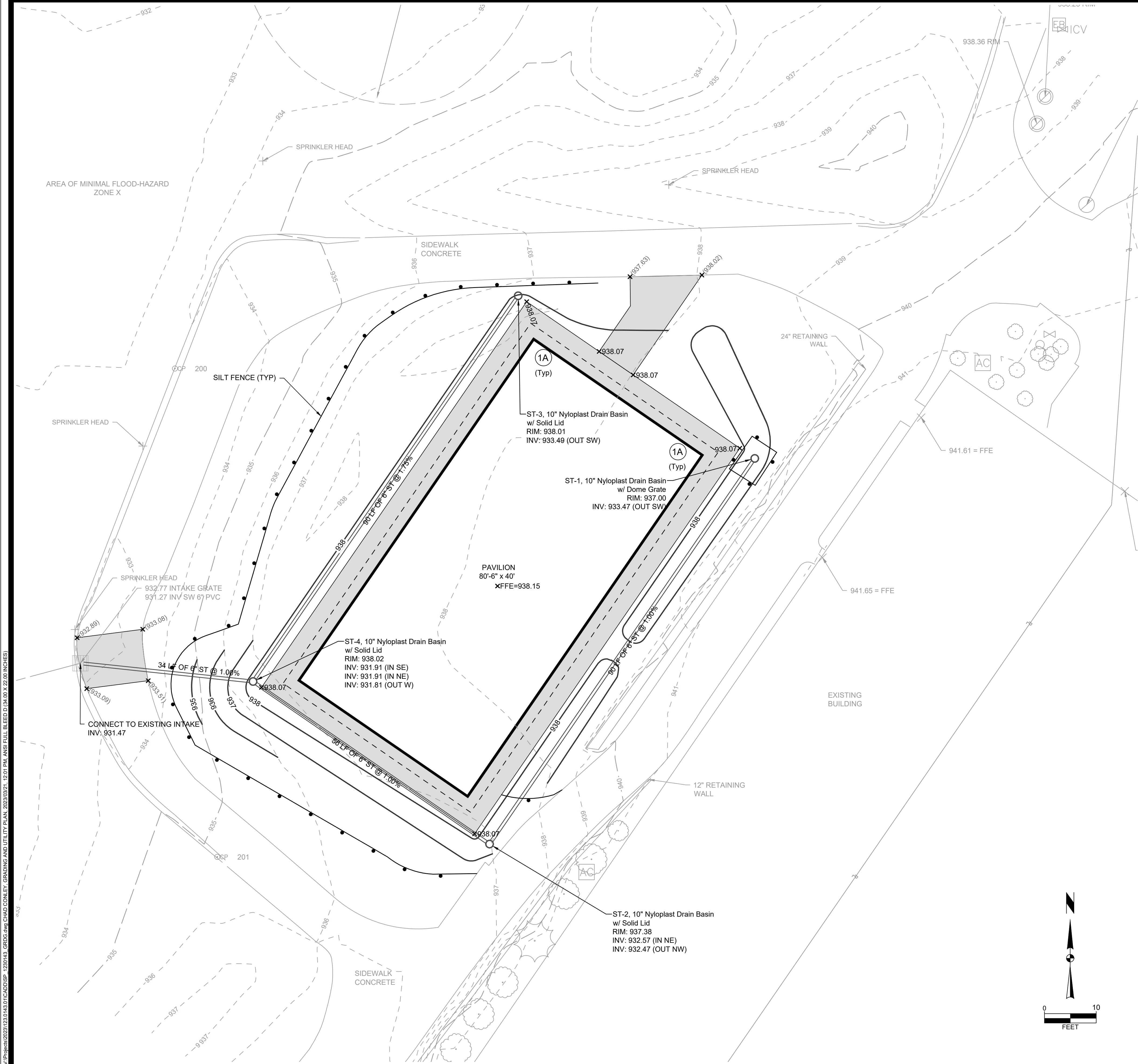
Project No: 123.0143.01
Sheet C102

ANKENY, IOWA

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

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	9-24-2023	CMC
Engineer: CDD	Checked By: BKC	Scale: 1" = 20'	
Technician: CMC	Date: 03-03-2023	T-R-S: 80N-23W-07	
Project No: 123.0143.01			Sheet C102

V:\Projects\2023\123.0143.01\CAD\SSP - 1230143.GRDG.dwg CHAD CONLEY, GRADING AND UTILITY PLAN, 2023/03/21, 12:01 PM, ANSI FULL, BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
A. CONNECT DOWNSPOUTS TO STORM SEWER SYSTEM AT 2% SLOPE.

GRADING NOTES

2. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
3. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
4. 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.
5. 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.

QUANTITIES

SEEDING AND MULCHING = 0.15 AC
SILT FENCE = 238LF

CONTROL POINTS

- POLK COUNTY LOCAL COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
- CP100 N=126058.19 E=100662.98 Z=941.48
CUT 'X' TOP CURB @ STORM INTAKE, +/- 50' SOUTH OF CART HOUSE, +/-50' NORTH OF CAR SHOP, +/- 50' EAST OF PUTTING GREEN
- CP200 N=126017.65 E=100465.16 Z=933.77
CUT 'X' TOP CURB ON CART PATH, +/-100' WEST OF CAR SHOP, +/- 50' SOUTH OF PUTTING GREEN
- CP201 N=125923.22 E=100473.36 Z=935.28
CUT 'X' TOP CURB @ CURB DROP ON CART PATH, +/- 50' WEST OF CAR SHOP, +/- 15' WEST OF PATH STORM INTAKE, +/- 100' SOUTH OF PUTTING GREEN

DATE OF SURVEY

JANUARY 13, 2023

TALONS OF TUSCANY PAVILION

GRADING AND UTILITY PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0143.01

Sheet C300

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ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

Sheet C300

Project No: 123.0143.01

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	5-24-2023	CMC
Engineer: CDD	Checked By: BKC	Scale: 1" = 10'	
Technician: CMC	Date: 03-03-2023	T-R-S: 80N-23W-07	