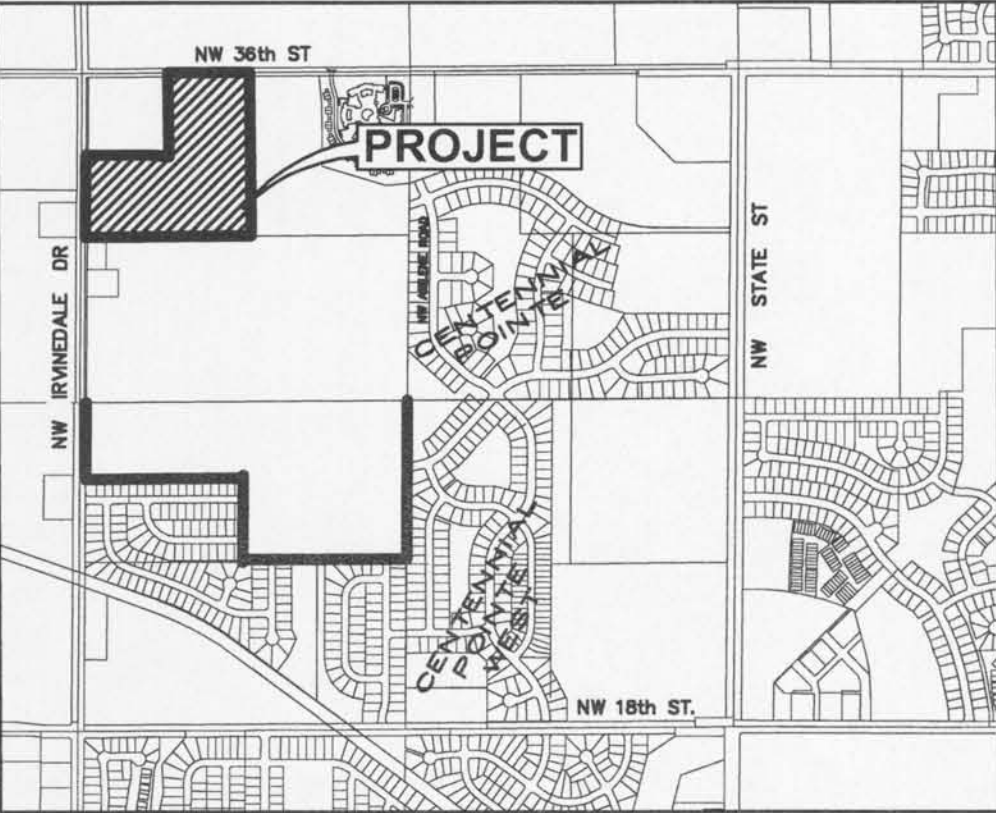


PRELIMINARY PLAT FOR:
36 WEST

ANKENY, IOWA

VICINITY MAP



OWNER/APPLICANT

CLASSIC DEVELOPMENT LLC
CONTACT: JOSH MOULTON
1910 SW PLAZA SHOPS LANE
ANKENY, IOWA 50023
PH: (515)-965-7876

ENGINEER / SURVEYOR

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

ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT,
RESTRICTED TO 10 UNITS/ACRE

BULK REGULATIONS

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 22' TOTAL (9' MINIMUM)

PRELIMINARY PLAT DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M.,
CITY OF ANKENY, EXCEPT THE BRIDGES AT ANKENY PLAT
1, AN OFFICIAL PLAT, AND EXCEPT PARCEL 2017-178 OF
THE PLAT OF SURVEY RECORDED IN BOOK 16657 PAGE
723 AND EXCEPT ROADS

AREA SUMMARY

1,315,543 SF = 30.20 AC

BENCHMARKS

- ANKENY BM #183, NE BOLT ON HYDRANT @ NW
CORNER OF WINTERBERRY AND SKYLINE.
ELEVATION=955.54
- ANKENY BM #700 BURY BOLT ON HYDRANT WEST
SIDE OF IRVINGDALE DR @ 1113 NW IRVINGDALE DR.
ELEVATION=949.57

