

DEER CREEK VILLAGE PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: LOT 1, DEER CREEK SOUTH PLAT 1
 ANKENY, POLK COUNTY, IOWA
 REQUESTOR: ORTON HOMES
 PROPRIETOR: ORTON HOMES
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400

ROLL CALL
 Plan & Zoning Commission
 Ankeny, IA
 Date: *July 23, 2017*

Anderson	Aye	Nay	Pass	Absent
Enders	Aye	Nay	Pass	Absent
Frack	Aye	Nay	Pass	Absent
Houlhan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Olson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes	7	Nays	0	Approved

Michael Lee Chairman
Tracy Secretary



VICINITY MAP:
 NOT TO SCALE



ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER/DEVELOPER:
 DEER CREEK VILLAGE, LLC
 CONTACT: BRUCE GATES
 2280 WOODLANDS PARKWAY
 CLIVE, IOWA 50325
 PH: 515-528-8123

DATE OF SURVEY:
 JULY 21, 2017

ZONING:
 DEER CREEK PUD

LEGAL DESCRIPTION:
 LOT 1, DEER CREEK SOUTH PLAT 1 AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA. CONTAINING 10.50 ACRES (457,432 SF). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS:

MIN. SETBACKS
 - FRONT = 35 FEET FROM FOURMILE DRIVE (29TH STREET), NE 38TH STREET AND NE 94TH AVENUE; 30 FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS; 25 FEET FROM CURB OF ALL PRIVATE DRIVES (WHEN IN FRONT OF THE GARAGE) AND 10 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES WHEN NOT IN FRONT OF GARAGE
 - REAR = 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
 - BUILDING SEPARATION = 12' PRINCIPAL STRUCTURES

SCREENING REQUIRED:
 - CLASS A WHERE TOWNHOME AREAS ABUT SINGLE-FAMILY AREAS
 - DECKS ARE NOT ALLOWED IN THE 35' SETBACK/BUFFER YARD ALONG FOURMILE DRIVE (29TH STREET)

R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED.

NOTES:

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE DEVELOPER IS RESPONSIBLE FOR THE 8' SHARED USE PATH ON THE WEST SIDE OF FOUR MILE DRIVE.
- THE HOME OWNERS ASSOCIATION IS TO OWN/ MAINTAIN COMMON AREAS AND STORM SEWER SYSTEM.

LEGEND:

FOUND	SET
▲	△
●	○
P	
M	
R	
D	
P.U.E.	

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
 PLATTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CENTERLINE
 SECTION LINE
 EASEMENT LINE

SCALE 1"=80'

RECEIVED
 OCT - 9 - 17
 CITY OF ANKENY

PRELIMINARY
 FOR CONSTRUCTION

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 LEE, P.L.S.
 16747
 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 2 THROUGH 4

