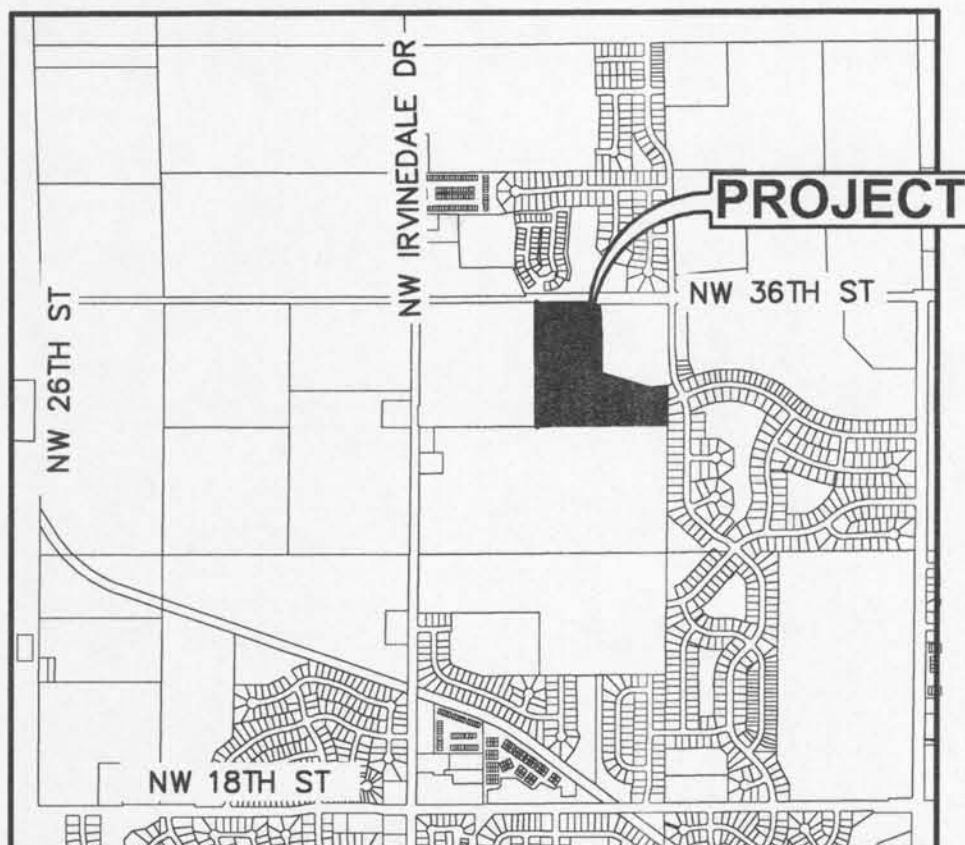


# 36 WEST

## P.U.D. CONCEPTUAL PLAN

### VICINITY MAP



### OWNER / APPLICANT

CLASSIC DEVELOPMENT LLC  
1910 SW PLAZA SHOPS LN  
ANKENY, IA 50023  
PHONE (515) 965-7876

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: ERIN OLLENDIKE  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IA 50111  
PH. (515) 369-4400

### BULK REGULATIONS

MINIMUM LOT AREA = 5,000 SF (ONE-FAMILY ATTACHED)  
= 8,000 SF (ONE-FAMILY DETACHED)  
MINIMUM LOT WIDTH = 40 FT (ONE-FAMILY ATTACHED)  
= 65 FT (ONE-FAMILY DETACHED)

SETBACKS:  
FRONT YARD = 25 FT  
REAR YARD = 25 FT  
SIDE YARD = 5 FT EACH SIDE/10 FT TOTAL

NOTE: A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

### ZONING

EXISTING: R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT RESTRICTED TO SINGLE FAMILY AND 10 UNITS/ACRE  
PROPOSED: PUD PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT ZONING

