



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 2, 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 August 2, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the July 19, 2022 minutes of the Plan and Zoning Commission meeting.

2. Centennial Ridge Plat 3 Final Plat

Consider MOTION to recommend City Council approval of Centennial Ridge Plat 3 Final Plat; and recommend City Council authorization of cost-participation for sidewalk oversizing and truncated domes along NW Reinhart Drive in the amount estimated to be at \$4,327.00.

3. Pheasant Trail Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Pheasant Trail Plat 1 Final Plat.

4. 1505 NE 36th Street - Talons of Tuscany Clubhouse Site Plan

Consider MOTION to approve the site plan for 1505 NE 36th Street, Talons of Tuscany Clubhouse.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. August 1, 2022 City Council Report - Staff
2. Director's Report
Tentative agenda items for August 16, 2022
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

August 15, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

August 2, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the July 19, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, July 19, 2022

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the July 19, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Glenn Hunter, Trina Flack, Ted Rapp, Todd Ripper, Randy Weisheit, and Lisa West. Absent: Annette Renaud. Staff present: E.Jensen, E.Carstens, D.Silverthorn, R.Kirschman B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the July 19, 2022 agenda without amendments. Second by T.Rapp. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 6, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 7AZU Development Plat 2 - Preliminary Plat (County)

Motion to recommend City Council approval of the 7AZU Development Plat 2 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item 3. 7AZU Development Plat 2 - Final Plat (County)

Motion to recommend City Council approval of the 7AZU Development Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by T.Rapp to approve the recommendations for Consent Agenda Items #1 - #3. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the July 18, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 2, 2022 Plan and Zoning Commission meeting and introduced Planner Ryan Kirschman who joined the Community Development Department on June 20, 2022.

E.Jensen provided an update on administratively approved final plats and site plans in the Prairie Trail development including: Final Plats - Villas at Prairie Trail Plat 4, Vintage Business Park at Prairie Trail Plat 9, The District at Prairie Trail Plat 11, The District at Prairie Trail Plat 12, Parkway Townhomes at Prairie Trail Plat 1, Vintage Business Park at Prairie Trail Plat 10, Vintage Business Park at Prairie Trail Plat 11. Site Plans - Attivo Trail Ankeny, Lot 2,

Heritage at Prairie Trail Plat 2, Lot 1, Vintage Business Park at Prairie Trail Plat 2, Ankeny #2 Hy-Vee Aisles Online, District Building 5, District Building 1 - Fong's Patio Amendment, Home 2/TRU Hotel, Vintage Business Park at Prairie Trail Plat 10, The Fieldhouse at Prairie Trail Sports Complex Phase 1, Parkway Townhomes at Prairie Trail Plat 1.

Commissioner's Reports

T.Rapp shared that Nilles Associates, Inc. should be in their new building in September, which is located in Prairie Trail.

MISCELLANEOUS ITEMS

August 1, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:55 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

August 2, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Centennial Ridge Plat 3 Final Plat

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **Yes**

Cost-participation request for sidewalk oversizing and truncated domes along NW Reinhart Drive in the amount estimated to be at \$4,327.00.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of Centennial Ridge Plat 3 Final Plat; and recommend City Council authorization of cost-participation for sidewalk oversizing and truncated domes along NW Reinhart Drive in the amount estimated to be at \$4,327.00.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



Date: 7/27/2022

Centennial Ridge Plat 3 Final Plat

Agenda Item: Centennial Ridge Plat 3 – Final Plat
Report Date: July 27, 2022
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Centennial Ridge Plat 3 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing and truncated domes along NW Reinhart Drive in the amount estimated to be 4,327.00.

Project Summary:

The Centennial Ridge Plat 3 is a proposed 5.85-acre (+/-) plat located east of NW Irvinedale Drive and south of NW 27th Street. The subject plat creates 16 single-family lots and a street lot. The plat area is zoned R-3, Multiple Family Residence District, restricted to single-family residential. This proposed plat aligns with the approved Centennial Ridge Preliminary Plat.

Project Report:

- Streets:** The proposed plat will be primarily accessed via NW Reinhart Drive from the east. The plat extends NW Reinhart Drive 470 feet to the west. NW Lindwood Court is a proposed cul-de-sac that extends south from NW Reinhart Drive. All proposed roads in the development will be required to have five-foot sidewalks. The developer also proposes an 8-foot trail along the north side of NW Reinhart Drive for a total cost-sharing estimate of \$4,327.00 for sidewalk upsizing and truncated domes.
- Water:** The existing 10-inch water main will be extended east along NW Reinhart Drive. 8-inch water will be extended south along NW Linwood Court.
- Sewer:** The existing 8-inch sanitary sewer main will be extended east along NW Reinhart Drive. 8-inch sanitary sewer will be extended throughout the remainder of the development.
- Drainage:** The existing 42-inch storm sewer main will be extended west along NW Reinhart Drive, tapering down to a 36-inch main at NW Linwood Court. Generally, stormwater in this development will flow to the 42-inch main, which drains to the east, outletting into a detention pond in Outlot Z from Centennial Ridge Plat 1. From there stormwater eventually drains south and west towards the Des Moines River.
- Parkland:** Outlot Y in Centennial Ridge Plat 1 was dedicated as parkland. This 1.88-acre parcel is currently the Centennial Park. Any additional requirements would be met through cash in lieu of land dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Centennial Ridge Plat 3
NAME OF OWNER/ DEVELOPER: Jerry's Homes

GENERAL INFORMATION:

PLAT LOCATION: East of NW Irvinedale Drive; south of NW 27th Street.
SIZE OF PLAT: 5.85 acres
ZONING: R-3, Multiple Family Residence District, restricted to single-family

LOTS:

NUMBER: 16 single-family lots; 1 street lot
SIZE/DENSITY: 2.74 units per acre
USE: Residential
BUILDING LINES: Lots 1-16
Front: 30'
Rear: 35'
Side: 17' (>1-Story – 8' min. one side)
15' (1-Story – 7' min. one side)

PARK SITE DEDICATION:

Outlot Y in Centennial Ridge Plat 1 was dedicated as parkland. This 1.88-acre parcel is currently the Centennial Park. Any additional requirements would be met through cash in lieu of land dedication.

ADJACENT LANDS:

NORTH: R-3, Multiple Family Residence District; Centennial Estates Plat 3
SOUTH: R-3, Multiple Family Residence District; Trestle Crossing Plat 3
EAST: R-3, Multiple Family Residence District; Centennial Ridge Plat 2
WEST: R-3, Multiple Family Residence District; Future Centennial Ridge Plat

STREET DEVELOPMENT:

NAME: NW Reinhart Drive
LENGTH: Approximately 470'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NW Linwood Court
LENGTH: Approximately 253'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 5.85 acres of developable land X 1,800 gal. per day/medium density residential= 10,530 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Saylorville Reservoir Drainage Area.

WATER SYSTEM:

USAGE: 16 units X 3 pers. per house X 100 gal. per day/person = 4,800 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

July 22, 2022

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

RE: Centennial Ridge Plat 3
Construction Drawings Approval & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, Inc., we submit herewith the following final plat and construction drawings for review and approval. The project area contains 5.85 acres and is located west of the intersection of NW Reinhart Drive and NE 61st Street. The final plat includes the development of 16 single family lots adhering to the R-3 Multiple Family Residential District zoning. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing for 374 linear feet of upsized sidewalk (\$3,927) and two cast iron domes (\$400).

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, P.E.

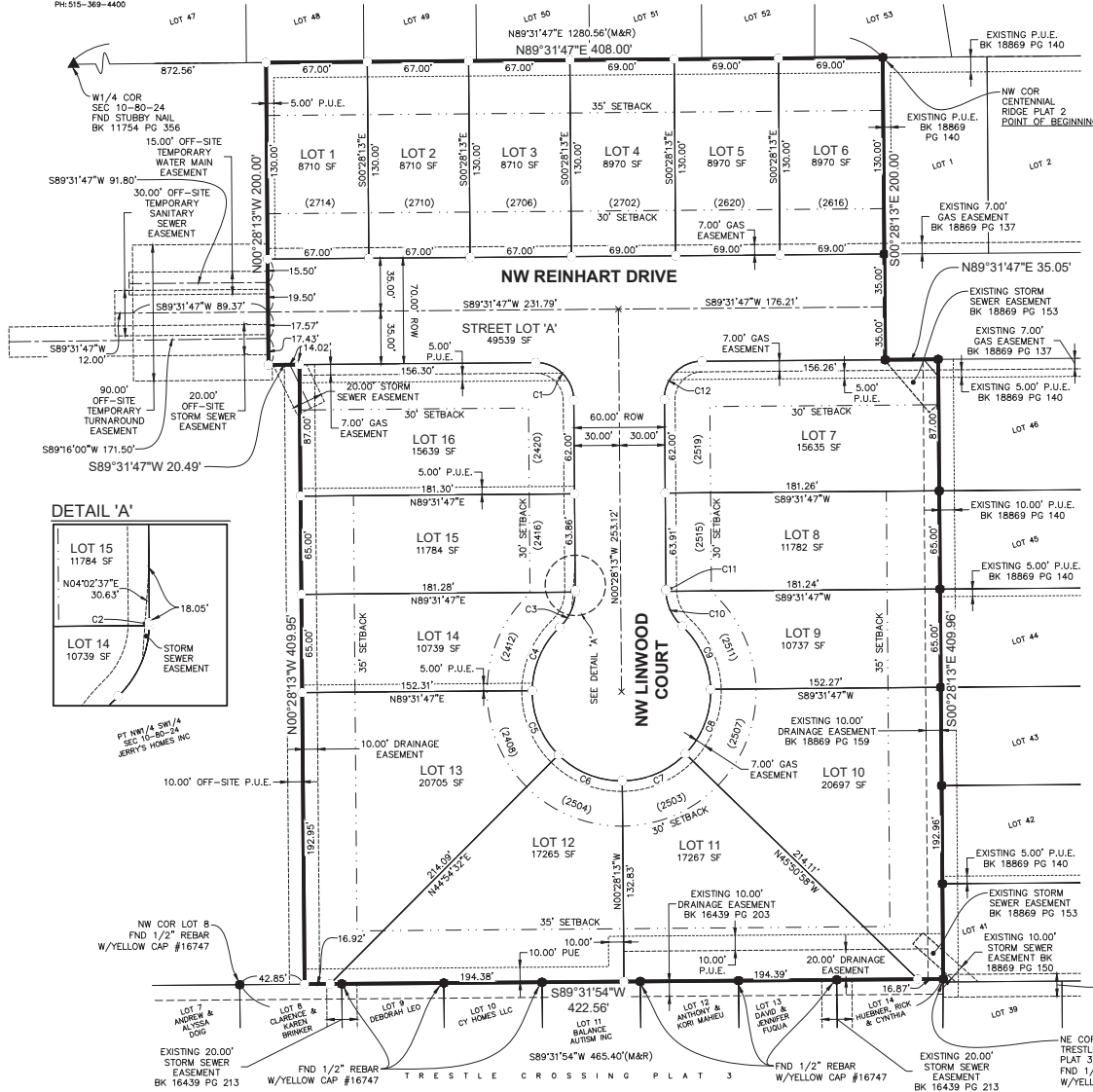
INDEX LEGEND

LOCATION: SEC 10-80-24, NW1/4 SW1/4
 REQUESTOR: JERRY'S HOMES INC
 PROPRIETOR: JERRY'S HOMES INC
 3900 WESTOWN PKWY STE 100
 WEST DES MOINES IA 50266-1054
 SURVEYOR: MICHAEL A. BROOKER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

CENTENNIAL RIDGE PLAT 3

FINAL PLAT

CENTENNIAL RIDGE PLAT 3
 DRA PROPERTIES LC



OWNER / DEVELOPER

JERRY'S HOMES
 CONTACT: JENNIFER ELLISON
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IOWA 50266
 PH: (515) 727-0366

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

R-3 MULTIPLE FAMILY RESIDENTIAL
 DISTRICT RESTRICTED TO SINGLE FAMILY

BULK REGULATIONS

SETBACKS:
 FRONT = 30'
 REAR = 35'
 SIDE = 15' (> 1-STORY - 8' MIN.)
 SIDE = 15' (1 STORY - 7' MIN.)

DATE OF SURVEY

JUNE 27, 2022

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF CENTENNIAL RIDGE PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 00°28'13" EAST ALONG THE WESTERLY LINE OF SAID CENTENNIAL RIDGE PLAT 2, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°31'47" EAST CONTINUING ALONG SAID WESTERLY LINE, 35.05 FEET; THENCE SOUTH 00°28'13" EAST CONTINUING ALONG SAID WESTERLY LINE, 409.96 FEET TO THE NORTHEAST CORNER OF LOT 14, TRESTLE CROSSING PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 89°31'54" WEST ALONG THE NORTHERLY LINE OF SAID TRESTLE CROSSING PLAT 3, A DISTANCE OF 422.56 FEET; THENCE NORTH 00°28'13" WEST, 409.95 FEET; THENCE SOUTH 89°31'47" WEST, 20.49 FEET; THENCE NORTH 00°28'13" WEST, 200.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°31'47" EAST SAID NORTH LINE, 408.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.85 ACRES (254,829 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. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG ALL PUBLIC STREETS.
4. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
5. THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF THE 8' SIDEWALKS ON THE SOUTH SIDE OF NW REINHART DRIVE.
6. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY.

FLOOD ZONE CLASSIFICATION

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 19153C0045P WITH A REVISION DATE OF FEBRUARY 1, 2019 AND LETTER OF MAP REVISION EFFECTIVE MAY 6, 2022.

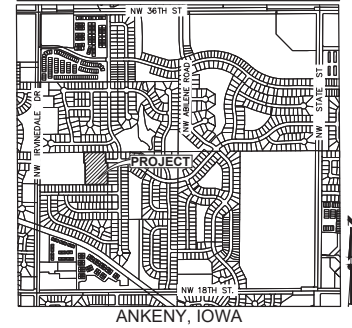
LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	R
DEEDED BEARING & DISTANCE	D	D
PUBLIC UTILITY EASEMENT	P.U.E.	P.U.E.
CURVE ARC LENGTH	AL	AL
LOT ADDRESS	(1254)	(1254)
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S45°28'13"E	35.36'
C2	1°56'34"	33.50'	1.14'	S00°30'05"W	1.14'
C3	44°42'16"	33.50'	26.14'	S23°49'30"W	25.48'
C4	45°33'17"	59.00'	46.91'	S23°23'59"W	45.68'
C5	45°42'48"	59.00'	47.07'	S22°14'03"E	45.83'
C6	45°22'45"	59.00'	46.73'	S67°46'50"E	45.52'
C7	45°22'45"	59.00'	46.73'	N66°50'25"E	45.52'
C8	45°42'48"	59.00'	47.07'	N21°17'38"E	45.83'
C9	45°34'54"	59.00'	46.94'	N24°21'13"W	45.71'
C10	44°47'58"	33.40'	26.12'	N24°44'40"W	25.46'
C11	1°52'29"	33.40'	1.09'	N01°24'27"W	1.09'
C12	90°00'00"	25.00'	39.27'	N44°31'47"E	35.36'

VICINITY MAP



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

DATE	REVISIONS
07/22/2022	SECOND SUBMITTAL
07/01/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: JWM TECH: MAE
 ENGINEER: EKO



CENTENNIAL RIDGE PLAT 3

FINAL PLAT

2 / 13
 2206.445



PLAN AND ZONING COMMISSION

August 2, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Pheasant Trail Plat 1 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Pheasant Trail Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Applicant Letter
 Final Plat



1 inch = 650 feet

Date: 7/7/2022

Pheasant Trail Plat 1 - Final Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 2, 2022

Agenda Item: Pheasant Trail Plat 1 - Final Plat
Report Date: July 27, 2022
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Pheasant Trail Plat 1 Final Plat.

Project Summary:

Pheasant Trail Plat 1 is an approximate 21.18-acre (+/-) final plat generally located south of NW 54th Avenue and east of NW Irvinedale Drive. The final plat includes the creation of 58 single-family lots, two outlots, and the extension of multiple public streets that stem from Brinmore Estates Plats 1 & 2. The subject area was rezoned in early 2022 as part of the Moeckly Planned Unit Development, and generally aligns with the rules and regulations set forth in the PUD book. NW State Street will border the development on the north end when its extended in the future. Landscape buffers will be installed on lots 48-53 to help screen the development from NW State Street.

Project Report:

Streets: The proposed development will be accessed from the Brinmore Estates development to the south; however, additional access will come via NW State Street once it's extended in the future. The development includes the extensions of NW Abilene Road and NW Westwood Street, and also creates NW 45th, 46th, 47th, and 48th Streets. Five-foot wide sidewalks will be installed throughout the development, with the exception being on the east side of NW Abilene Road where an eight-foot wide trail will be installed.

