

WOODSIDE ESTATES WEST COMMERCIAL PARK PLAT I - PRELIMINARY PLAT

ERG
Engineering Resource Group, Inc.
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

NO.	DATE	REVISION	BY	FOR
1	7/25/2017			

SCALE:	1" = 50'
DWG:	16-108-PREPLAT.dwg
FILE NO.:	16-108
DESIGNED BY:	DJS
CHECKED BY:	
LOCATION:	
FOR:	
REVISION	
NO.	
DATE	
BY	
FOR	

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

OWNER/DEVELOPER
MARK BOCKENSTEDT
2ND AVENUE BUSINESS
PARK, LLC
1003 NW RIDGE ROAD
ANKENY, IA 50023
515-249-2423

SURVEYOR
DANIEL RITTEL
2413 GRAND AVENUE
DES MOINES, IA 50312
515-288-4823

ADDRESS
5500 NW 2ND ST
DES MOINES, IA 50313

SECTION 10
TOWNSHIP 79 NORTH
RANGE 24 WEST

ZONING
LI - LIGHT INDUSTRIAL DISTRICT

LEGAL DESCRIPTION
Outlot "Y" in WOODSIDE ESTATES WEST PLAT NO. 1, an Official Plat, now included in and forming a part of Polk County, Iowa, except Parcel "A" thereof per that Plat of Survey filed in Book 15438 at Page 785 in the Office of the Recorder for Polk County, Iowa.

Containing 14.57 acres.

WATER SUPPLY
DES MOINES WATER WORKS

WASTEWATER TREATMENT
THE EXISTING POLK COUNTY SANITARY SEWER ALONG NW 2ND STREET WILL BE EXTENDED BY THE DEVELOPER TO SERVE THE SUBDIVISION.

EXISTING LAND USE
VACANT

FLOOD HAZARD
THE PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD ZONE.

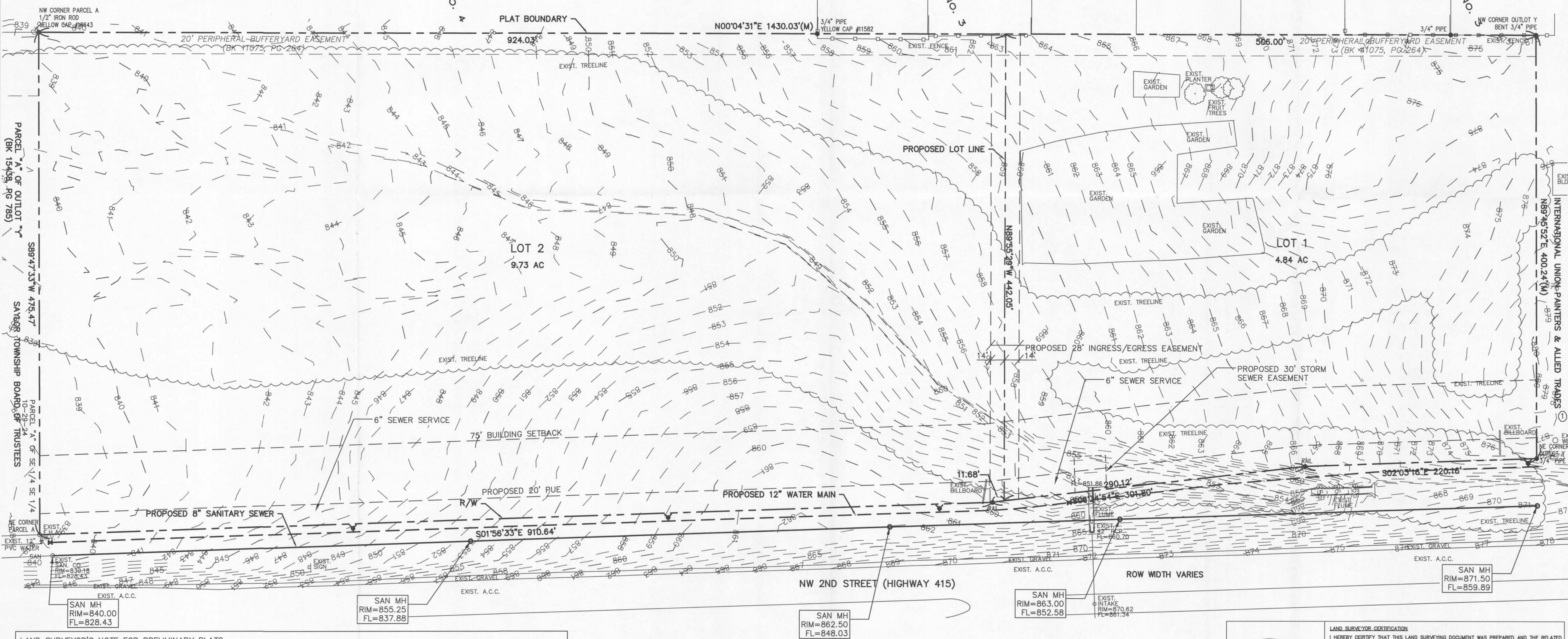
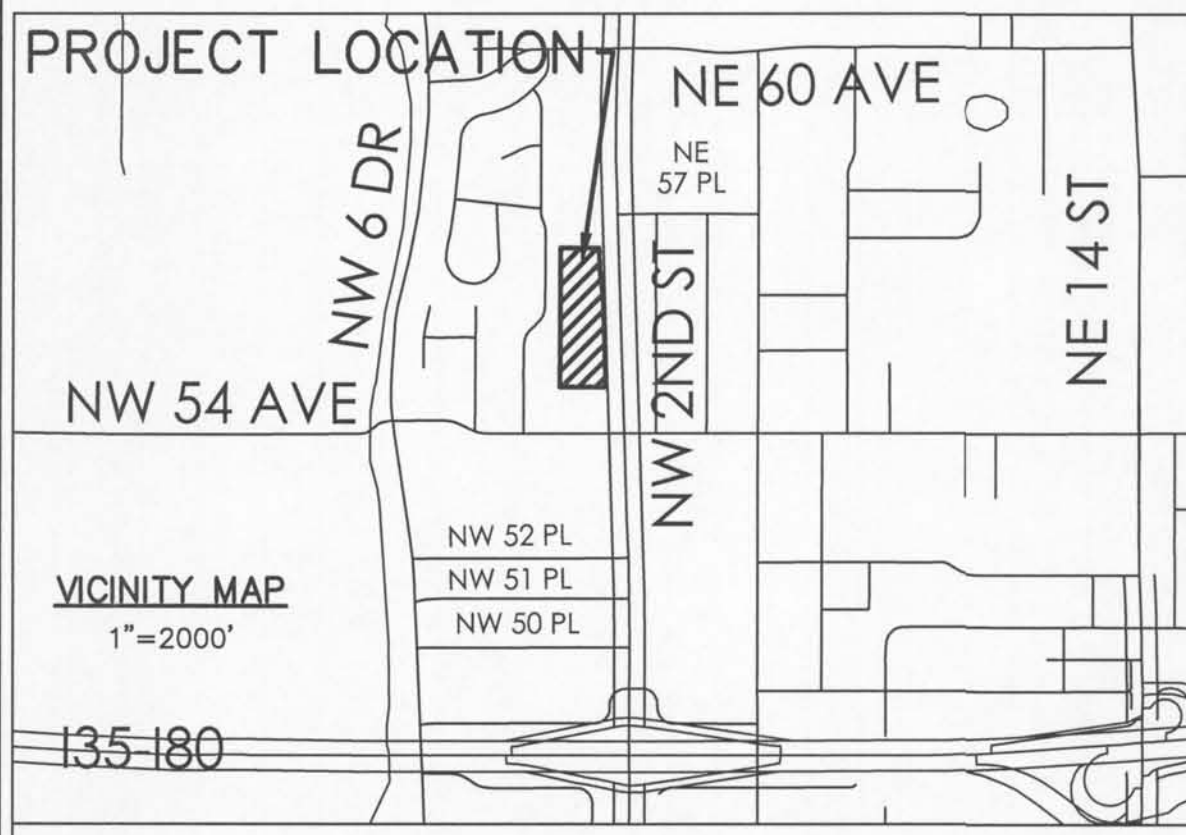
SETBACKS
FRONT: 75' PRINCIPAL ARTERIAL
SIDE: 15'
REAR: 15'

