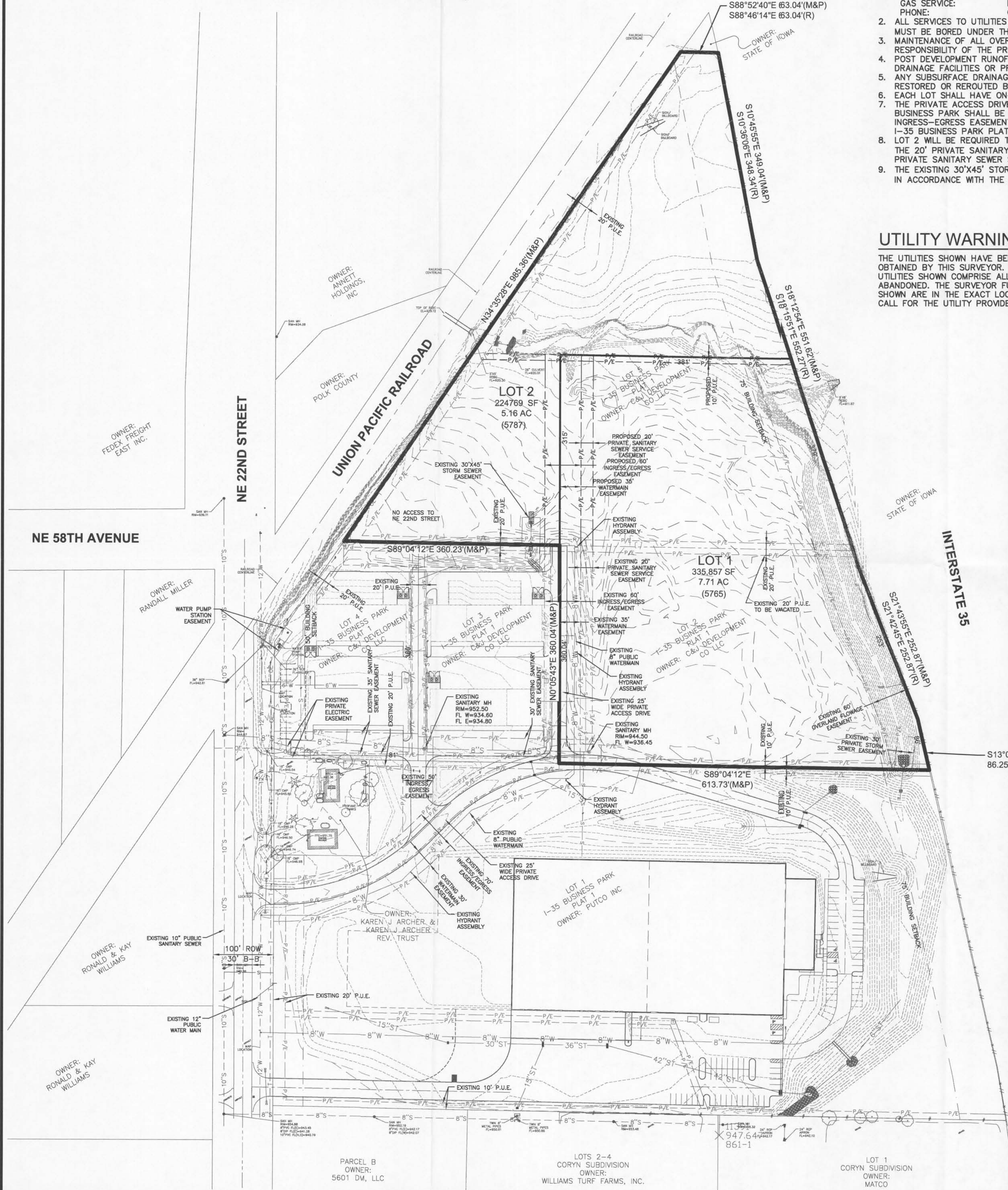


I-35 BUSINESS PARK PLAT 2

PRELIMINARY PLAT



NOTES

- SERVICE PROVIDERS:
WATER SERVICE: DES MOINES WATER WORKS
WASTEWATER DISPOSAL: POLK COUNTY SANITARY SEWER
ELECTRIC: MIDAMERICAN ENERGY
GAS SERVICE: MIDAMERICAN ENERGY
PHONE: QWEST
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- MAINTENANCE OF ALL OVERLAND FLOWAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSOCIATION.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- EACH LOT SHALL HAVE ON-SITE STORM WATER DETENTION FACILITIES.
- THE PRIVATE ACCESS DRIVE AND ASSOCIATED DRAINAGE FACILITIES WITHIN I-35 BUSINESS PARK SHALL BE MAINTAINED PURSUANT TO THE TERMS OF THE INGRESS-EGRESS EASEMENT AGREEMENT FILED CONTEMPORANEOUSLY WITH THE I-35 BUSINESS PARK PLAT 1 FINAL PLAT.
- LOT 2 WILL BE REQUIRED TO INSTALL A PRIVATE SANITARY SEWER LIFT STATION. THE 20' PRIVATE SANITARY SEWER SERVICE EASEMENT ON LOT 1 IS FOR PRIVATE SANITARY SEWER SERVICE TO LOT 2.
- THE EXISTING 30'X45' STORM SEWER EASEMENT ON LOT 1 SHALL BE MAINTAINED IN ACCORDANCE WITH THE RECORDED DOCUMENT (BOOK 14981, PAGE 254)

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPREHEND ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

VICINITY MAP

SCALE: 1"=2000' (FULL SIZE)



PRELIMINARY PLAT DESCRIPTION

LOTS 2 AND 5, I-35 BUSINESS PARK PLAT 1, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 14835, PAGE 927-940, AN OFFICIAL PLAT IN POLK COUNTY, IOWA.

PROPERTY CONTAINS 12.87 ACRES (560,626 SF)

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- PUBLIC UTILITY EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- LOT ADDRESS

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
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- 1/4 1/4 SECTION LINE
- PUBLIC UTILITY EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- LOT ADDRESS

SET

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- PUBLIC UTILITY EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- LOT ADDRESS

OWNER / DEVELOPER

C&J DEVELOPMENT COMPANY LLC
CONTACT: CHRIS MURRAY (PH: 515 964-1587)
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

H-I: HEAVY INDUSTRIAL DISTRICT

BULK REGULATIONS

- H-I: HEAVY INDUSTRIAL DISTRICT
- STREET SETBACK (EXPRESSWAY/FREEWAY): 75'
- STREET SETBACK (MINOR ARTERIAL/COLLECTOR): 50'
- STREET SETBACK (LOCAL): 50'
- REAR YARD SETBACK: 15'
- SIDE YARD SETBACK: 15'

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Present	Absent	Excused	Noted
Anderson	Yes	No	No	No
Enders	Yes	No	No	No
Flick	Yes	No	No	No
Houlihan	Yes	No	No	No
Hunter	Yes	No	No	No
Odson	Yes	No	No	No
Ripper	Yes	No	No	No
West	Yes	No	No	No
Whiting	Yes	No	No	No
Ayes	10	0	0	0
Noes	0	0	0	0
APPROVED				
B. Whiting				Chairperson
S. E. Grimes				Secretary

DATE

7/21/17

7/23/17

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: CIVIL DESIGN ADVANTAGE
POLK COUNTY, IOWA

I-35 BUSINESS PARK PLAT 2
PRELIMINARY PLAT

1606292