Water: The extension of water services will come via the Brinmore Estates development on the south end of the development, and will extend a ten-inch water main along NW Abilene Road. Eight-inch water mains will be installed throughout the remainder of the development.

Sewer: Sanitary services will be installed by connecting to the sanitary mains near the south end of the proposed development. Twelve-inch mains will be installed along NW Abilene Road and NW 48th Street, while eight-inch sanitary lines will be extended throughout the remainder of the development.

Drainage: Stormwater on the site will generally flow from the northwest to the southeast, similar to how the undeveloped site drains currently. A wet-bottom detention pond will be located on Outlot 'Z' and will discharge near the SE corner of the development.

Parkland: A parksite dedication agreement will be required with Pheasant Trail Plat 1. The Developer has indicated their desire to dedicate parkland with a future phase of the Pheasant Trail development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Pheasant Trail Plat 1

NAME OF OWNER/ DEVELOPER: Fourstar Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of NW Irvinedale Drive; South of NW 54th Street
SIZE OF PLAT: 21.18-acres
ZONING: Moeckly PUD

LOTS:

NUMBER: 58 single-family lots
SIZE/DENSITY: 2.73 units per acre
USE: Residential
BUILDING LINES: **Lots 1-34, 55, 56 & 58:** 30' front yard setback, 30' rear yard setback, 15' side yard setback (minimum 5' one side)
Lots 35-54 & 57: 30' front yard setback, 30' rear yard setback, 10' side yard setback (minimum 5' one side)

PARK SITE DEDICATION:

A parksite dedication agreement will be required with Pheasant Trail Plat 1. The Developer has indicated their desire to dedicate parkland with a future phase of the Pheasant Trail development.

ADJACENT LANDS:

NORTH: Moeckly PUD
SOUTH: R-2, One-Family & Two-Family Residence District
EAST: R-1, One-Family Residence District
WEST: Moeckly PUD

STREET DEVELOPMENT:

NAME: NW Abilene Road
LENGTH: 1,053.19'
CLASSIFICATION: Collector
R.O.W. (REQ'D./PROV.): 60'/70'
PAVEMENT WIDTH: 31'

NAME: NW Westwood Street
LENGTH: 1091.93'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 45th Street
LENGTH: 791.09'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NW 46th Street
LENGTH: 160.81'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 47th Street
LENGTH: 137.46'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 48th Street
LENGTH: 430.60'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 58 units X 3 person. per house X 330 gal. per day/pers.= 57,420 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Trunk
Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 58 units X 3 persons/house X 100 gal. per day/person = 17,400 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



Civil Engineering Consultants, Inc.

July 22, 2022

ATTN: Members of Plan and Zoning Commission and City Council

Ankeny City Hall
410 West 1st Street
Ankeny, Iowa 50023

RE: FINAL PLAT – PHEASANT TRAIL PLAT 1

Dear Members of Plan and Zoning Commission and City Council:

On behalf of Fourstar Development LLC, we present the Final plat of Pheasant Trail Plat 1 along with the public improvement plans. This plat is located in the southeasterly corner of the Moeckly PUD in the northwest portion of the city and contains 21.18 acres to create 58 single family lots along with two outlots.

This plat includes the extension of NW Abilene Road to connect the to the future alignment of NW State Street. Stormwater will basically drain from NW to SE as it currently does in its existing condition. Stormwater will be treated and detained in a wet pond that will be centrally located within the plat. Public watermain and sanitary sewer will be extended throughout the plat and stubbed for further extension to future phases.

We ask for your review and approval of the subject final plat with P & Z review to be held on August 2 and Council review on August 15. Construction is anticipated to begin upon preliminary approval of the final plat.

We also request participation in the cost sharing of the additional 3 feet of 8 feet wide public sidewalk along with the additional diameter of 15-inch public sanitary sewer within NW Abilene Road.

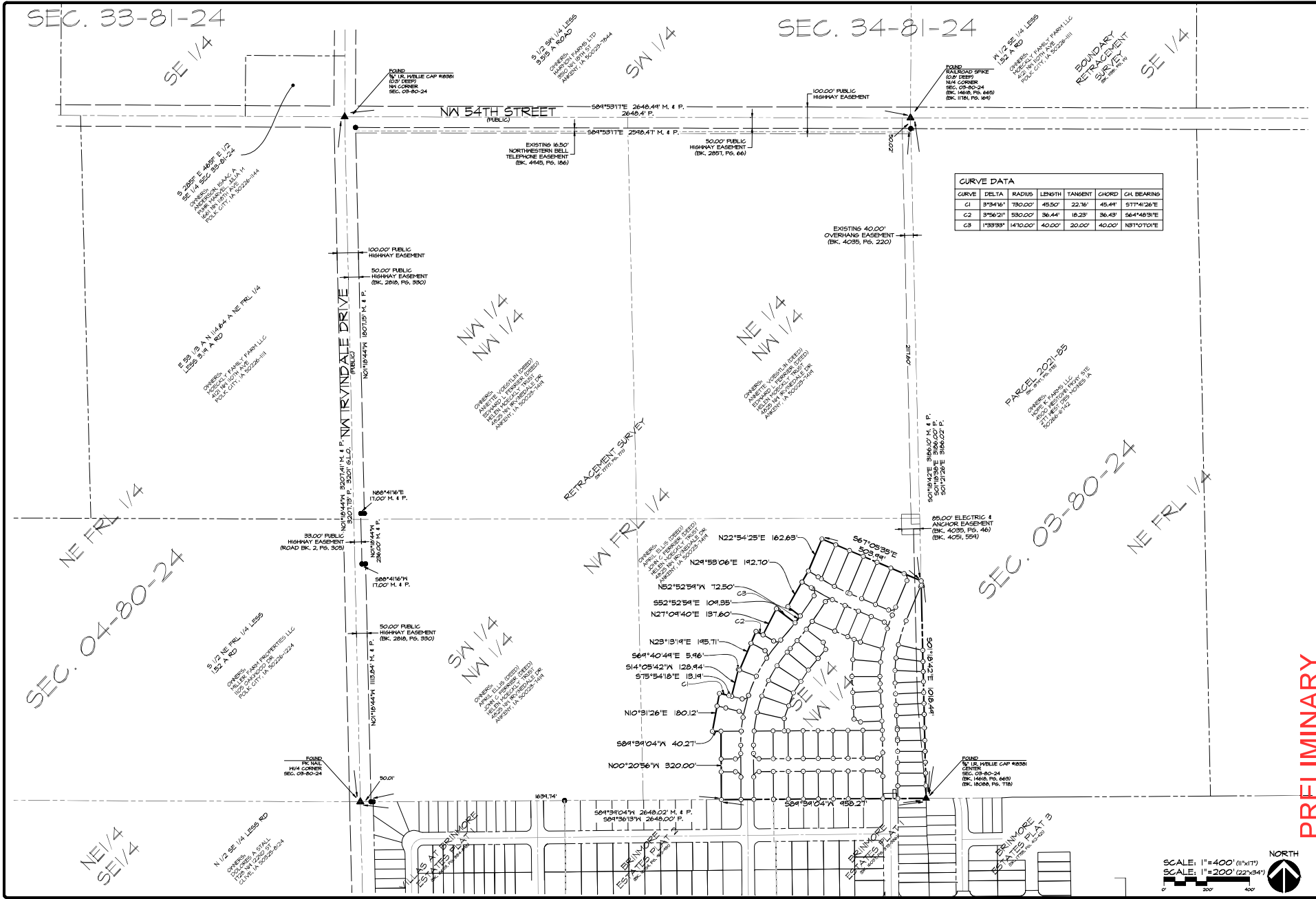
Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

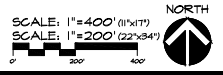
Bart A. Turk. PLA
Project Manager

Cc: Fourstar Development LLC

C:\Users\A-2135\OneDrive\Projects\A-2135\Drawings\A-2135\Overall.dwg, 7/20/2022, 10:11 PM, Page 1, 1



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	3°54'16"	750.00'	45.50'	22.78'	45.41'	S77°41'26"E
C2	3°56'21"	530.00'	36.44'	18.23'	36.43'	S64°48'39"E
C3	1°33'33"	1470.00'	40.00'	20.00'	40.00'	N87°01'01"E



PRELIMINARY

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 | mail@cecinc.com

CEC

DATE:	PRINTED ON:	JUL 20, 2022
2ND SUB:	JUL 8, 2022	
DATE OF SURVEY:	ST. MEAS. JMS	7/5/2022
DESIGNED BY:	U-25022	BAI
DRAWN BY:		LAT

PHEASANT TRAIL PLAT 1
ANKENT, IOWA
OVERALL PLAN

SHEET
OF
5

A-2135

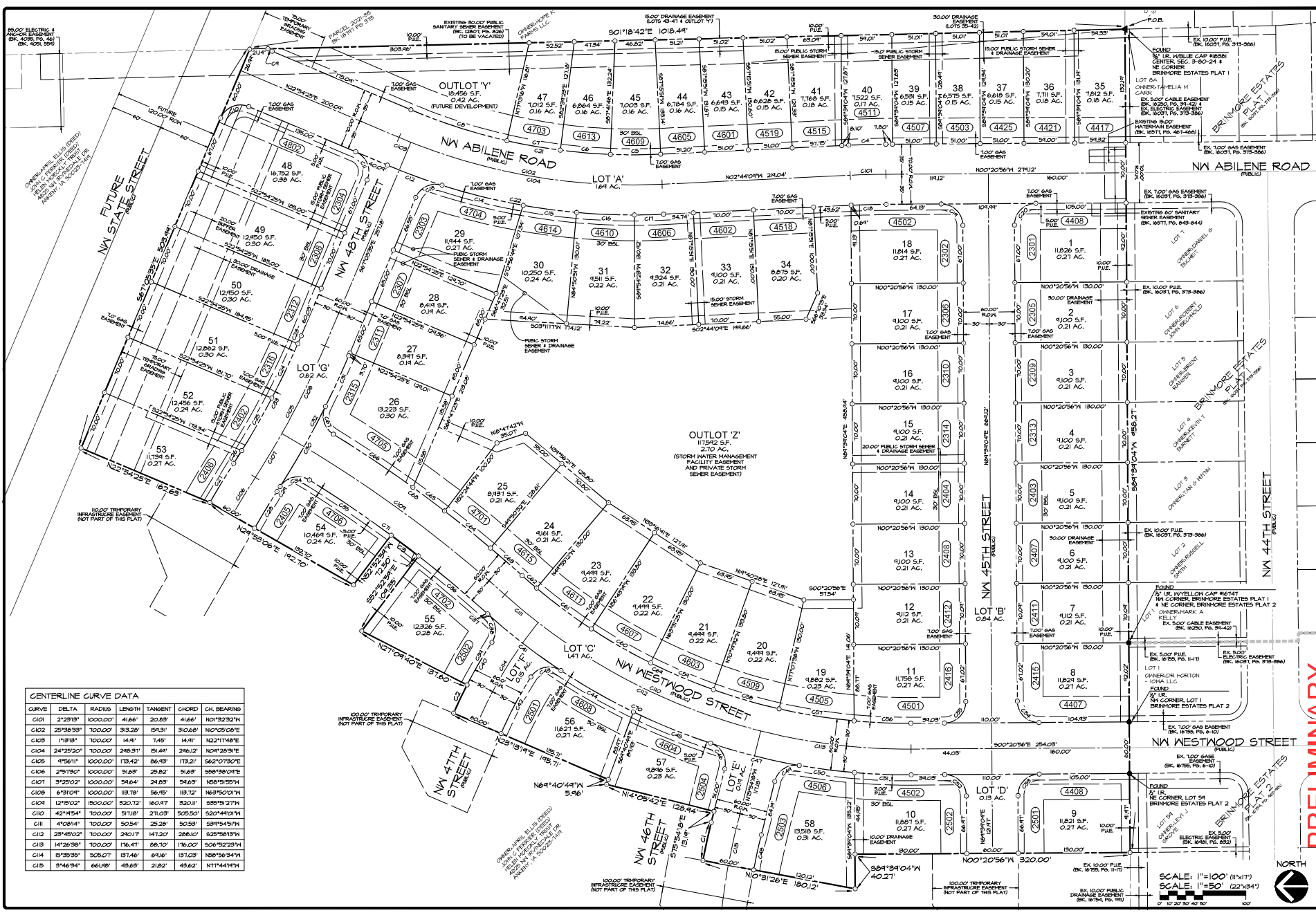


DATE	2ND REV. JULY 8, 2022
DATE OF SURVEY	21 MAR. 2022
DESIGNED BY	BAI
DRAWN BY	LAT

PRELIMINARY

PHEASANT TRAIL PLAT 1
ANKENY, IOWA
FINAL PLAT

SHEET
93
A-2193



CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
G101	2°29'19"	1000.00'	41.66'	20.83'	41.66'	N01°32'32"E
G102	29°38'39"	100.00'	313.28'	151.31'	310.68'	N07°05'08"E
G103	1°18'18"	1000.00'	14.91'	7.45'	14.91'	N02°17'48"E
G104	24°25'20"	1000.00'	248.37'	124.19'	246.12'	N04°28'31"E
G105	4°56'11"	1000.00'	173.42'	86.71'	173.21'	S62°07'13"E
G106	2°51'30"	1000.00'	51.63'	25.82'	51.63'	S58°38'04"E
G107	3°25'02"	1000.00'	54.64'	27.32'	54.63'	N08°51'55"E
G108	6°51'04"	1000.00'	113.78'	56.89'	113.12'	N09°50'01"E
G109	12°55'02"	1500.00'	320.12'	160.07'	320.11'	S09°51'27"E
G110	42°14'54"	1000.00'	517.8'	258.9'	505.20'	S02°44'01"E
G111	4°58'14"	1000.00'	50.54'	25.28'	50.53'	S09°15'57"E
G112	28°48'02"	1000.00'	290.77'	145.38'	288.01'	S29°58'39"E
G113	14°26'38"	1000.00'	176.47'	88.23'	176.00'	S06°52'23"E
G114	18°39'39"	500.00'	131.46'	65.71'	131.28'	N09°56'34"E
G115	3°46'34"	661.98'	43.63'	21.82'	43.62'	N77°44'19"E

SCALE: 1"=100' (11/16")
SCALE: 1"=50' (22/34")





PLAN AND ZONING COMMISSION

August 2, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1505 NE 36th Street - Talons of Tuscany Clubhouse Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1505 NE 36th Street, Talons of Tuscany Clubhouse.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Site Plan
	Elevations



Agenda Item: 1505 NE 36th Street – Talons of Tuscany Clubhouse Site Plan
Report Date: July 28, 2022
Prepared by: Ryan Kirschman
Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1505 NE 36th Street, Talons of Tuscany Clubhouse

Project Summary:

The property at 1505 NE 36th Street is located on Lot 2, Albaugh Golf and Commercial—west of Interstate 35, south of NE 36th Street, and east of Otter Creek. The subject site is 11.26 acres (+/-), and is zoned C-2, General Retail and Highway-Oriented Commercial District—surrounded by properties to the north, west, and south also zoned C-2, General Retail and Highway-Oriented Commercial District, while properties to the east across Interstate 35 are zoned Otter Creek PUD. The proposed development includes a 11,375 square-foot (+/-) clubhouse addition, additional parking stalls, landscaping, storm water management, and associated site improvements.

Project Report:

The site will continue to be accessed by the existing private drive from NE 36th Street. Traffic for this site has been addressed by City staff, with a determination that the building addition and new parking stalls will not significantly increase site trips. Pedestrians may access the site from the existing golf cart path located west of the subject building.

No trash enclosure, other outdoor storage area, or signs are shown on the submitted plans; however, any future signs will be approved through the sign permitting process. Parking is located east of the building—more than 300 feet from the NE 36th Street right-of-way, and 500 feet from the I-35 right-of-way. Existing, mature landscaping and grade changes between the parking areas and rights-of-way will reduce the impact on public streets to meet the requirements for off-street parking, as stated in Chapter 194.01.

The site will continue to utilize water service from the existing 8” water main along the private drive into the site, as well as the existing 8” sanitary sewer located south of the attached starter shack. This sewer will carry wastewater southerly off-site and ultimately into the Four Mile Interceptor Sewer. Additional storm sewer will be installed with this development to facilitate the conveyance of stormwater to the existing stormwater management easement located north of the proposed building addition. Stormwater will then outlet southwest off-site into Otter Creek, and ultimately convey into Four Mile Creek.

Site Plan Worksheet

1505 NE 36th Street – Talons of Tuscany Clubhouse

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

A. Site Development

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

The site will continue to be accessed by the existing private drive from NE 36th Street, and pedestrians may access the site from the existing golf cart path located west of the subject building. The building addition will maintain the existing function of the site. This project will replace the current concrete slab and tent at the site.

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

This site plan conforms with the landscaping and parking lot requirements of the code. Existing mature landscaping will remain in place. The existing landscaping and grade change between the parking areas and the right-of-way will be compatible with the existing streetscape.

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

The site provides adequate parking and circulation for both vehicular and pedestrian traffic. In a previous site plan they were approved to add 57 parking spots that will be completed along with this project. Pedestrians will have access to the site via the existing golf cart path.

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

The site will be accessed by the existing private drive that connects to NE 36th street. The traffic for this site has been addressed by City Staff which previously had an additional 57 parking stalls added. Pedestrians will be able to access this site from the golf cart paths currently on the site.

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

Parking is located east of the building, more than 500 feet from the I-35 right-of-way, and 300 feet from NE 36th Street right-of-way. Existing mature landscaping and grade changes between the parking areas and rights-of-way will mitigate negative impacts to meet the requirements for off-street parking as stated in Chapter 194.01.

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

No proposed service/storage areas or trash enclosures have been indicated on the submitted plans; however, any future trash enclosure shall be constructed of materials consistent with the building and site.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Additional storm sewer will be installed with this development to facilitate the conveyance of stormwater to the existing stormwater management easement located north of the proposed building addition. Stormwater will then outlet southwest off-site into Otter Creek, and ultimately convey into Four Mile Creek.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The site will continue to utilize water service from the existing 8" water main along the private drive into the site, as well as the existing 8" sanitary sewer located south of the existing portion of the building. This sewer will carry wastewater southerly off-site and ultimately into the Four Mile Interceptor Sewer.

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

This site provides open space primarily on the north and east portions of the site for stormwater detention along NE 36th Street and I-35.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. The existing site has a significant number of mature trees and open space, and the proposed parking lot shading conforms to the landscape requirements of the Code.

B. Building Design

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

The proposed 11,375 square-foot building addition will be a maximum height of 35 feet to the uppermost monitor. The design is consistent with the rest of the building to the west.

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

The building addition will be constructed with a mixture of stone veneer and lap siding.

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

No rooftop mechanical equipment, storage areas, or trash enclosures have been indicated on the submitted site plan and building elevations.

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

The proposed building addition will maintain the design features and materials of the existing building to the west.

C. Signs

- 1. All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

No signs have been indicated on the site plan and building elevations, but any proposed sign designs and allowances will be determined with future sign permits.

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

No building signs have been indicated on the submitted building elevations, but any proposed building sign designs and allowances will be determined with future sign permits.

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

No ground sign has been indicated on the site plan, but any proposed ground sign design and allowance will be determined with future sign permits.

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

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

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

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

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

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

The building meets all setbacks required by code, and will share similar form and function with neighboring buildings as a private golf course.

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

The proposed access, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site. The existing open space provided along or near public view will be maintained.

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

The proposed 11,375 square-foot building addition will be a maximum height of 35 feet to the uppermost monitor. The design is consistent with the rest of the building to the west.

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

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



July 25, 2022

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

RE: SITE PLAN - RESUBMITTAL
TALONS OF TUSCANY CLUB HOUSE
1505 NE 36TH STREET
ANKENY, IOWA
S&A Project No. 122.0708.01

Dear Plan and Zoning Commission:

On behalf of DRA Properties, LC, as Applicant and Owner, please find accompanying the revised Site Plan and associated information for the above referenced project. This document has been prepared in accordance with City of Ankeny standards. We respectfully request the City's review and approval of the Site Plan. The document illustrates development for the club house building and associated improvements.

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

Please find accompanying the following items:

- Two (2) copies of the Comment Response letter indicating any substantial design changes and how the comments have been addressed,
- Six (6) copies of the Site Plan,
- Six (6) copies of the colored building elevations, and
- One (1) signed copy of the Storm Water Management Plan.

We are anticipating this project being placed on the Augst 2, 2022 Plan and Zoning Commission agenda.

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

Sincerely,

SNYDER & ASSOCIATES, INC.

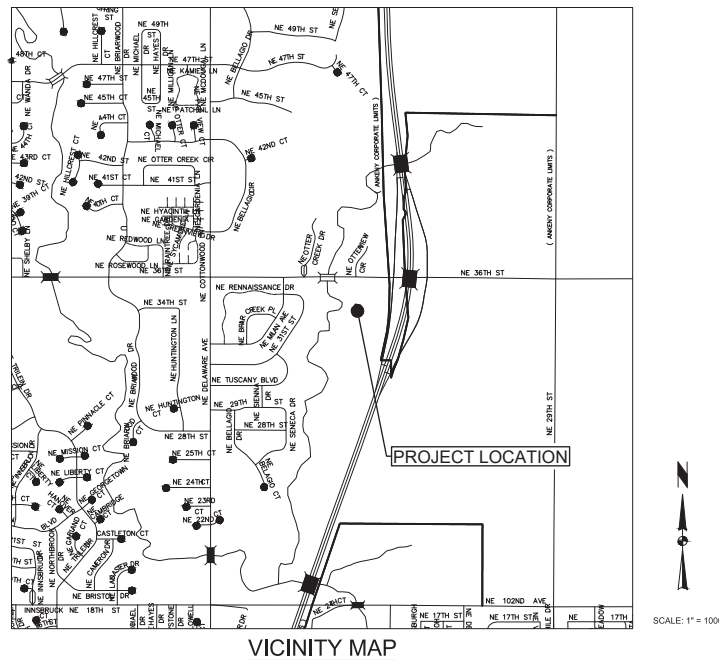
A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over a light blue horizontal line.

Brent K. Culp

cc: Tara Meredith, DRA Properties, LC (w/enclosures emailed)
File (electronic)