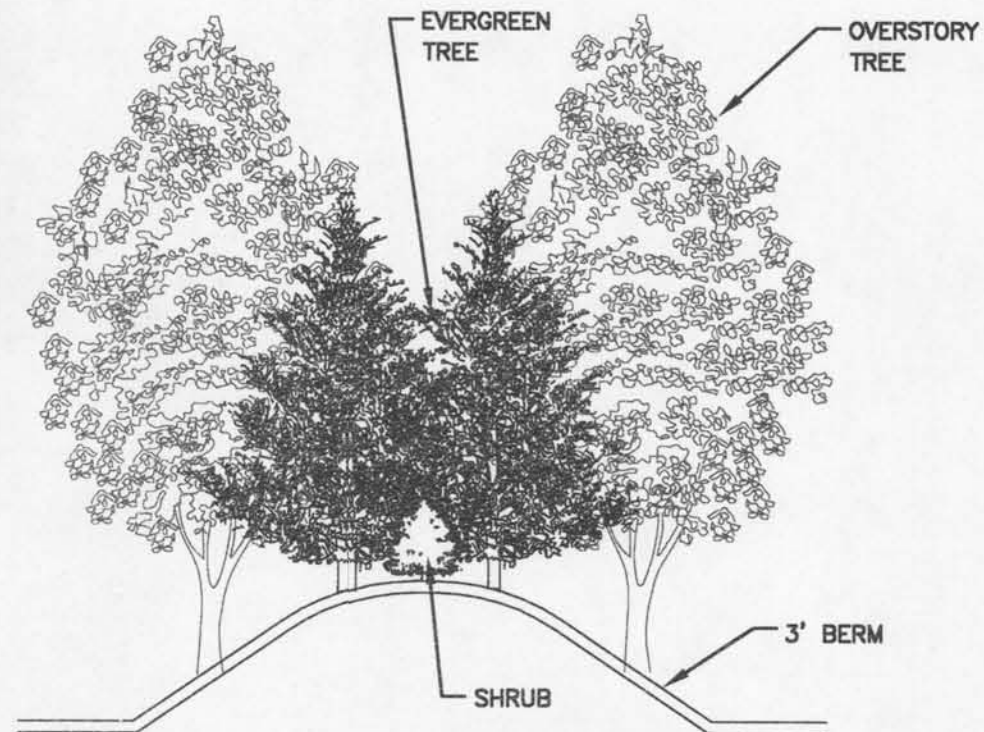
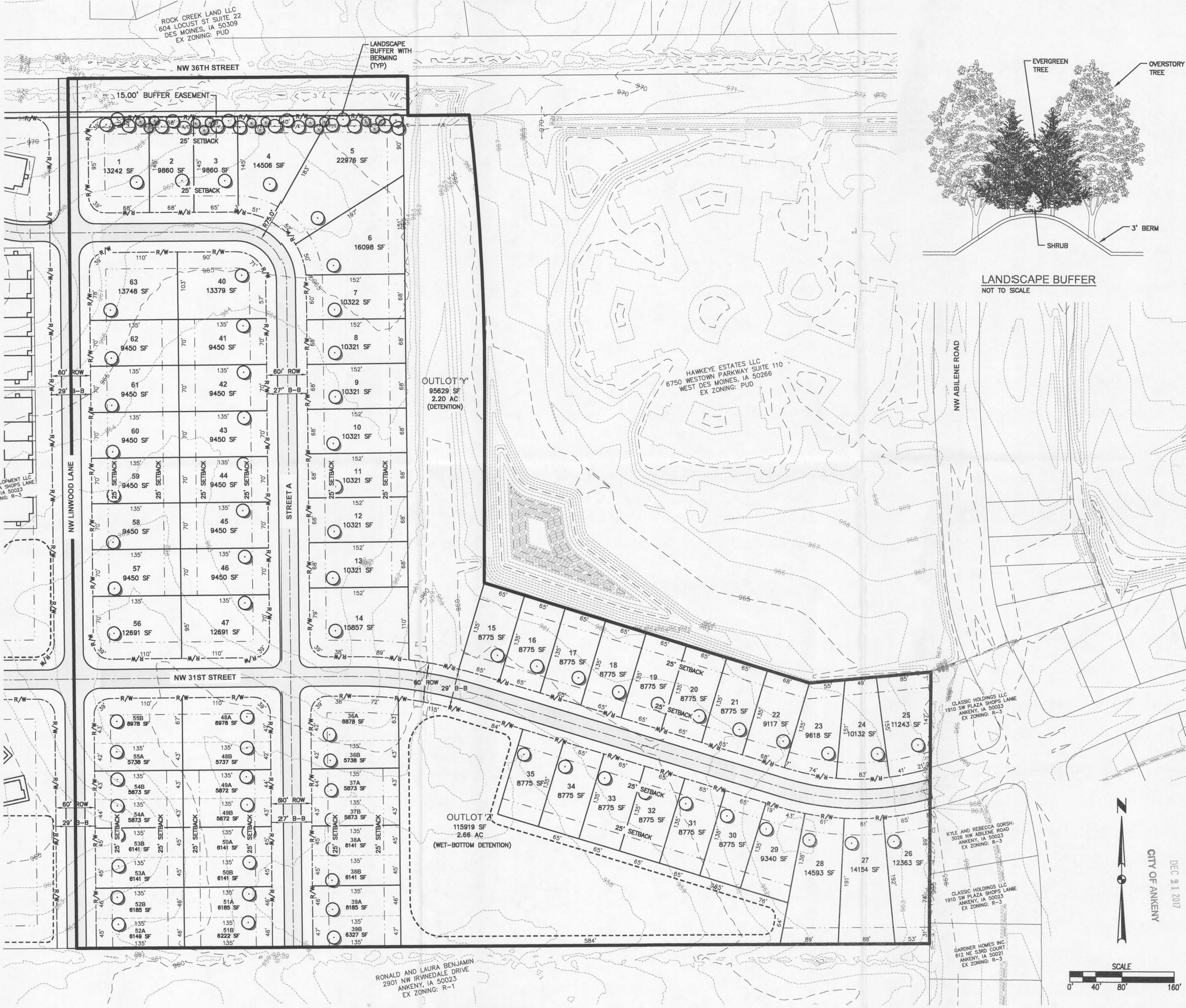
### P.U.D. DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 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 LOT 1, BRIDGES AT ANKENY PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 3500.00 FEET, WHOSE ARC LENGTH IS 411.79 FEET AND WHOSE CHORD BEARS SOUTH 03°22'14" EAST, 411.55 FEET; THENCE SOUTH 00°00'00" WEST, 300.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 73°14'44" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 522.70 FEET; THENCE NORTH 84°40'08" EAST ALONG SAID SOUTH LINE, 188.11 FEET TO THE NORTHWEST CORNER OF CENTENNIAL PLAT 5, AN OFFICIAL PLAT; THENCE SOUTH 00°18'04" WEST ALONG THE WEST LINE OF SAID CENTENNIAL PLAT 5, A DISTANCE OF 412.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°33'51" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1309.18 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°39'56" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1322.24 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°34'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 519.21 FEET; THENCE SOUTH 00°26'54" EAST, 60.06 FEET; THENCE NORTH 89°26'11" EAST, 95.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.09 ACRES (1,136,338 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG ALL PUBLIC STREETS, INCLUDING NW 36TH STREET.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT AN 8-FOOT SIDEWALK WILL BE REQUIRED ON THE SOUTH SIDE OF NW 36TH STREET.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. LOTS 1-5 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW 36TH STREET.
6. OUTLOTS 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
7. FENCES ON LOTS ADJACENT TO NW 36TH STREET SHALL BE SETBACK 20' FROM NW 36TH STREET R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 36TH STREET R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE 36TH STREET R.O.W.
8. AN 8' SHARED USE PATH WILL BE REQUIRED ON THE SOUTH SIDE OF NW 36TH STREET.
9. 12" WATER MAIN WILL BE REQUIRED ON THE SOUTH SIDE OF NW 36TH STREET.
10. PROPOSED SANITARY SEWER WILL TIE INTO EXISTING SANITARY SEWER ON THE EAST SIDE OF THE PROPERTY WITHIN THE NW 31ST STREET R.O.W. THE CONNECTION WILL BE MADE BY A DIRECTIONAL BORE.
11. THE SAME SINGLE FAMILY DETACHED ELEVATION SHALL NOT BE CONSTRUCTED NEXT TO EACH OTHER.



LANDSCAPE BUFFER  
NOT TO SCALE

DATE	REVISIONS
12/01/17	1ST SUBMITTAL
12/01/17	2ND SUBMITTAL

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



WAUKEE, IOWA

36 WEST  
P.U.D. CONCEPTUAL PLAN

1708.459