NOTES

- ALL SIDEWALKS ARE TO BE 5' WIDE EXCEPT ALONG THE
EAST SIDE OF NW IRVINGDALE DRIVE AND THE SOUTH SIDE
OF NW 36TH STREET, WHICH ARE 8' WIDE.
- 29' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO
STORM SEWER SYSTEM WHEREVER POSSIBLE.
- LOT 1 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF
NW IRVINGDALE DRIVE.
- LOT 2 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF
NW 36TH STREET
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT
INSTALLATION WITHIN THE PLAT BOUNDARY, ALONG NW
IRVINGDALE DRIVE AND ALONG NW 36TH STREET.
- THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION
OF ANY 12-INCH WATER AND 8" SIDEWALKS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR A LEFT TURN
LANE ON NW IRVINGDALE DRIVE TURNING ON TO NW 31ST
STREET AT THE TIME THE ENTRANCE IS INSTALLED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING
SIDEWALKS WITHIN LOTS 1 AND 2 RIGHT-OF-WAY
FRONTAGE.
- STREETLIGHTS WILL BE INSTALLED ALONG NW IRVINGDALE
DRIVE AND NW 36TH STREET WITH THE DEVELOPMENT OF
LOTS 1 AND 2.
- A LANDSCAPE BUFFER WILL BE PROVIDED ALONG NW
IRVINGDALE DRIVE AND NW 36TH STREET.

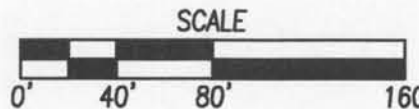
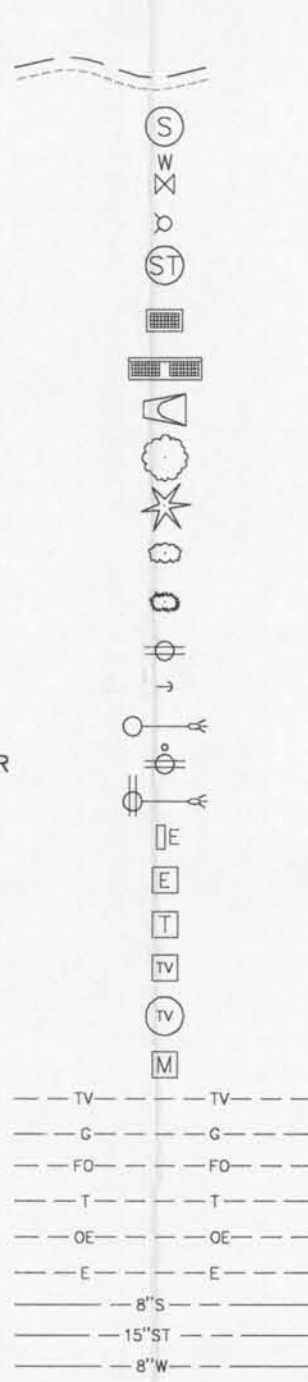
LEGEND

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
RIGHT-OF-WAY
PERMANENT EASEMENT

EXISTING

- GROUND SURFACE CONTOUR
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
TELEPHONE JUNCTION BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