1505 NE 36TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

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



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

TALONS OF TUSCANY CLUBHOUSE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

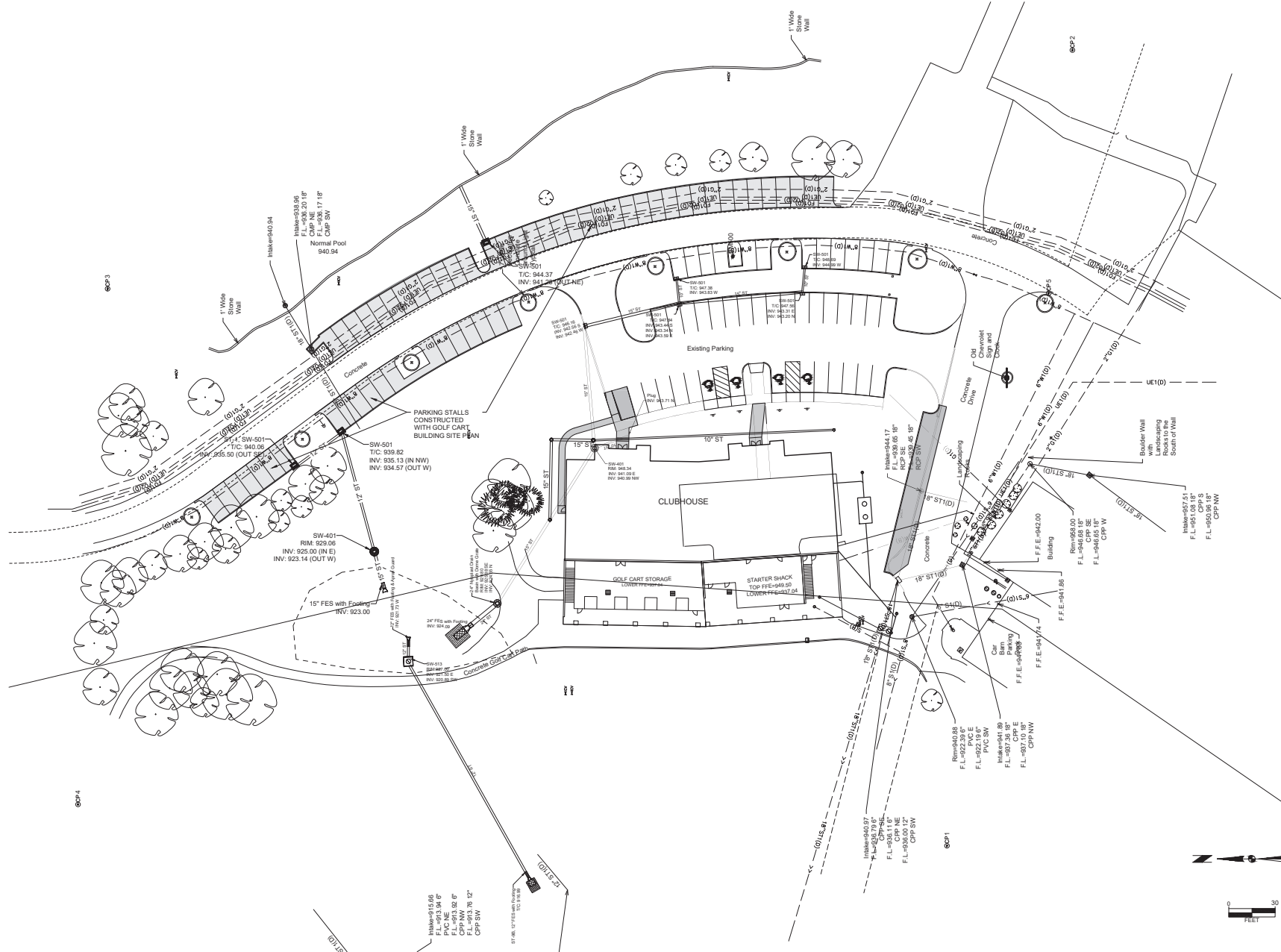


Project No: 122 0708 01

Sheet C100

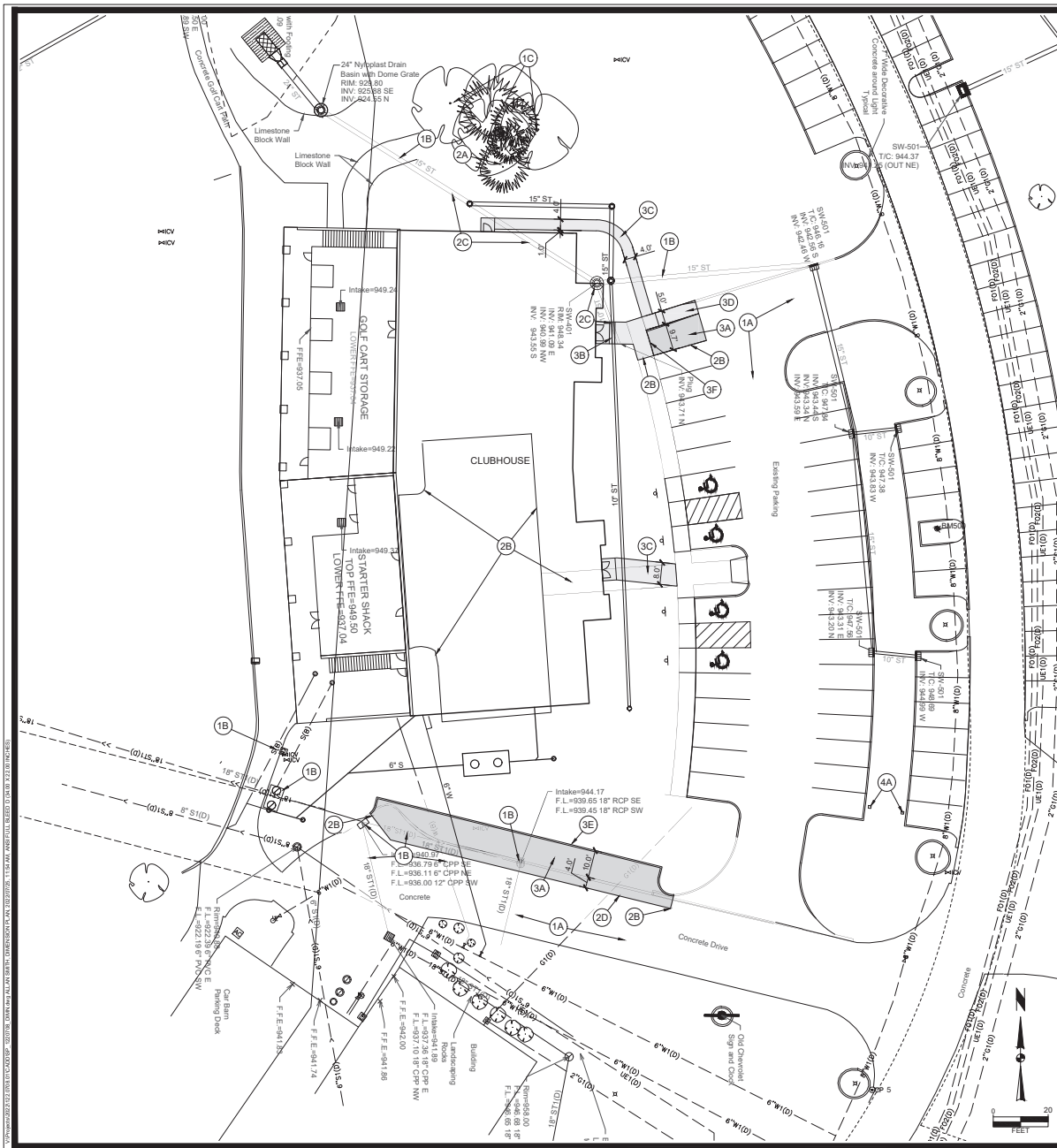
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2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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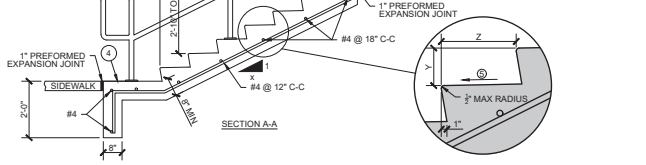
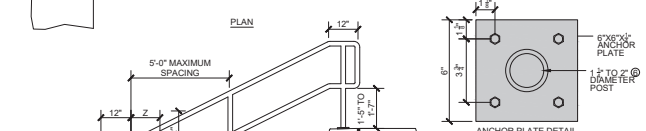
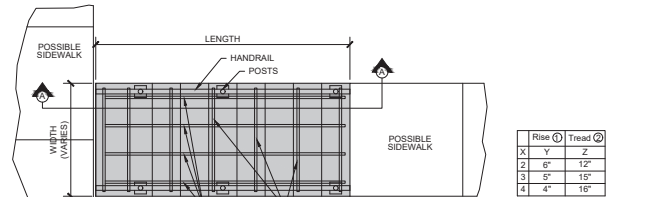
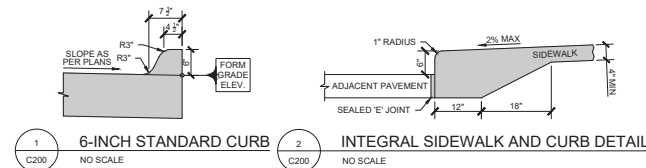
TALONS OF TUSCANY CLUBHOUSE





DIMENSION & UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROTECT EXISTING TREES.
- DEMOLITION, REMOVE THE FOLLOWING:
 - REMOVE EXISTING TREES AS NECESSARY.
 - SAWCUT FULL DEPTH AND REMOVE EXISTING PAVEMENT.
 - REMOVE EXISTING STORM SEWER.
 - REMOVE PAVEMENT TO EXISTING JOINT.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC STEPS WITH RAILING. SEE DETAIL ON THIS SHEET.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - PEDESTRIAN RAMP WITH RAILING.
 - 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - PCC SIDEWALK WITH INTEGRAL CURB. SEE DETAIL ON THIS SHEET.
 - TAPER CURB.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - ELECTRIC VEHICLE CHARGING STATIONS.



- PROVIDE A MINIMUM OF 2 INCHES OF COVER FOR ALL REINFORCING.
- ENSURE ALL RISERS ARE AN EQUAL HEIGHT AND ALL TREADS ARE AN EQUAL DEPTH WITHIN A FLIGHT OF STAIRS.
- MINIMUM RISER HEIGHT IS 4 INCHES. MAXIMUM RISER HEIGHT IS 7 INCHES.
 - MINIMUM TREAD DEPTH IS 11 INCHES.
 - MATCH EXISTING SIDEWALK WIDTH.
 - CONSTRUCT CROSS SLOPE OF LANDING TO MATCH ADJACENT SIDEWALK.
 - SLOPE TREAD 1% MINIMUM TO 2% MAXIMUM IN ANY DIRECTION.
 - WELD POST TO ANCHOR PLATE WITH 1/2" WELD. GRIND WELD TO PROVIDE SMOOTH SURFACE, FREE OF BURRS.

3 TYPE A CONCRETE STEPS WITH HANDRAIL
C200 NO SCALE

TALONS OF TUSCANY CLUBHOUSE

DIMENSION PLAN



Project No: 122.0708.01

Sheet C200

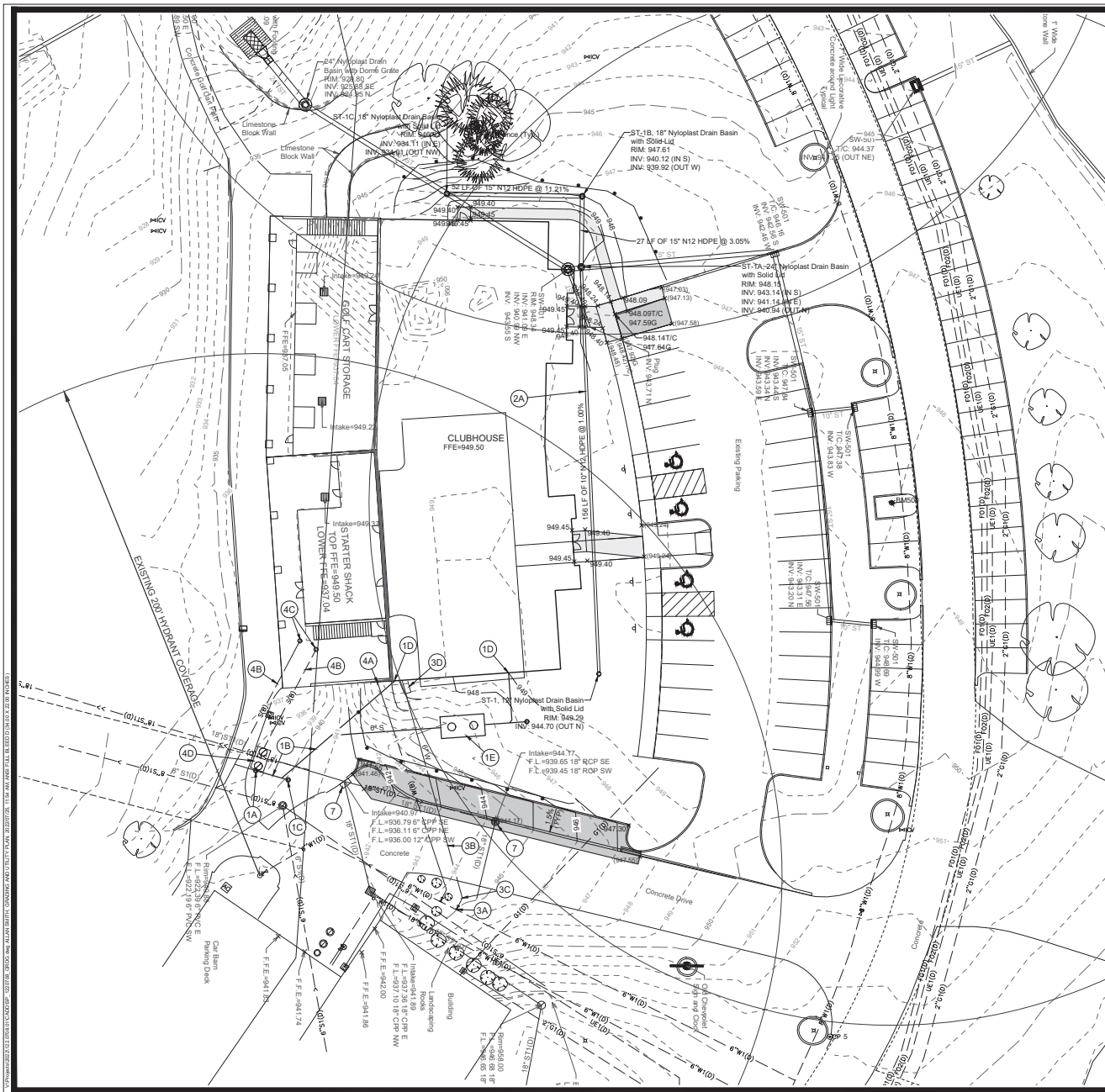
ANKENY, IOWA

777 E.W. SNYDER BLVD
ANKENY, IOWA 50003
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	7-25-22	AW/S
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Sheet C200



UTILITY PLAN CONSTRUCTION NOTES

- SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
 - CONNECT TO EXISTING 6" SANITARY SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (1" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY.
 - SANITARY CLEANOUT. PROVIDE SERVICE AT ELEVATION TO SERVICE ENTIRE BUILDING.
 - CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - INSTALL GREASE INTERCEPTOR. OWNER AND ARCHITECT TO COORDINATE WITH WRA TO DETERMINE FINAL SIZE REQUIRED.
- PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
 - CONNECT DOWNSPOUTS TO STORM SEWER SYSTEM AT 2% SLOPE.
- WATER SERVICES. PROVIDE THE FOLLOWING:
 - CONNECT TO EXISTING 6" WATER SERVICE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH THE CITY OF ANKENY WATER DEPARTMENT. PROVIDE A TAPPING SLEEVE AND VALVE IF NECESSARY.
 - 6" WATER SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - 45° BEND.
 - 2-1/2" DOMESTIC WATER SERVICE WITH CURB STOP AND 4" SPRINKLER. SPLIT EXTERIOR TO BUILDING. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
- PROTECT THE FOLLOWING:
 - EXISTING WATER SERVICE.
 - EXISTING SANITARY SEWER SERVICE.
 - EXISTING SANITARY SEWER CLEANOUT.
 - EXISTING GREASE INTERCEPTOR.

GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDING USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- 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.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
- THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

QUANTITIES

SEEDING AND MULCHING = 0.30 AC
SILT FENCE = 280LF
BELOW GRADE INLET PROTECTION = 2 EA

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARIN DERIVED - US SURVEY FEET
BM500 ELEV=1008.75
ARROW ON HYDRANT, WEST SIDE OF MAIN DRIVE,
+10' SOUTH OF 3RD LIGHT POLE NORTH OF 4-WAY
INTERSECTION.

TALONS OF TUSCANY CLUBHOUSE
GRADING AND UTILITY PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 122.0708.01

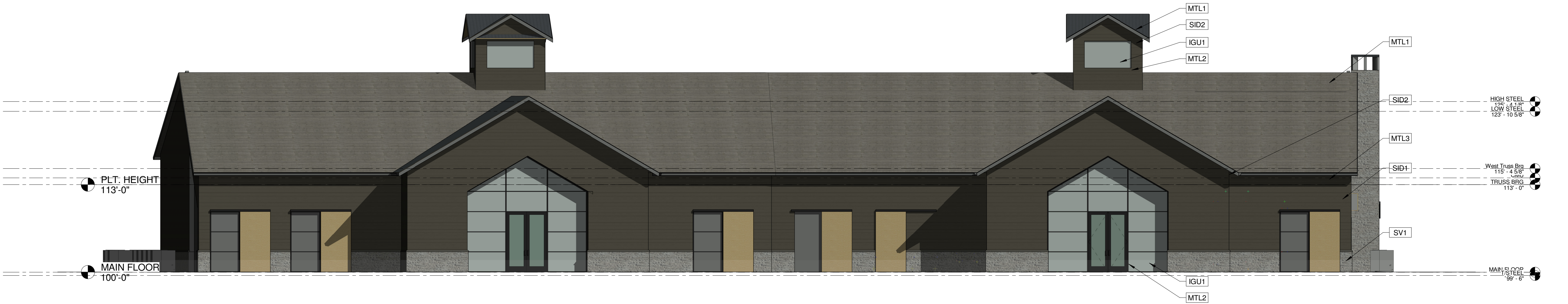
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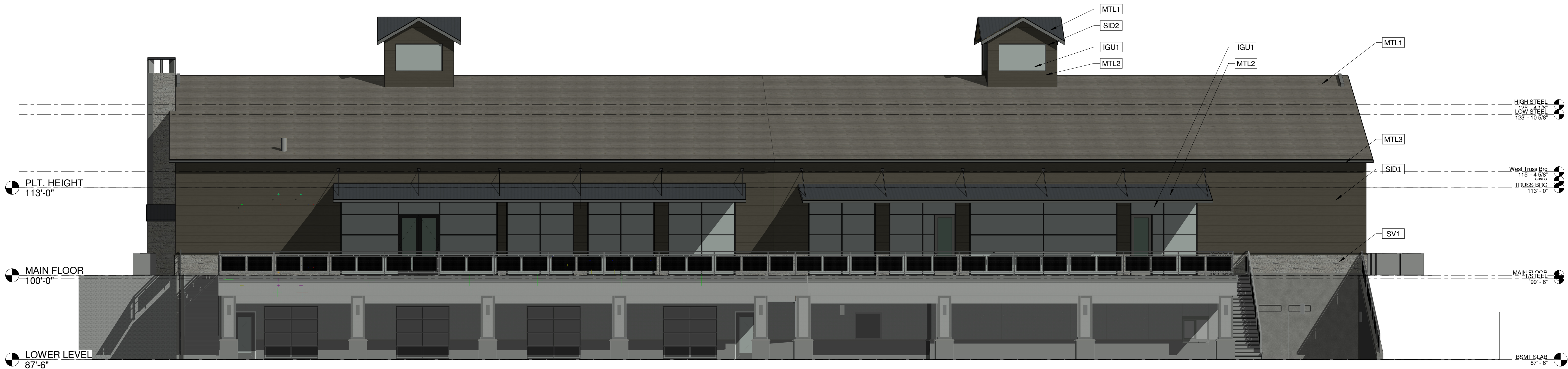
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MATERIAL	NORTH	SOUTH	EAST	WEST	BUILDING TOTALS
WOOD	1288.5 SF 75%	1288.5 SF 75%	1851.3 SF 52%	2136.94 SF 63%	6565.24 SF 64%
STONE	179.55 SF 11%	179.55 SF 11%	232.15 SF 6%	366.18 SF 11%	957.43 SF 9%
GLAZING	231.71 SF 14%	231.71 SF 14%	1496.92 SF 42%	886.02 SF 26%	2846.36 SF 27%
TOTALS	1699.76 SF	1699.76 SF	3580.37 SF	3389.14 SF	10369.03 SF