DEER CREEK VILLAGE
 FINAL PLAT

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

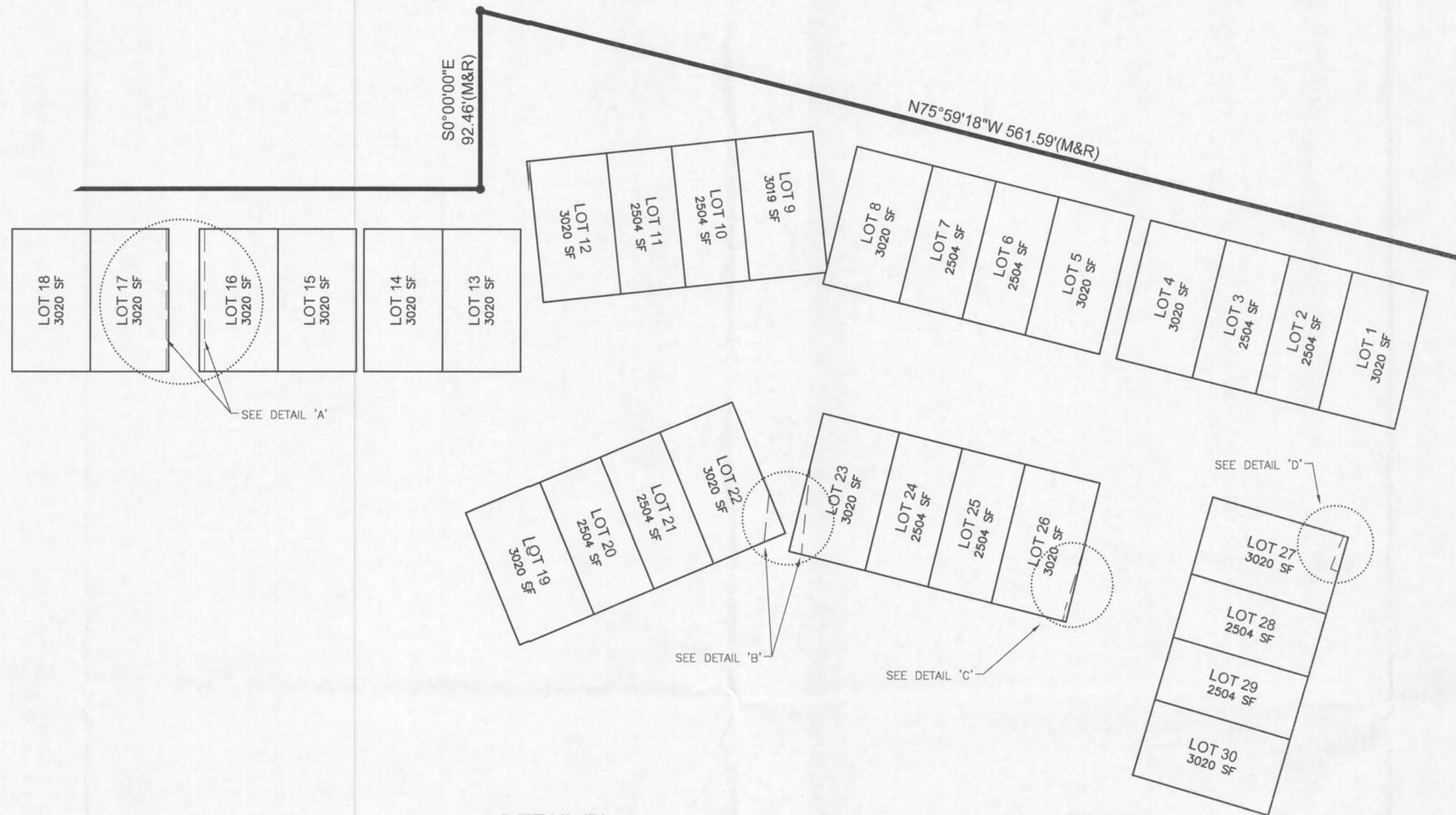
TECH: MDM
 ENGINEER: ENH

ANKENY, IOWA

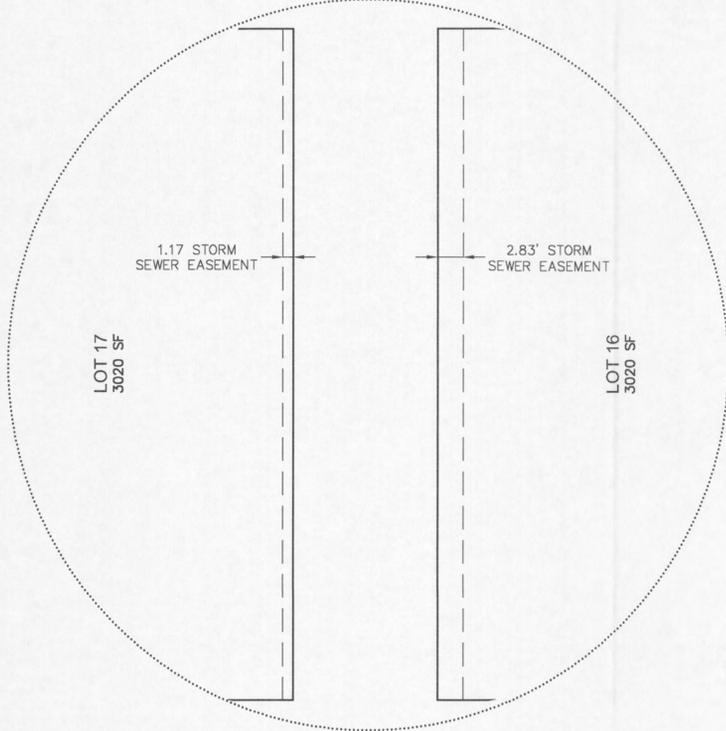
1706.338

DEER CREEK VILLAGE PLAT 1

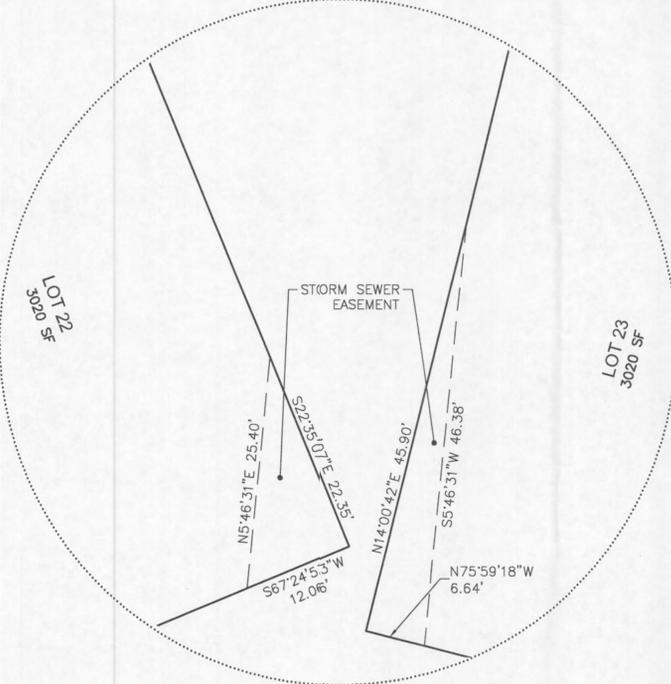
FINAL PLAT



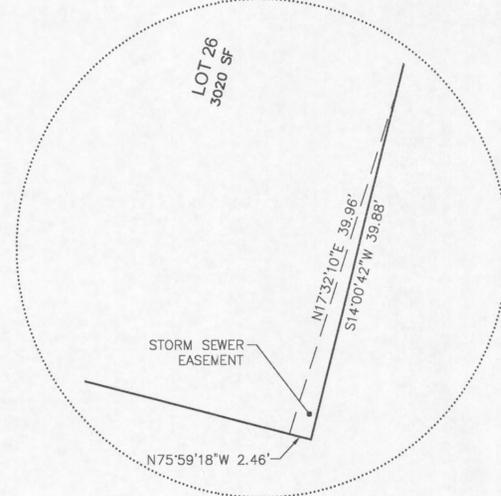
DETAIL 'A'
SCALE 1"=10'



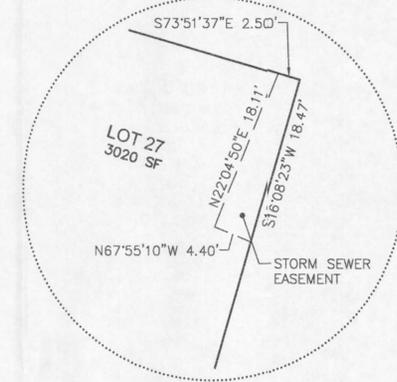
DETAIL 'B'
SCALE 1"=10'



DETAIL 'C'
SCALE 1"=10'

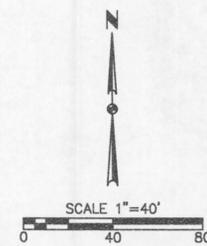


DETAIL 'D'
SCALE 1"=10'



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)		
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	— — — — —	
SECTION LINE	— — — — —	
EASEMENT LINE	— — — — —	



FILE: I:\PROJECTS\2017\1706338\DEER CREEK VILLAGE PLAT 1.dwg
 FILE DATE: 10/27/17
 DATE PLOTTED: 10/27/2017 3:39 PM
 COMMENT:
 ENG:

REVISIONS	DATE
THIRD SUBMITTAL	10/09/17
SECOND SUBMITTAL	9/25/17
FIRST SUBMITTAL	9/01/17

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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: ENH TECH: MDM



ANKENY, IOWA

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