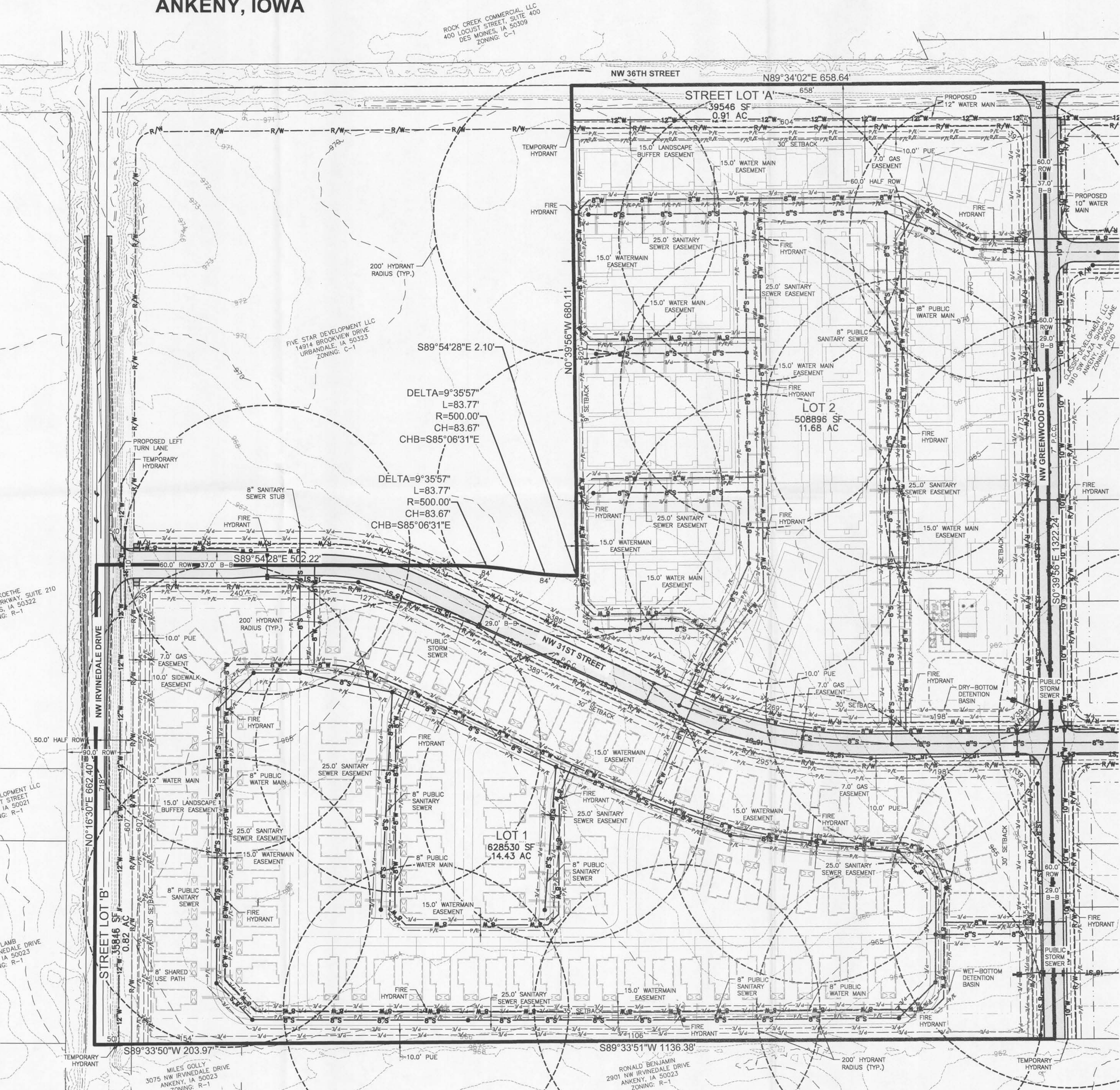


LEMAR KOEHLER
6000 DOUGLAS PARKWAY, SUITE 210
DES MOINES, IA 50322
ZONING: R-1

DIAMOND DEVELOPMENT LLC
309 E 1ST STREET
ANKENY, IA 50021
ZONING: R-1

WINGER LAMB
3175 NW IRVINGDALE DRIVE
ANKENY, IA 50023
ZONING: R-1

MILES GOLLY
3075 NW IRVINGDALE DRIVE
ANKENY, IA 50023
ZONING: R-1



DATE	REVISIONS	2ND SUBMITTAL	1ST SUBMITTAL
02/09/18			
01/22/18			

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



ANKENY, IOWA

36 WEST
PRELIMINARY PLAT