EXTERIOR FINISH LEGEND						
KEY	KEY DESCRIPTION	DESCRIPTION	MANUFACTURER	PRODUCT/NUMBER	COLOR/NAME	REMARKS
IGU1	INSULATED GLAZING UNIT	TBD	TBD	TBD	TBD	
MTL1	METAL	STANDING SEAM METAL ROOF	TBD	TBD	TBD	
MTL2	METAL	STOREFRONT SYSTEM	TBD	TBD	TBD	
MTL3	METAL	ALUMINUM DOWNSPOUTS & GUTTERS	TBD	TBD	TBD	
SID1	SIDING	LAP SIDING	TBD	TBD	TBD	
SID2	SIDING	FASCIA	TBD	TBD	TBD	
SV1	STONE VENEER	ADHERED STONE VENEER	TBD	TBD	TBD	



1 WEST
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

PROJECT:
TALON'S GOLF CLUB
TALONS OF TUSCANY GOLF CLUB
1525 NE 36TH ST. ANKENY, IA 50021

DATE:	DRAWN BY:	CHKD BY:
07/20/22	MT	KC

REVISED:

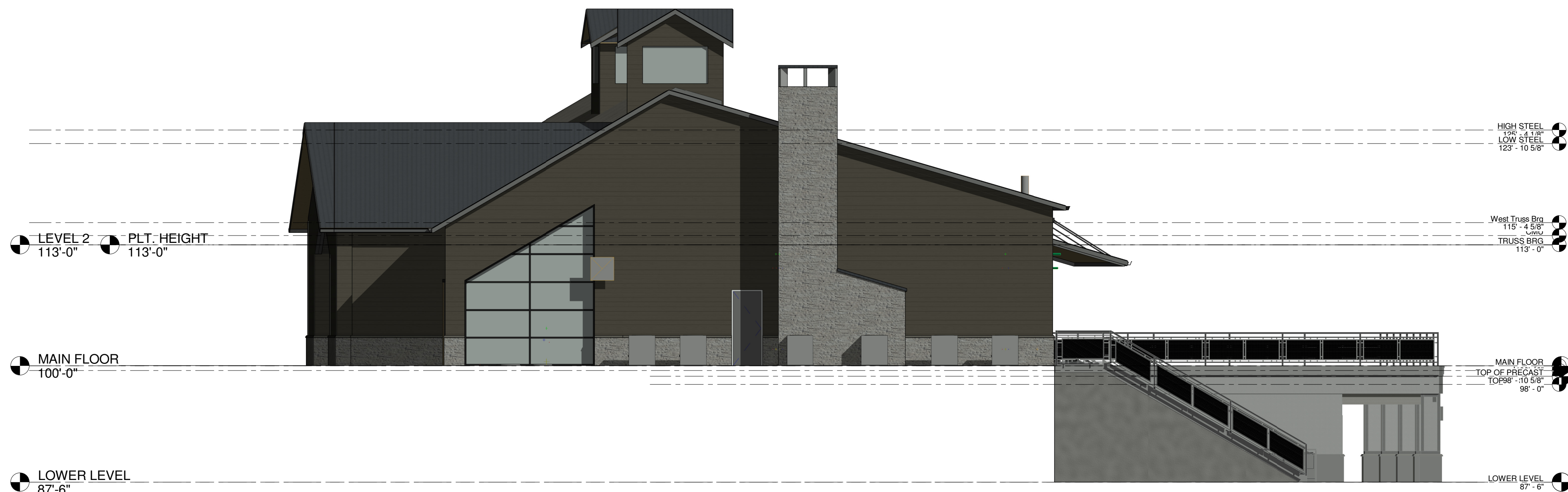
EXTERIOR
ELEVATIONS

A200

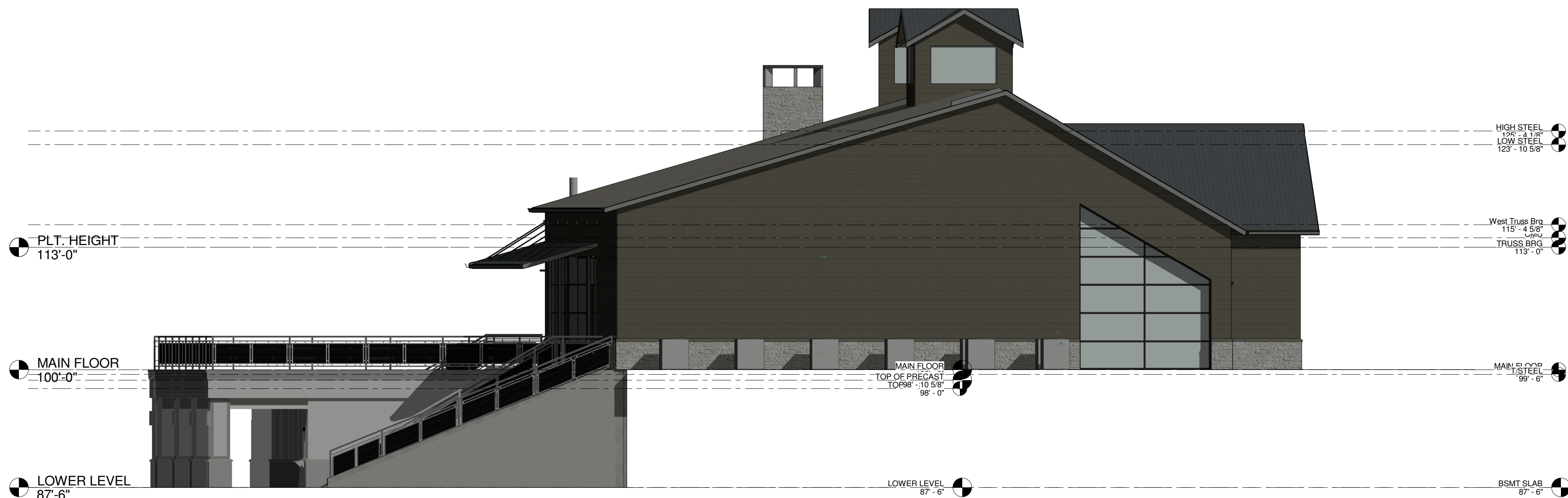


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7/22/2022 1:50:34 PM
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1 SOUTH
1/8" = 1'-0"



2 NORTH
1/8" = 1'-0"

- ELEVATION GENERAL NOTES
1. ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
 2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
 4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
 5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

21-194

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TALON'S GOLF CLUB
TALONS OF TUSCANY GOLF CLUB
1525 NE 36TH ST. ANKENY, IA 50021

DATE:	DRAWN BY:	CHKD BY:
07/20/22	MT	KC
REVISED:		

EXTERIOR
ELEVATIONS

A201

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