MAXIMUM BUILDING HEIGHT: 45'

STREETLIGHT AND SIDEWALK INSTALLATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

NOTES

- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 - SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - NOTE UTILITY SERVICE PROVIDERS:
WATER: DES MOINES WATER WORKS
WASTEWATER TREATMENT: POLK COUNTY SANITARY SEWER
ELECTRIC: MIDAMERICAN ENERGY
GAS: MIDAMERICAN ENERGY
PHONE: CENTURYLINK
 - ACCESS TO NW 2ND STREET (IOWA HIGHWAY 415) MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
 - EACH LOT WILL HAVE ON-SITE STORM WATER DETENTION FACILITIES.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
8. YOUNG WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLAND AREAS AT A MINIMUM OF 75%.
9. THE SHOWN UTILITY EXTENSIONS OF SANITARY SEWER AND WATER SERVICES ARE REQUIRED ALONG THE FULL FRONTAGE OF THE PROPERTY, AND SHALL BE INSTALLED PRIOR TO APPROVAL OF ANY FINAL PLAT.
10. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS ON THE PROPERTY.
- ① SOUTH 300' OF NORTH 665.1' OF EAST 654.64' OF E 1/2 SE 1/4 SEC 10 T79N R24W EXCEPT HIGHWAY ROW.



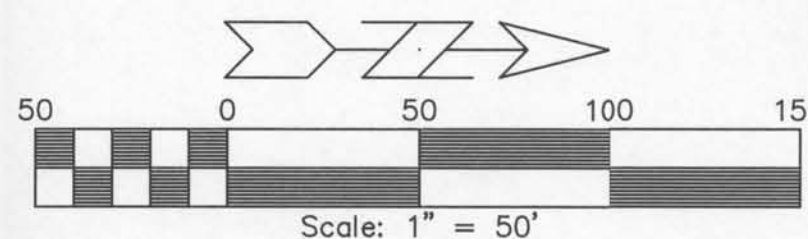
LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS

THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY CONVEYANCE OF PROPERTY BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.

THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.

THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT FALLS UNDER THE SCOPE AND DIRECTION OF A PROFESSIONAL ENGINEER.

--- DENOTES PLAT BOUNDARY
- - - - - DENOTES EXIST. CONTOUR
- - - - - DENOTES EXIST. FIRE HYDRANT
- - - - - DENOTES PROPOSED FIRE HYDRANT
- - - - - DENOTES EXIST. WATER VALVE
- - - - - DENOTES PROPOSED WATER VALVE
- - - - - DENOTES PROPOSED SANITARY SEWER



LAND SURVEYOR CERTIFICATION
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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15288
DATE: 10 AUG 2017
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY